



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

Vincent & Rebecca Sanchez (Agent, Yolanda Montoya) requests a variance of 14ft 6.5 inches to the required 15 foot front yard setback for Lot 291B, MRGCD Map 38, located at 2514 Carson RD NW, zoned R-1C [Section 14-16-5-1]

Special Exception No: **VA-2023-00164**
Project No: **Project#2022-006926**
Hearing Date: 07-18-23
Closing of Public Record: 07-18-23
Date of Decision: 08-02-23

On the 18th day of July, 2023, Yolanda Montoya, agent for property owner Vincent & Rebecca Sanchez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 14ft 6.5 inches to the required 15 foot front yard setback (“Application”) upon the real property located at 2514 Carson RD NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 14ft 6.5 inches to the required 15 foot front yard setback.
2. The City Planning Department received a request for an accommodation to provide an in-person hearing on the Application. However, by the time the request was received no in-person hearing room could be scheduled for July 18, 2023.
3. The ZHE’s hearing on the Application should be deferred to allow Applicant, neighbors, and the community to participate in the requested in-person ZHE hearing on the Application.

DECISION:

DEFERRAL of the Application, to be heard at the ZHE hearing on August 15, 2023, beginning at 9:00 a.m.

DECISION:

APPROVAL of a variance of 14ft 6.5 inches to the required 15 foot front yard setback.

APPEAL:

If you wish to appeal this decision, you must do so by August 17, 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.

A handwritten signature in black ink, appearing to read "Robert Lucero". The signature is fluid and cursive, written in a professional style.

Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Yolanda Montoya londie.mo4@gmail.com



CITY OF ALBUQUERQUE
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NOTIFICATION OF DECISION

Vincent & Rebecca Sanchez (Agent, Yolanda Montoya) requests a variance of 10ft 5.5 inches to the required 15 foot rear yard setback for Lot 291B, MRGCD Map 38, located at 2514 Carson RD NW, zoned R-1C [Section 14-16-5-1]

Special Exception No: **VA-2023-00165**
Project No: **Project#2022-006926**
Hearing Date: 07-18-23
Closing of Public Record: 07-18-23
Date of Decision: 08-02-23

On the 18th day of July, 2023, Yolanda Montoya, agent for property owner Vincent & Rebecca Sanchez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 10ft 5.5 inches to the required 15 foot rear yard setback (“Application”) upon the real property located at 2514 Carson RD NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 10ft 5.5 inches to the required 15 foot rear yard setback.
2. The City Planning Department received a request for an accommodation to provide an in-person hearing on the Application. However, by the time the request was received no in-person hearing room could be scheduled for July 18, 2023.
3. The ZHE’s hearing on the Application should be deferred to allow Applicant, neighbors, and the community to participate in the requested in-person ZHE hearing on the Application.

DECISION:

DEFERRAL of the Application, to be heard at the ZHE hearing on August 15, 2023, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by August 17, 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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Vincent & Rebecca Sanchez (Agent, Yolanda Montoya) requests a variance of 15 ft to the required 15 foot front yard setback for Lot 291A, MRGCD Map 38, located at 2518 Carson RD NW, zoned R-1C [Section 14-16-5-1]

Special Exception No: **VA-2023-00166**
Project No: **Project#2022-006926**
Hearing Date: 07-18-23
Closing of Public Record: 07-18-23
Date of Decision: 08-02-23

On the 18th day of July, 2023, Yolanda Montoya, agent for property owner Vincent & Rebecca Sanchez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 15 ft to the required 15 foot front yard setback (“Application”) upon the real property located at 2518 Carson RD NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 15 ft to the required 15 foot front yard setback.
2. The City Planning Department received a request for an accommodation to provide an in-person hearing on the Application. However, by the time the request was received no in-person hearing room could be scheduled for July 18, 2023.
3. The ZHE’s hearing on the Application should be deferred to allow Applicant, neighbors, and the community to participate in the requested in-person ZHE hearing on the Application.

DECISION:

DEFERRAL of the Application, to be heard at the ZHE hearing on August 15, 2023, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by August 17, 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
Yolanda Montoya londie.mo4@gmail.com



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Vincent & Rebecca Sanchez (Agent, Yolanda Montoya) requests a variance of 10ft 4.5 inches to the required 15 foot rear yard setback for Lot 291A, MRGCD Map 38, located at 2518 Carson RD NW, zoned R-1C [Section 14-16-5-1]

Special Exception No: **VA-2023-00167**
Project No: **Project#2022-006926**
Hearing Date: 07-18-23
Closing of Public Record: 07-18-23
Date of Decision: 08-02-23

On the 18th day of July, 2023, Yolanda Montoya, agent for property owner Vincent & Rebecca Sanchez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 10ft 4.5 inches to the required 15-foot rear yard setback (“Application”) upon the real property located at 2518 Carson RD NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 10ft 4.5 inches to the required 15-foot rear yard setback.
2. The City Planning Department received a request for an accommodation to provide an in-person hearing on the Application. However, by the time the request was received no in-person hearing room could be scheduled for July 18, 2023.
3. The ZHE’s hearing on the Application should be deferred to allow Applicant, neighbors, and the community to participate in the requested in-person ZHE hearing on the Application.

DECISION:

DEFERRAL of the Application, to be heard at the ZHE hearing on August 15, 2023, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by August 17, 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

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