



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

Kylie and Zephyr Renner request a conditional use to allow an accessory dwelling unit without a kitchen for Lot 1, Block N, Netherwood Park 1st Replat, located at 2702 Morrow RD NE, zoned R-1D [Section 14-16-4-3(F)(5)(g)]

Special Exception No:..... **VA-2021-00399**
Project No: **Project#2021-006176**
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, property owners Kylie and Zephyr Renner (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow an accessory dwelling unit without a kitchen (“Application”) upon the real property located at 2702 Morrow RD NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. This matter came before the ZHE on remand from the City’s Land Use Hearing Officer (the “LUHO”), pursuant to the LUHO Remand to ZHE dated April 8, 2022, in Appeal No. AC-22-2, which was an appeal of the ZHE Notification of Decision dated January 5, 2022 (the “January ZHE Decision”) regarding the Application.
2. The Application requested a conditional use to allow an accessory dwelling unit without a kitchen, which request was granted by the ZHE pursuant to the January ZHE Decision.
3. The LUHO Remand states that, at the March 21, 2022 LUHO hearing in Appeal No. AC-22-2, Applicants stipulated to a remand to the ZHE so that the ZHE can void the conditional use permit. The LUHO Remand directs that the ZHE should void the conditional use permit.
4. Applicants appeared at the June 21, 2022 ZHE hearing, where they testified that they no longer need nor desire to pursue the conditional use approval they requested in the Application.

DECISION:

The conditional use permit requested in the Application is voided, effective as of the date of this Notification of Decision.

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.



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Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
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