



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

Miranda Haley (Agent, Valley Fence Company) requests a permit-wall-major in the front yard for Lot 8, Block 10, Ridgecrest Addn, located at 1212 Truman ST SE, zoned R-1B [Section 14-16-5-7(D)(3)(a)2]

Special Exception No: **VA-2023-00068**
Project No: **Project#2023-008351**
Hearing Date: 05-16-23
Closing of Public Record: 05-16-23
Date of Decision: 05-31-23

On the 16th day of May, 2023, Valley Fence Company, agent for property owner Miranda Haley (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a permit-wall-major in the front yard (“Application”) upon the real property located at 1212 Truman ST SE (“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. Questions and neighborhood concerns exist regarding the compliance of the proposed wall with the required criteria, which questions may be resolved with further discussion among the Applicant and concerned parties.
3. The ZHE’s consideration of the Application should be deferred to the June 20, 2023, ZHE hearing, which begins at 9:00 a.m., to allow Applicant to interface further with the City Traffic Engineer and community members to resolve any remaining questions.

DECISION:

DEFERRAL of the Application to the June 20, 2023, ZHE hearing, which begins at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by June 15, 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
Miranda Haley, mirahaley@gmail.com



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NOTIFICATION OF DECISION

Miranda Haley (Agent, Valley Fence Company) requests a variance of 3 feet to the allowed 3 foot wall height in the front yard for Lot 8, Block 10, Ridgecrest Addn, located at 1212 Truman ST SE, zoned R-1B [Section 14-16-5-7(D)(1)]

Special Exception No: **VA-2023-00069**
Project No: **Project#2023-008351**
Hearing Date: 05-16-23
Closing of Public Record: 05-16-23
Date of Decision: 05-31-23

On the 16th day of May, 2023, Valley Fence Company, agent for property owner Miranda Haley (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 feet to the allowed 3-foot wall height in the front yard (“Application”) upon the real property located at 1212 Truman ST SE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 3 feet to the allowed 3-foot wall height in the front yard.
2. Questions and neighborhood concerns exist regarding the compliance of the proposed wall with the required criteria, which questions may be resolved with further discussion among the Applicant and concerned parties.
3. The ZHE’s consideration of the Application should be deferred to the June 20, 2023, ZHE hearing, which begins at 9:00 a.m., to allow Applicant to interface further with the City Traffic Engineer and community members to resolve any remaining questions.

DECISION:

DEFERRAL of the Application to the June 20, 2023, ZHE hearing, which begins at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by June 15, 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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