



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

Julie Elizabeth Kilpatrick and Linda Kay Cecil (Agent, Garcia/Kraemer & Assoc.) request a variance of 5 ft to the required 20 ft front yard setback for Lot 1, Snow-Michael J & Elizabeth, located at 2728 Decker Ave NW, zoned R-A [Section 14-16-5-1(C)]

Special Exception No:..... **VA-2020-00095**
Project No: **Project#2020-003587**
Hearing Date: 05-19-20
Closing of Public Record: 05-19-20
Date of Decision: 06-03-20

On the 19th day of May, 2020, Garcia/Kraemer & Assoc., agent for property owners Julie Elizabeth Kilpatrick and Linda Kay Cecil (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5 ft to the required 20 ft front yard setback (“Application”) upon the real property located at 2728 Decker Ave NW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 5 ft to the required 20 ft front yard setback.
2. Applicant would like to request an additional variance to accompany this request.
3. This matter should be deferred to allow Applicant to request their desired additional setback.

DECISION:

DEFERRAL of the Application to be heard at the ZHE hearing at 9:00 a.m. on June 16, 2020.

APPEAL:

If you wish to appeal this decision, you must do so by June 18, 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

Julie Elizabeth Kilpatrick, drjkilp@gmail.com

Linda Kay Cecil, lindaceci@comcast.net

Jonathan Turner, Garcia Kraemer & Assoc., jct473@gmail.com