



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

Jared Congdon (Agent, Roger Congdon) requests a variance of 4 ft for a retaining wall in the rear yard for Lot 19A, Stonegate Village located at 4909 Oso Grande PL NE, zoned R-T [Section 14-16-5-7(D)]

Special Exception No:..... **VA-2021-00390**
Project No: **Project#2021-006174**
Hearing Date: 06-21-22
Closing of Public Record: 06-21-22
Date of Decision: 07-06-22

On the 21st day of June, 2022, Roger Congdon, agent for property owner Jared Congdon (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 4 ft for a retaining wall in the rear yard (“Application”) upon the real property located at 4909 Oso Grande PL NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 4 ft for a retaining wall in the rear yard.
2. Applicant and a neighbor owning an adjacent property and opposing the Application appeared at the June 21, 2022 ZHE hearing and gave testimony regarding the Application.
3. The parties should be allowed additional time to discuss potential solutions to remaining issues regarding the wall and submit additional evidence as they deem appropriate.

DECISION:

CONTINUANCE of this matter, to be heard at the ZHE Hearing of July 19, 2022, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by July 21, 2022 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.

A handwritten signature in black ink, appearing to read "Robert Lucero".

Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Roger Congdon, rcon6004@msn.com