



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

Beverly Gonzales requests a variance of 3 feet to the allowed 3 feet fence height in the front yard for Lot 12, Block 3, Katherine Nichole Addn, located at 7222 Cleghorn RD NW, zoned R-T [Section 14-16- 5-7(D)(1)]

Special Exception No: VA-2023-00344
Project No: Project#2023-009626
Hearing Date: 1-16-24
Closing of Public Record: 1-16-24
Date of Decision: 01-31-24

On the 16th day of January, 2024, property owner Beverly Gonzales (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 feet to the allowed 3 feet fence height in the front yard (“Application”) upon the real property located at 7222 Cleghorn RD NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 3 ft to the allowed 3 ft fence height in the front yard.
2. Applicant failed to appear at the January 16, 2024, ZHE Hearing on the Application.
3. The ZHE hearing on the Application should be deferred to February 20, 2024, beginning at 9:00 a.m., to allow Applicant to appear and testify in support of the Application.

DECISION:

DEFERRAL – The ZHE hearing on the Application is deferred to February 20, 2024, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by February 15, 2024 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