



# ZONING HEARING EXAMINER'S AGENDA

TUESDAY, October 15, 2019 9:00 A.M.

PLAZA DEL SOL HEARING ROOM  
BASEMENT LEVEL  
600 SECOND STREET NW  
(ON THE NORTHEAST CORNER OF 2<sup>ND</sup> STREET AND ROMA NW)

*Stan Harada, Esq., Zoning Hearing Examiner*  
*Lorena Patten-Quintana, ZHE Planner*  
*Suzie Sanchez, ZHE Administrative Assistant*

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For Inquiries Regarding This Agenda, Please Call The Planning Dept. at (505) 924-3894.

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## **PLEASE ADDRESS ALL CORRESPONDENCE TO:**

***Stan Harada, Esq., Zoning Hearing Examiner***  
***Planning Department***  
***P.O. Box 1293***  
***Albuquerque, NM 87103***

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**NOTICE TO PEOPLE WITH DISABILITIES:** If you have a disability and you require special assistance to participate in this hearing, please contact Planning Information at (505) 924-3860.

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### \*INTERPRETER NEEDED:

- |                  |                                |  |
|------------------|--------------------------------|--|
| 1. VA-2019-00300 | Project#<br>PR-2019-<br>002825 | Juana F. Martinez requests a permit to allow a carport in the side yard setback for Lot 11, White – EB, located at 500 59 <sup>th</sup> ST NW, zoned R-ML [Section 14-16-5-5(F)(2)(a)] |
|------------------|--------------------------------|--|

### OLD BUSINESS:

- |                  |                                |   |
|------------------|--------------------------------|---|
| 2. VA-2019-00219 | Project#<br>PR-2019-<br>002584 | Donna Delery requests a variance of 2 ft to the 3 ft maximum wall height for Lot 17, Block 5, Laurelwood Unit 1B, located at 7704 Ranchwood DR NW, zoned R-T [Section 14-16-5-7(D)] |
|------------------|--------------------------------|---|

### NEW BUSINESS:

- |                  |                                |  |
|------------------|--------------------------------|--|
| 3. VA-2019-00264 | Project#<br>PR-2019-<br>002718 | Kawips New Mexico, LLC c/o Allan Spiwak requests a conditional use to allow a taproom for Lot 2, Promenade, located at 5210 Eubank Blvd NE, zoned PD [Section 14-16-4-2] |
|------------------|--------------------------------|--|

4. VA-2019-00272      Project#  
PR-2019-  
002755      DHS Properties LLC requests a variance of 3 ft to the maximum 3 ft wall height for Lot 1, Block 6, Heights Reservoir Addn Tr 6, located 220 Quincy ST NE, zoned R-MH [Section 14-16-5-7(D)]
5. VA-2019-00276      Project#  
PR-2019-  
002779      Laura Musuvathy requests a variance of 3 ft to the maximum 3 ft wall height for Lot 12, Block 42, University Heights, located at 224 Bryn Mawr DR SE, zoned R-1C [Section 14-16-5-7(D)]
6. VA-2019-00278      Project#  
PR-2019-  
002792      Browne Family Trust requests a conditional use to allow outdoor storage for Lot 51, Block 125, Snow Heights Addn, located at 2020 Eubank Blvd NE, zoned MX-M [Section 14-16-4-2]
7. VA-2019-00281      Project#  
PR-2019-  
002795      Central NM USBC requests a variance of 2 ft to the maximum 3 ft wall height for Lot AB, Block 40, Valley View Addn, located at 125 Jackson ST NE, zoned MX-M [Section 14-16-5-7(D)]
8. VA-2019-00282      Project#  
PR-2019-  
002796      Giao Hoang requests a conditional use to allow family home daycare for Lot 5-P1, Los Antepasados, located at 715 Los Viejos DR SW, zoned R-1A [Section 14-16-4-2]
9. VA-2019-00285      Project#  
PR-2019-  
002800      Ahmet Tiryaki requests a variance of 3 ft to the maximum 3 ft wall height for Lot 3, Marble Townhomes, located at 1200 Cagua DR NE, zoned R-ML [Section 14-16-5-7(D)]
10. VA-2019-00286      Project#  
PR-2019-  
002801      Beverly Cole requests a variance of 5 ft to the 3 ft maximum wall height for Lot 13, Block 2, Loma Linda, located at 1644 Princeton DR SE, zoned R-1B [Section 14-16-5-7(D)]
11. VA-2019-00287      Project#  
PR-2019-  
002808      Ahmed A El-Emawy requests a variance of 5 ft to the required 10 ft side setback for Lot 1-P1, La Vista at Desert Ridge Trails, located at 7501 Esmail CT NE, zoned PD [Section 14-16-5]
12. VA-2019-00291      Project#  
PR-2019-  
002817      Albert S Islar requests a variance of 10 ft to the required 25 ft front yard setback for Lot 7, Block 7, Volcano Cliffs Unit 2, located at 7911 Kibo DR NW, zoned R-1D [Section 14-16-3-4(M)(3)(a)]
13. VA-2019-00297      Project#  
PR-2019-  
002821      Group 1 Realty, Inc requests a conditional use to allow outdoor vehicle storage for Lot 2A, Fraternal Order of Police, located at 5900 Jefferson ST NE, zoned NR-BP [Section 14-16-4-2] **Deferred to November 19th**
14. VA-2019-00298      Project#  
PR-2019-  
002821      Group 1 Realty, Inc requests a conditional use to allow outdoor vehicle storage for Lot 2B, Fraternal Order of Police, located at 5810 Jefferson ST NE, zoned NR-BP [Section 14-16-4-2] **Deferred to November 19th**
15. VA-2019-00299      Project#  
PR-2019-  
002824      Homes Direct requests a conditional use to allow general retail, outdoor display or storage for Lot 6A1, Broadway Industrial Center Unit 2, located at 2610 Broadway Blvd SE, zoned NR-LM [Section 14-16-4-3(D)(34)]
16. VA-2019-00301      Project#  
PR-2019-  
002829      Joanna Browne requests a conditional use to allow outdoor storage for Lot 51, Block 125, Snow Heights Addn, located at 2020 Eubank Blvd NE, zoned MX-M [Section 14-16-4-2]

17. VA-2019-00302      Project#  
PR-2019-  
002610      MCHT, LLC requests a variance of .132 of an acre of contextual lot size to enlarge lot by combining a small lot with large lot for Lot 26 – B, Alvarado Gardens, located at 99999 Matthew Ave NW, zoned R-A [Section 14-16-5-1(C)(2)(b)]
18. VA-2019-00303      Project#  
PR-2019-  
002834      Lungile Sinandile requests a variance of 3 feet to the 3 foot maximum wall height for Lot 39, Block 4, La Mesa, located at 120 Mesilla ST NE, zoned MX-M [Section 14-16-5-7-D]
19. VA-2019-00304      Project#  
PR-2019-  
002836      Nicky Powderly requests a permit to allow a carport in the front yard setback for Lot 19, Block B, College Heights Unit 1, located at 5701 Avenida Chiquita NW, zoned R-1C [Section 14-16-5-5(F)(2)(a)]
20. VA-2019-00308      Project#  
PR-2019-  
002836      Nicky Powderly requests a permit to allow a carport in the side yard setback for Lot 19, Block B, College Heights Unit 1, located at 5701 Avenida Chiquita NW, zoned R-1C [Section 14-16-5-5(F)(2)(a)]
21. VA-2019-00305      Project#  
PR-2019-  
002837      Marlene Mascarenaz requests a permit to allow a carport in the front yard setback for Lot 6, Block 1, Wilshire Heights Addn, located at 12012 Morrow Ave NE, zoned R-1B [Section 14-16-5-5(F)(2)(a)]
22. VA-2019-00306      Project#  
PR-2019-  
002838      Kelly Johnson requests a permit to allow a carport in the front yard setback for Lot 28, Block 13, Broad Acres Addn, located at 2705 Espanola ST NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)]
23. VA-2019-00307      Project#  
PR-2019-  
002839      Carlos S. Medrano requests a permit to allow a carport in the front yard setback for Lot 18, Block R, Hoffmantown Addn, located at 8707 Claremont Ave NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)]
24. VA-2019-00309      Project#  
PR-2019-  
002839      Carlos S. Medrano requests a permit to allow a carport in the side yard setback for Lot 18, Block R, Hoffmantown Addn, located at 8707 Claremont Ave NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)]
25. VA-2019-00310      Project#  
PR-2019-  
002845      Arthur D. Ortega requests a permit to allow a carport in the front yard setback for Lot 7, Block 2, Dietz Farms Unit 1, located at 4204 Glenarbor CT NW, zoned R-A [Section 14-16-5-5(F)(2)(a)]
26. VA-2019-00311      Project#  
PR-2019-  
002845      Arthur D. Ortega requests a permit to allow a carport in the side yard setback for Lot 7, Block 2, Dietz Farms Unit 1, located at 4204 Glenarbor CT NW, zoned R-A [Section 14-16-5-5(F)(2)(a)]