



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:	02-20-2024
	Closing of Public Record:	02-20-2024
	
	Date of Decision:	03-06-2024

On the 20th day of February, 2024, property owner Beverly Gonzales (“Applicant”) did not appear before the Zoning Hearing Examiner (“ZHE”) to request 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 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.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement



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

Beverly Gonzales requests a permit fence major 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-2023-00353**
Project No:..... **Project#2023-009626**
Hearing Date: 02-20-2024
Closing of Public Record: 02-20-2024
.....
Date of Decision:..... 03-06-2024

On the 20th day of February, 2024, property owner (“Applicant”) did not appear before the Zoning Hearing Examiner (“ZHE”) to request a taller wall permit major in the front yard (“Application”) upon the real property located at 722 Cleghorn RD NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a taller wall permit major in the front yard.
2. Applicant failed to appear at the February 20, 2024 ZHE Hearing on the Application.
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 dark ink, appearing to read "Robert Lucero". The signature is fluid and cursive, with the first name "Robert" and last name "Lucero" clearly distinguishable.

Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement