



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

Pauline Alvarado and Elias Alvarado (Agent, ABQ Land Use Consulting LLC) request a variance of 3 ft to the 3 ft solid wall height in the side yard for Lot 4, Block J, Highland Addn, located at 717 Hazeldine AVE SE, zoned R-1A [Section 14-16-5-7(D)(1)]

Special Exception No:..... **VA-2021-00437**
Project No: **Project#2021-006306**
Hearing Date: 01-18-22
Closing of Public Record: 01-18-22
Date of Decision: 02-02-22

On the 18th day of January, 2022, ABQ Land Use Consulting LLC, agent for property owners Pauline Alvarado and Elias Alvarado (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 ft to the 3 ft solid wall height in the side yard (“Application”) upon the real property located at 717 Hazeldine AVE SE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 3 ft to the 3 ft solid wall height in the side yard.
2. Applicant requested additional time to submit further justification and evidence supporting the Application.
3. This matter should be continued to allow Applicant such opportunity to supplement the record.

DECISION:

CONTINUANCE of the Application to be heard at the February 15, 2022, ZHE hearing.

APPEAL:

If you wish to appeal this decision, you must do so by February 17, 2022 pursuant to Section 14-16-6-4(V), 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
ABQ Land Use Consulting LLC, carlgar01@gmail.com