



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

Carlos Hernandez requests a variance to allow a 6 ft solid wall in the front yard for Lot 8, Highland Place, located at 621 Santa Fe Ave SE, zoned R-1A [Section 14-16-5-7-D]

Special Exception No:..... **VA-2021-00359**
Project No: **Project#2021-006085**
Hearing Date: 11-16-21
Closing of Public Record: 11-16-21
Date of Decision: 12-01-21

On the 16th day of November, 2021, property owner Carlos Hernandez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance to allow a 6 ft solid wall in the front yard (“Application”) upon the real property located at 621 Santa Fe Ave SE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance to allow a 6 ft solid wall in the front yard.
2. Applicant requested additional time to submit further justification and evidence supporting the Application.
3. This matter should be continued to allow Applicant such opportunity to supplement the record.

DECISION:

CONTINUANCE of the Application to be heard at the December 21, 2021, ZHE hearing.

APPEAL:

If you wish to appeal this decision, you must do so by December 16, 2021 pursuant to Section 14-16-6-4(V), 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:
ZHE File
Zoning Enforcement
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