



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

Edwin Lopez requests a permit for a tall wall major for Lot 785, Block 42, Atrisco Village U-3B of Hoffman City, located at 10505 Benavides RD SW, zoned R-1C [Section 14-16-5-7(D)(3)]

Special Exception No: **VA-2023-00335**
Project No: **Project#2023-009543**
Hearing Date: 12-19-23
Closing of Public Record: 12-19-23
Date of Decision: 01-03-24

On the 19th day of December, 2023, property owner Edwin Lopez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a permit for a tall wall major (“Application”) upon the real property located at 10505 Benavides RD SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a taller wall permit major.
2. Applicant requested deferral of the ZHE’s consideration on the Application to the next ZHE hearing, to allow Applicant to submit additional evidence and testimony in support of the Application.
3. The ZHE hearing on the Application should be deferred to the next ZHE hearing, on January 16, 2024, beginning at 9:00 a.m., to allow Applicant to appear and testify in support of the Application.

DECISION:

DEFERRAL -- The ZHE hearing on the Application is deferred to January 16, 2024, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by January 18, 2024 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
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CITY OF ALBUQUERQUE
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ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Edwin Lopez requests a variance of 3 ft fence to the allowed 3ft wall height in the front yard for Lot 785, Block 42, Atrisco Village U-3B of Hoffman City, located at 10505 Benavides RD SW, zoned R-1C [Section 14-16-5-7(D)(1)]

Special Exception No: **VA-2023-00336**
Project No: **Project#2023-009543**
Hearing Date: 12-19-23
Closing of Public Record: 12-19-23
Date of Decision: 01-03-24

On the 19th day of December, 2023, property owner Edwin Lopez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 ft fence to the allowed 3ft wall height in the front yard (“Application”) upon the real property located at 10505 Benavides RD SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 3 ft fence to the allowed 3ft wall height in the front yard.
2. Applicant requested deferral of the ZHE’s consideration on the Application to the next ZHE hearing, to allow Applicant to submit additional evidence and testimony in support of the Application.
3. The ZHE hearing on the Application should be deferred to the next ZHE hearing, on January 16, 2024, beginning at 9:00 a.m., to allow Applicant to appear and testify in support of the Application.

DECISION:

DEFERRAL -- The ZHE hearing on the Application is deferred to January 16, 2024, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by January 18, 2024 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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