



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

Mylo Moraga requests a variance of 3 ft to the 3 ft maximum wall height for Lot 160B1B11, MRGCD Map 32, located at 4801 Teodocio RD NW, zoned R-1C [Section 14-16-5-7(D)]

Special Exception No: **VA-2019-00153**
Project No: **Project# 2019-002359**
Hearing Date:06-19-19
Closing of Public Record:06-19-19
Date of Decision:.....07-03-19

On the 18th day of June, 2019, property owner Mylo Moraga (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 ft to the 3 ft maximum wall height (“Application”) upon the real property located at 4801 Teodocio RD NW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. The City Traffic Engineering Division stated certain conditions for approval to which Applicant should be allowed to respond; therefore, deferral of the hearing on this matter is appropriate.
- 2.

DECISION:

DEFERRAL of the Application to be heard at the ZHE hearing at 9:00 a.m. on July 16, 2019.

APPEAL

If you wish to appeal this decision, you must do so by July 18, 2019 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.

A handwritten signature in blue ink that reads "Robert L. Lucero, Jr.".

Robert L. Lucero, Jr., Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Mylo Moraga, 4801 Teodocio RD NW, 87107