



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

Brad Salzbrenners requests a variance of 3 feet 10 inches for an accessory building taller than the existing house of 11 ft 8 inches for Lot 28, Block 48, Four Hills Village Twelfth Installment, located at 1515 Soplo Rd SE, zoned R-1D [Section 14-16-5-1]

Special Exception No: ..... **VA-2023-00340**  
Project No:..... **Project#2023-009620**  
Hearing Date: ..... 02-20-2024  
Closing of Public Record: 02-20-2024  
.....  
Date of Decision:..... 03-06-2024

On the 20<sup>th</sup> day of February, 2024 property owner Brad Salzbrenners (“Applicant”) failed to appear before the Zoning Hearing Examiner (“ZHE”) regarding the requested variance of 3 feet 10 inches for an accessory building taller than the existing house of 11 ft 8 inches, originally heard on the 16<sup>th</sup> day of January, 2024, (“Application”) upon the real property located at 1515 Soplo RD SE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. The Application was deferred from the January 16, 2024 ZHE hearing.
2. Applicant failed to appear at the February 20, 2024, ZHE Hearing.
3. The ZHE hearing on the Application should be deferred to March 19, 2024, beginning at 9:00 a.m., to allow Applicant to appear and testify in support of the Application.

DECISION:

CONTINUANCE – The ZHE hearing on the Application is CONTINUED to March 19, 2024, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by March 21, 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.

A handwritten signature in black ink, reading "Robert Lucero". The signature is written in a cursive style with a large initial "R" and "L".

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Robert Lucero, Esq.  
Zoning Hearing Examiner