



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

Patricia Martinez requests a wall permit major for Lot 22, Block E, Buena Ventura, located at 431 Glorieta St NE, zoned R-1B [Section 14-16-5-7(D)(3)]

Special Exception No: **VA-2023-00198**
Project No: **Project# 2023-009032**
Hearing Date: 04-16-24
Closing of Public Record: 04-16-24
Date of Decision: 05-01-24

On the 16th day of April, 2024, property owner Patricia Martinez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a wall permit major (“Application”) upon the real property located at 431 Glorieta St NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a Permit-Wall Major.
2. This matter is before the ZHE after remand from the Land Use Hearing Officer.
3. The ZHE hearing on the Application should be continued to allow Applicant to receive a buffer map for Glorieta Street so Applicant has the opportunity to provide additional information to the Application.
4. The Applicant also expressed some interest in lowering the wall to 3’ and otherwise conforming to requirements of the IDO that would eliminate the need for a wall permit major or a variance. If Applicant decides to pursue this course, she should confirm in writing to the ZHE staff that she withdraws the Application.

DECISION:

CONTINUANCE – The ZHE Hearing on the Application is continued to May 21, 2024 beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by May 16, 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.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Patricia Martinez, Pmartinez615@yahoo.com
Gilbert Filberto Acosta, 431 Glorieta St NE



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

Patricia Martinez requests a variance of 1 ft 11 inches to the allowed 3 ft maximum wall height in the front and street side yard for Lot 22, Block E, Buena Ventura, located at 431 Glorieta St NE, zoned R-1B [Section 14-16-5-7(D)]

Special Exception No: **VA-2023-00199**
Project No: **Project#2023-0009032**
Hearing Date: 04-16-24
Closing of Public Record: 04-16-24
Date of Decision: 05-01-24

On the 16th day of April, 2024, property owner Patricia Martinez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 1 ft 11 inches (“Application”) upon the real property located at 431 Glorieta St NE (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 1 ft 11 inches to the allowed 3 ft maximum wall height in the front and street side yard.
2. This matter is before the ZHE after remand from the Land Use Hearing Officer.
3. The ZHE hearing on the Application should be continued to allow Applicant to receive a buffer map for Glorieta Street so Applicant has the opportunity to provide additional information to the Application.
4. The Applicant also expressed some interest in lowering the wall to 3’ and otherwise conforming to requirements of the IDO that would eliminate the need for a wall permit major or a variance. If Applicant decides to pursue this course, she should confirm in writing to the ZHE staff that she withdraws the Application.

DECISION:

CONTINUANCE – The ZHE Hearing on the Application is continued to May 21, 2024 beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by May 16, 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.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Patricia Martinez, Pmartinez615@yahoo.com
Gilbert Filberto Acosta, 431 Glorieta St NE