

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

SANDRA CORONA request(s) a special exception to Section 14-16-3-3(4)(a)(3): a CONDITIONAL USE to allow a proposed 6' wall on a corner lot where the rear yard is contiguous to the front yard for all or a portion of Lot(s) 141-P1, ELDORADO PARK UNIT 3 zoned R-T, located on 9644 ROWEN RD SW (L-9)

Special Exception No:..... **12ZHE-80183**  
Project No: ..... **Project# 1009300**  
Hearing Date: ..... 08-07-12  
Closing of Public Record: ..... 08-07-12  
Date of Decision: ..... 08-20-12

On August 7, 2012, Sandra Corona appeared in front of Interim Zoning Hearing Examiner, Stanley D. Harada requesting a conditional use to allow a proposed 6' wall where a rear yard is contiguous to the front yard at 9644 Rowen Rd SW.

**SUMMARY:**

1. Ms. Sandra Corona requests a conditional use to allow a 6' wall on a corner lot where the rear yard is contiguous to the front yard at 9644 Rowen Rd SW.
2. Ms. Corona testified that the conditional use request is to replace an old wooden fence with a CMU wall. The wall will be the same height of the old fence.
3. Ms. Corona testified that the old wall will not be injurious and will match the existing house and property.
4. Ms. Corona has owned the property since 2007.
5. Ms. Corona has received signatures from her neighbors and has had no adverse comments from neighbors. There was no one present at the hearing to oppose the request.
6. Ms. Corona testified that the wall will meet the design standards of the City of Albuquerque Zoning Code. Ms. Corona spoke to Martin Carrasco with city traffic engineering department, and he had no adverse comments to the request.
7. The yellow signs were posted for the time required.

**FINDINGS:** Ms. Corona has met the burden of the special exception request.

**DECISION:** Approved

**If you wish to appeal this decision, you may do so by 5:00 p.m., on September 3, 2012 in the manner described below:**

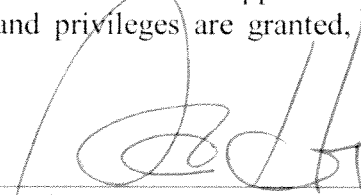
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

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.



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Stanley D. Harada, Esq.  
Interim Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Sandra I. Corona, 9644 Rowen Rd SW 87121