



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

Jeffrey & Sibylle Pilgrim request a permit-carport for Lot 16, Block 6, Huning Castle Addn, located at 1715 Los Alamos Ave SW, zoned R-1D [Section 14-16-5-5(F)(2)(a)(3)(b)]

Special Exception No: **VA-2023-00173**
Project No: **Project#2023-008899**
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, property owners Jeffrey & Sibylle Pilgrim (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a permit-carport (“Application”) upon the real property located at 1715 Los Alamos Ave SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting permit-carport.
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, 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 September 19, 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.

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

Robert Lucero, Esq.
Zoning Hearing Examiner

cc: ZHE File

Zoning Enforcement

Jeffrey & Sibylle Pilgrim, jspilgrim2001@yahoo.com

Alicia Feil alicia@aliciafeil.com

Gale Doyel and Gary Moore, galedoyel@swcp.com

Susan Feil susan@susanfeil.com

Lynn Hightower AMERILYN@msn.com