



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

Douglas Lopez (Agent, Douglas Jones) requests a variance of 7 feet to the required 10 foot side yard setback for Lot 2, Block 7, Granada Heights Add, located at 3808 Lead AVE SE, zoned R-1D [Section 14-16-5-1(C)]

Special Exception No: **VA-2023-00107**
Project No: **Project#2023-008510**
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, Douglas Jones, agent for property owner Douglas Lopez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 7 feet to the required 10 foot side yard setback (“Application”) upon the real property located at 3808 Lead AVE SE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 7 feet to the required 10 foot side yard setback.
2. Applicant has requested that the ZHE hearing on the Application be deferred to the June 20, 2023 ZHE hearing.

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
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NOTIFICATION OF DECISION

Douglas Lopez (Agent, Douglas Jones) requests a variance of 5 feet & 10 inches to the required 20 foot front yard setback for Lot 2, Block 7, Granada Heights Add, located at 3808 Lead AVE SE, zoned R-1D [Section 14-16-5-1(C)]

Special Exception No: **VA-2023-00108**
Project No: **Project#2023-008510**
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, Douglas Jones, agent for property owner Douglas Lopez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5 feet & 10 inches to the required 20 foot front yard setback (“Application”) upon the real property located at 3808 Lead AVE SE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 5 feet & 10 inches to the required 20 foot front yard setback.
2. Applicant has requested that the ZHE hearing on the Application be deferred to the June 20, 2023 ZHE hearing.

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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