



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

Robert & David Santillanes (Agent,
David Walker) request a variance of 5
feet to the required 10 feet 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: **VA-2023-00374**
Project No: **Project#2023-009710**
Hearing Date: 3-19-24
Closing of Public Record: 3-19-24
Date of Decision: 04-03-24

On the 19th day of March, 2024, agent for property owner David Walker (“Applicant”) was scheduled to appear before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5 feet to the required 10 feet street side setback (“Application”) upon the real property located at 1001 Washington St SE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 5 feet to the required 10 feet street side setback.
2. Applicant failed to appear at the March 19, 2024, ZHE hearing on the Application.
3. The ZHE hearing on the Application should be deferred to April 16, 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 April 16, 2024, beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by April 18th, 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, appearing to read "Robert Lucero". The signature is written in a cursive, flowing style.

Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement