



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

Devin Duffy-Halsetha requests a variance of 3 FT to the allowed 3 FT wall in the street side yard for Lot 14, Block 62, Snow Heights Addn, located at 2522 Britt Street NE, zoned R-1B [Section 14-16-5-7(D)(I)]

Special Exception No: ..... **VA-2024-00029**  
Project No: ..... **Project#2024-009935**  
Hearing Date: ..... 3-19-24  
Closing of Public Record: ..... 3-19-24  
Date of Decision: ..... 04-03-24

On the 19<sup>th</sup> day of March, 2024, property owner Devin Duffy-Halsetha (“Applicant”) was scheduled to appear before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 FT to the allowed 3 FT wall in the street side yard (“Application”) upon the real property located at 2522 Britt St NE (“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. wall in the street side yard.
2. Applicant requested deferral of the Application to the April 16, 2024, ZHE hearing.
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 19<sup>th</sup>, 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.

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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement



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

Devin Duffy-Halsetha request a Wall Permit-Major for Lot 14, Block 62, Snow Heights Addn, located at 2522 Britt Street NE, zoned R-1B [Section 14-16-5-7(D)(3)]

Special Exception No: ..... **VA-2024-00031**  
Project No: ..... **Project#2024-009935**  
Hearing Date: ..... 3-19-24  
Closing of Public Record: ..... 3-19-24  
Date of Decision: ..... 04-03-24

On the 19<sup>th</sup> day of March, 2024, property owner Devin Duffy-Halsetha (“Applicant”) was scheduled to appear before the Zoning Hearing Examiner (“ZHE”) requesting a permit-wall or fence-major (“Application”) upon the real property located at 2522 Britt St NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a Permit-Wall or Fence-Major.
2. Applicant requested deferral of the Application to the April 16, 2024, ZHE hearing.
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 19<sup>th</sup>, 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 fluid and cursive, written in a professional style.

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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement