



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

TGG LLC (Agent Isaccson & Arfman, Inc - Justin Simenson) requests a Variance of 5,266 sq ft to the required 10,890 sq ft lot size in the R-A zone for Lot 43/NLY Portion of, Alvarado Gardens Unit 2, located at 2827 Rio Grande Blvd NW, zoned R-A [Section 14-16-5-1(C) Table 5-1-1]

Special Exception No:..... **VA-2024-00223**
Project No: **PR-2024-010728**
Hearing Date: 11-19-24
Closing of Public Record: .. 11-19-24
Date of Decision: 12-04-24

On the 19th day of November, 2024, Isaccson & Arfman, Inc - Justin Simenson, agent for property owner TGG LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5,266 sq ft to the required 10,890 sq ft lot size in the R-A zone (“Application”) upon the real property located at 2827 Rio Grande Blvd NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 5,266 sq ft to the required 10,890 sq ft lot size in the R-A zone.
2. Applicant requests deferral to the December 17, 2024, ZHE hearing.
3. A neighbor questioned this request and noted difficulties for concerned parties in appearing at multiple hearings.
4. On balance, the ZHE finds that deferral is proper to allow the Application to be decided on its merits.

DECISION:

DEFERRAL of the ZHE hearing on the Application to the December 17, 2024, ZHE hearing, which begins at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by December 19, 2024 pursuant to Section 14-16-6-4(U), 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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