



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

Robert Santillanes and David Santillanes (Agent, David Walker) requests a variance of 5 ft to the required 10 ft street side setback for Lot 1, Block 26, Ridgecrest Addn, located at 1001 Washington ST SE, zoned R- 1B [Section 14-16-5-1]	Special Exception No: ..... <b>VA-2023-00374</b> Project No:..... <b>Project#2023- 009710</b> Hearing Date: ..... 02-20-2024 Closing of Public Record: 02-20-2024 ..... Date of Decision:..... 03-06-2024
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On the 20th day of February, 2024, property owner (“Applicant”) did not appear before the Zoning Hearing Examiner (“ZHE”) to request a variance of 5 ft to the required 10 ft street side setback (“Application”) upon the real property located at 1001 Washington ST SE, zoned R-1B [Section 14-16-5-1]

FINDINGS:

1. Applicant is requesting a variance of 5 ft to the required 10 ft street side setback.
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:

DEFERRAL – The ZHE hearing on the Application is deferred 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.

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Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement