



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

John Vasquez requests a taller wall permit major in the front yard for Lot 3, Block 7, Buena Ventura, located at 120 Espejo ST NE, zoned R-MH [Section 14-16-5-7(D)]

Special Exception No: **VA-2023-00265**
Project No: **Project#2023-009326**
Hearing Date: 11-21-23
Closing of Public Record: 11-21-23
Date of Decision: 12-06-23

On the 21st day of November, 2023, property owner John Vasquez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a taller wall permit major in the front yard (“Application”) upon the real property located at 120 Espejo ST NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a taller wall permit major in the front yard.
2. It came to the ZHE’s attention that the Application may not have complied with all notice requirements of the IDO.
3. The Application should be continued to the ZHE hearing on December 19, 2023, beginning at 9:00 a.m., to allow Applicant to ensure that the Application complies with all notice requirements, to allow all concerned parties and the public with the IDO-mandated opportunity to become aware of the Application and provide evidence to the ZHE regarding the Application.

DECISION:

CONTINUATION -- The ZHE hearing on the Application is continued to December 19, 2023, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by December 21, 2023 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.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
John Vasquez johnnyv425pd@gmail.com



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John Vasquez requests a variance of 2 feet to the allowed 3-foot wall height in the front yard for Lot 3, Block 7, Buena Ventura, located at 120 Espejo ST NE, zoned R-MH [Section 14-16-5-7(D)]

Special Exception No: **VA-2023-00266**
Project No: **Project#2023-009326**
Hearing Date: 11-21-23
Closing of Public Record: 11-21-23
Date of Decision: 12-06-23

On the 21st day of November, 2023, property owner John Vasquez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 2 feet to the allowed 3-foot wall height in the front yard (“Application”) upon the real property located at 120 Espejo ST NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 2 feet to the allowed 3-foot wall height in the front yard.
2. It came to the ZHE’s attention that the Application may not have complied with all notice requirements of the IDO.
3. The Application should be continued to the ZHE hearing on December 19, 2023, beginning at 9:00 a.m., to allow Applicant to ensure that the Application complies with all notice requirements, to allow all concerned parties and the public with the IDO-mandated opportunity to become aware of the Application and provide evidence to the ZHE regarding the Application.

DECISION:

CONTINUATION -- The ZHE hearing on the Application is continued to December 19, 2023, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by December 21, 2023 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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