Anselmo Chavez requests a variance of 3 feet to the 3 foot maximum wall height for Lot 17, Block R, Lavaland Addn, located at 475 61ST ST NW, zoned R-1B [Section 14-16-5-7(D)]

Special Exception No:............. **VA-2019-00403**
Project No: .... **Project#2019-003061**
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 Anselmo Chavez ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a variance of 3 feet to the 3 foot maximum wall height ("Application") upon the real property located at 475 61ST ST NW ("Subject Property"). Below are the ZHE's findings of fact and decision:

FINDINGS:

1. The City Traffic Engineering Division stated certain conditions for approval to which Applicant should be allowed to respond; therefore, deferral of the hearing on this matter is appropriate.

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

Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
  Ancelmo Chavez, 475 61st ST NW, 87105