



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: 08-15-23
Closing of Public Record: 08-15-23
Date of Decision: 08-30-23

On the 15th day of August, 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. At the August 15, 2023 ZHE hearing, Applicant, Applicant’s Agent, as well as numerous community members appeared and gave testimony regarding the Application.
3. The ZHE finds that it is appropriate to refer the Application again to a facilitated meeting, to allow the Applicant and concerned residents to voice their perspectives and provide additional information to one another.
4. The ZHE requests that the facilitated meeting discuss, among any other germane topics, the distance of proposed improvements on the Subject Property to the public right of way, any potential material adverse impacts on neighboring properties and the larger community, and potential means of mitigating any adverse impacts.

DECISION:

CONTINUANCE of the Application to the October 17, 2023 ZHE hearing, beginning at 9:00 a.m., to allow for a facilitated meeting to take place as described, above.

APPEAL:

If you wish to appeal this decision, you must do so by September 14, 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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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: 08-15-23
Closing of Public Record: 08-15-23
Date of Decision: 08-30-23

On the 15th day of August, 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. At the August 15, 2023 ZHE hearing, Applicant, Applicant’s Agent, as well as numerous community members appeared and gave testimony regarding the Application.
3. The ZHE finds that it is appropriate to refer the Application again to a facilitated meeting, to allow the Applicant and concerned residents to voice their perspectives and provide additional information to one another.
4. The ZHE requests that the facilitated meeting discuss, among any other germane topics, the distance of proposed improvements on the Subject Property to the public right of way, any potential material adverse impacts on neighboring properties and the larger community, and potential means of mitigating any adverse impacts.

DECISION:

CONTINUANCE of the Application to the October 17, 2023 ZHE hearing, beginning at 9:00 a.m., to allow for a facilitated meeting to take place as described, above.

APPEAL:

If you wish to appeal this decision, you must do so by September 14, 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.

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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: 08-15-23
Closing of Public Record: 08-15-23
Date of Decision: 08-30-23

On the 15th day of August, 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. At the August 15, 2023 ZHE hearing, Applicant, Applicant’s Agent, as well as numerous community members appeared and gave testimony regarding the Application.
3. The ZHE finds that it is appropriate to refer the Application again to a facilitated meeting, to allow the Applicant and concerned residents to voice their perspectives and provide additional information to one another.
4. The ZHE requests that the facilitated meeting discuss, among any other germane topics, the distance of proposed improvements on the Subject Property to the public right of way, any potential material adverse impacts on neighboring properties and the larger community, and potential means of mitigating any adverse impacts.

DECISION:

CONTINUANCE of the Application to the October 17, 2023 ZHE hearing, beginning at 9:00 a.m., to allow for a facilitated meeting to take place as described, above.

APPEAL:

If you wish to appeal this decision, you must do so by September 14, 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.

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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: 08-15-23
Closing of Public Record: 08-15-23
Date of Decision: 08-30-23

On the 15th day of August, 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. At the August 15, 2023 ZHE hearing, Applicant, Applicant’s Agent, as well as numerous community members appeared and gave testimony regarding the Application.
3. The ZHE finds that it is appropriate to refer the Application again to a facilitated meeting, to allow the Applicant and concerned residents to voice their perspectives and provide additional information to one another.
4. The ZHE requests that the facilitated meeting discuss, among any other germane topics, the distance of proposed improvements on the Subject Property to the public right of way, any potential material adverse impacts on neighboring properties and the larger community, and potential means of mitigating any adverse impacts.

DECISION:

CONTINUANCE of the Application to the October 17, 2023 ZHE hearing, beginning at 9:00 a.m., to allow for a facilitated meeting to take place as described, above.

APPEAL:

If you wish to appeal this decision, you must do so by September 14, 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.

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