



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

Chelsea Pyne, Robert Hinton and Karen Hrobuchak request a Permit-Wall or Fence-Major for Lot 2B, Block 3, Major Acres, located at 1128 Major Ave NW, zoned R-1D [Section 14-16-5-7(D)]

Special Exception No:..... **VA-2021-00103**  
Project No: ..... **Project#2021-005380**  
Hearing Date: ..... 06-15-21  
Closing of Public Record: ..... 06-15-21  
Date of Decision: ..... 06-30-21

On the 15th day of June, 2021, property owners Chelsea Pyne, Robert Hinton and Karen Hrobuchak (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a Permit-Wall or Fence-Major (“Application”) upon the real property located at 1128 Major Ave NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
2. The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
3. This matter should be deferred to allow applicant the opportunity to satisfy these burdens.

DECISION:

DEFERRAL of the Application to be heard at the ZHE hearing beginning at 9:00 a.m. on July 20, 2021.

APPEAL:

If you wish to appeal this decision, you must do so by July 15, 2021 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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Zoning Hearing Examiner

cc:

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Zoning Enforcement  
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CITY OF ALBUQUERQUE  
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NOTIFICATION OF DECISION

Chelsea Pyne, Robert Hinton and Karen Hrobuchak request a variance to allow for a solid wall in the front yard setback for Lot 2B, Block 3, Major Acres, located at 1128 Major Ave NW, zoned R-1D [Section 14-16-5-7(D)]

Special Exception No:..... **VA-2021-00104**  
Project No: ..... **Project#2021-005380**  
Hearing Date: ..... 06-15-21  
Closing of Public Record: ..... 06-15-21  
Date of Decision: ..... 06-30-21

On the 15th day of June, 2021, property owners Chelsea Pyne, Robert Hinton and Karen Hrobuchak (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance to allow for a solid wall in the front yard setback (“Application”) upon the real property located at 1128 Major Ave NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. The applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).
2. The applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
3. This matter should be deferred to allow applicant the opportunity to satisfy these burdens.

DECISION:

DEFERRAL of the Application to be heard at the ZHE hearing beginning at 9:00 a.m. on July 20, 2021.

APPEAL:

If you wish to appeal this decision, you must do so by July 15, 2021 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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