



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

Maria G Carbajal requests a variance of 3 feet to the 3 feet maximum wall height Lot 117-P1, El Rancho Grande Unit 14, located at 10224 Sandy Trail Rd SW, zoned R-1A [Section 14-16-5-7-D]

Special Exception No:..... **VA-2020-00273**
Project No: **Project#2020-004303**
Hearing Date: 10-20-20
Closing of Public Record: 10-20-20
Date of Decision: 11-04-20

On the 20th day of October, 2020, property owner Maria G Carbajal (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 feet to the 3 feet maximum wall height (“Application”) upon the real property located at 10224 Sandy Trail Rd SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant requested a deferral to provide additional evidence, including without limitation a buffer map and photographs with addresses, showing that least 20 percent of the properties within of properties within 330 feet of the lot where the wall or fence is being requested have a wall or fence over 3 feet in the front yard.

DECISION:

DEFERRAL of the Application to be heard at the ZHE hearing at 9:00 a.m. on November 17, 2020.

APPEAL:

If you wish to appeal this decision, you must do so by November 19, 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
Maria G Carbajal, genevievecarbajal@yahoo.com