



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Daniel Powell requests a variance of 15 ft to the required 25 ft rear yard setback for Lot 208B2, MRGCD Map 31, located at 1320 Avenida Cristo Rey NW, zoned R-A [Section 14-16-5-1(C)]

Special Exception No:..... **VA-2019-00180**
Project No: **Project#2019-002458**
Hearing Date: 12-17-19
Closing of Public Record: 12-17-19
Date of Decision: 01-01-20

On the 17th day of December, 2019, property owner Daniel Powell (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 15 ft to the required 25 ft rear yard setback (“Application”) upon the real property located at 1320 Avenida Cristo Rey NW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant and opponent desire additional time to negotiate potential revisions to the proposed site plan, and therefore Applicant requests deferral to the next ZHE hearing.

DECISION:

DEFERRAL of the Application to be heard at the ZHE hearing at 9:00 a.m. on January 21, 2020.

APPEAL:

If you wish to appeal this decision, you must do so by January 16, 2020 pursuant to Section 14-16-6-4(U), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
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