



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

Rachel & Michael Meyer (Agent, Cory Greenfield – Campoverde Architecture) requests a variance of 5 ft to the required 10 ft rear yard setback for Lot 10, Block 3, Chacon Addn., located at 7 Chacon Pl NW, zoned R-1A (J-13) [IDO Section 14-16-2-3(B), Table 2-3-3].

Special Exception No:... VA-2025-00022  
Project No:..... NONE  
Hearing Date:..... 05/20/2025  
Closing of Public 05/20/2025  
Record: .....  
Date of Decision:..... 06/04/2025

On May 20, 2025, Rachel & Michael Meyer (Agent, Cory Greenfield – Campoverde Architecture) (“**Applicant**”) were scheduled to appear before the Zoning Hearing Examiner (the “**ZHE**”) requesting a Variance of 5 ft to the required 10 ft rear yard setback (“**Application**”) upon the real property located at 7 Chacon Pl NW (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Variance of 5 ft to the required 10 ft rear yard setback pursuant to City of Albuquerque Code of Ordinances Integrated Development Ordinance (“**IDO**”) Section 14-16-6-6(O).
2. Applicant requested deferral of the ZHE hearing on the Application to the June 17, 2025 hearing.
3. The ZHE received no objections to that deferral request.

DECISION:

Deferral of the hearing on the Application to the June 17, 2025 hearing, which begins at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by June 19, 2025, pursuant to Section 14-16-6-4(U) 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 Notice of Decision does not constitute approval of plans for a building permit. If your Application is approved, bring this Notice of Decision with you when you apply for any related building permit or occupation tax number. Approval of a Conditional Use is void after two (2) years from date of approval if the rights and privileges granted thereby have not been executed or utilized. Approval of a Variance is void after one (1) year from date of approval if the rights and privileges granted thereby have not been executed or utilized.



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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc: ZHE File  
Zoning Enforcement  
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