



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

Genevieve/Rose Corona request a variance of 2 feet to the 3 feet maximum wall height for Lot 85, McDonald Acres Unit 4, located at 1027 Woodland Ave NW, zoned R-1D [Section 14-16-5-7-D]

Special Exception No:..... **VA-2020-00318**
Project No: **Project#2020-004477**
Hearing Date: 11-17-20
Closing of Public Record: 11-17-20
Date of Decision: 12-02-20

On the 17th day of November, 2020, property owner Genevieve/Rose Corona (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 2 feet to the 3 feet maximum wall height (“Application”) upon the real property located at 1027 Woodland Ave NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant failed to appear at the November 17, 2020 hearing on this matter.
2. Applicant should be allowed a one-time deferral based on the failure to appear.

DECISION:

DEFERRAL of a variance of 2 feet to the 3 feet maximum wall height to the ZHE hearing to take place on December 15, 2020, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by December 17, 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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