



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

Billy Williams Jr requests a variance of 3 feet to the 3 foot maximum wall height for Lot 1, Block 1, Apodaca & Sedillo Addn, located at 1400 8<sup>TH</sup> ST SW, zoned MX-T [Section 14-16-5-7(D)]

Special Exception No:..... **VA-2020-00058**  
Project No: ..... **Project#2020-003426**  
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, property owner Billy Williams Jr. (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 feet to the 3 foot maximum wall height (“Application”) upon the real property located at 1400 8<sup>th</sup> ST SW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDING:

1. Applicant is granted a deferral of this matter to allow Applicant to timely submit evidence that Applicant has timely provided all required notice.

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.



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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Billy Williams Jr., biljowil@sbcglobal.net