



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

Mario Valencia requests a variance of 3 feet to the 3 feet maximum wall height for Lot 8, Atlantic and Santa Fe, located at 216 Atlantic Ave SW, zoned R-ML [Section 14-16-5-7-D]

Special Exception No:..... **VA-2020-00389**  
Project No: ..... **Project#2020-004672**  
Hearing Date: ..... 12-15-20  
Closing of Public Record: ..... 12-15-20  
Date of Decision: ..... 12-30-20

On the 15th day of December, 2020, property owner Mario Valencia (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3ft to the 3ft maximum wall height (“Application”) upon the real property located at 216 Atlantic Ave SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant requested a deferral to confer with the Barelás Neighborhood Association and individual neighbors regarding the design of the proposed wall.

DECISION:

DEFERRAL of the Application to be heard at the ZHE hearing at 9:00 a.m. on January 19, 2021.

APPEAL:

If you wish to appeal this decision, you must do so by January 15, 2021 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.



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cc:

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