ZONING HEARING EXAMINER'S ACTION SHEET

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

PLAZA DEL SOL HEARING ROOM
BASEMENT LEVEL
600 SECOND STREET NW
(ON THE NORTHEAST CORNER OF 2ND 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:

   Juana F. Martinez requests a permit to allow a carport in the side yard setback for Lot 11, White – EB, located at 500 59th ST NW, zoned R-ML [Section 14-16-5-5(F)(2)(a)] APPROVED

OLD BUSINESS:

   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)] APPROVED WITH CONDITIONS

NEW BUSINESS:

   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] APPROVED
<table>
<thead>
<tr>
<th>Project#</th>
<th>Description</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>PR-2019-002755</td>
<td>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)] APPROVED WITH CONDITIONS</td>
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<tr>
<td>PR-2019-002779</td>
<td>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)] APPROVED WITH CONDITIONS</td>
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<tr>
<td>PR-2019-002792</td>
<td>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] APPROVED WITH CONDITIONS</td>
<td></td>
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<tr>
<td>PR-2019-002795</td>
<td>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)] APPROVED WITH CONDITIONS</td>
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<tr>
<td>PR-2019-002796</td>
<td>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] APPROVED WITH CONDITIONS</td>
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<tr>
<td>PR-2019-002800</td>
<td>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)] APPROVED WITH CONDITIONS</td>
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<tr>
<td>PR-2019-002801</td>
<td>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)] APPROVED WITH CONDITIONS</td>
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<tr>
<td>PR-2019-002808</td>
<td>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] APPROVED</td>
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</tr>
<tr>
<td>PR-2019-002817</td>
<td>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)] DENIED</td>
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</tr>
<tr>
<td>PR-2019-002821</td>
<td>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 NOV 19</td>
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</tr>
<tr>
<td>PR-2019-002821</td>
<td>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 NOV 19</td>
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<tr>
<td>PR-2019-002824</td>
<td>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)] APPROVED WITH CONDITIONS</td>
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<tr>
<td>PR-2019-002829</td>
<td>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] APPROVED WITH CONDITIONS</td>
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</tbody>
</table>
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)] DEFERRED TO NOV 19

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] DEFERRED TO NOV 19

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)] APPROVED

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)] APPROVED

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)] APPROVED

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)] APPROVED

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)] APPROVED

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)] APPROVED

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)] APPROVED

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)] APPROVED