



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

PERI PAKROO (JOE SILVA, AGENT) requests a special exception to Section 14-16-2-23 and 14-16-2-6(E)(5) & pg 92 DOWNTOWN NEIGHBORHOOD AREA SDP : a VARIANCE of 15 ft to the required 15 ft rear yard setback for an existing house for all or a portion of Lot 3, Block 2, Chacon Addn zoned SU-2 DNA-SF, located on 614 17TH ST NW (J-13)

Special Exception No:..... **15ZHE-80271**
Project No:..... **Project# 1010635**
Hearing Date:..... 11-17-15
Closing of Public Record:..... 11-17-15
Date of Decision: 12-02-15

On the 17th day of November, 2015 (hereinafter “**Hearing**”) JOE SILVA, (hereinafter “**Agent**”) acting as agent on behalf of the property owner PERI PAKROO (hereinafter “**Applicant**”) appeared before the Zoning Hearing Examiner (hereinafter “**ZHE**”) requesting a Variance of 15 ft to the required 15 ft rear yard setback for an existing house (hereinafter “**Application**”) upon the real property located at 614 17TH ST NW (“**Subject Property**”). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a Variance of 15 ft to the required 15 ft rear yard setback for an existing house.
2. The ZHE took testimony and evidence on behalf of the Applicant, and on behalf of adjacent property owner Andy Davidson.
3. The ZHE finds that additional evidence in the record as to the necessary height of the proposed construction and its potential to create an injurious situation will assist the ZHE in determining this matter.

DECISION:

DEFERRED to December 15, 2015 with direction that Applicants shall erect a story pole or other indication of the finished roof height and notify Mr. Davidson, and that all parties shall take any pictures they feel may adequately convey the proposed construction and its impacts to the ZHE.

If you wish to appeal this decision, you may do so in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning

Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

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.



Christopher L. Graeser, Esq.
Zoning Hearing Examiner

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PERI PAKROO (JOE SILVA, AGENT) requests a special exception to Section 14-16-2-23 and 14-16-2-6(E)(5) & pg 92 DOWNTOWN NEIGHBORHOOD AREA SDP : a VARIANCE of 5 ft to the required 5 ft side yard setback for an existing house for all or a portion of Lot 3, Block 2, Chacon Addn zoned SU-2 DNA-SF, located on 614 17TH ST NW (J-13)

Special Exception No:..... **15ZHE-80272**
Project No:..... **Project# 1010635**
Hearing Date:..... 11-17-15
Closing of Public Record:..... 11-17-15
Date of Decision: 12-02-15

On the 17th day of November, 2015 (hereinafter "Hearing") JOE SILVA, (hereinafter "Agent") acting as agent on behalf of the property owner PERI PAKROO (hereinafter "Applicant") appeared before the Zoning Hearing Examiner (hereinafter "ZHE") requesting a Variance of 5 ft to the required 5 ft side yard setback for an existing house (hereinafter "Application") upon the real property located at 614 17TH ST NW ("Subject Property"). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a Variance of 5 ft to the required 5 ft side yard setback for an existing house.
2. The ZHE took testimony and evidence on behalf of the Applicant, and on behalf of adjacent property owner Andy Davidson.
3. The ZHE finds that additional evidence in the record as to the necessary height of the proposed construction and its potential to create an injurious situation will assist the ZHE in determining this matter.

DECISION:

DEFERRED to December 15, 2015 with direction that Applicants shall erect a story pole or other indication of the finished roof height and notify Mr. Davidson, and that all parties shall take any pictures they feel may adequately convey the proposed construction and its impacts to the ZHE.

If you wish to appeal this decision, you may do so in the manner described below:

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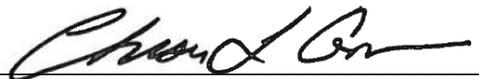
letter of notification when filing an appeal. When an application is withdrawn, the fee shall not be refunded.

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