



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

Jonathan & Tara Maple (ABQ Land Use Consulting, Carl Garcia) requests a variance of 5 feet to the 20 foot front yard setback for Lot 5, Alvarado Gardens Unit 1, located at 2311 Campbell Rd NW, zoned R-A [Section 14-16-5-1(C)]

Special Exception No: ..... **VA-2023-00006**  
Project No: ..... **Project#2023-008062**  
Hearing Date: ..... 02-21-23  
Closing of Public Record: ..... 02-21-23  
Date of Decision: ..... 03-08-23

On the 21st day of February, 2023, ABQ Land Use Consulting, Carl Garcia, agent for property owner Jonathan & Tara Maple (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5 feet to the 20-foot front yard setback (“Application”) upon the real property located at 2311 Campbell Rd NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 5 feet to the 20-foot front yard setback.
2. Agent stated that, after receiving letters from neighbors opposing the Application, Applicant would like to request a continuance of the ZHE hearing on the Application, to allow more time for communication with neighbors.
3. The ZHE inquired whether Applicant and neighbors may benefit from a facilitated meeting, and Agent answered in the affirmative.
4. The ZHE finds it would be appropriate to refer the Application to a facilitated meeting before any further ZHE hearing on the Application.

DECISION:

CONTINUANCE of the Application to the March 21, 2023, ZHE hearing beginning at 9:00 a.m., and referral to the City of Albuquerque Land Use Facilitation Program for a facilitated meeting to be held before further ZHE hearing on the Application.

APPEAL:

If you wish to appeal this decision, you must do so by March 23, 2023 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.



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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
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NOTIFICATION OF DECISION

Jonathan & Tara Maple (ABQ Land Use Consulting, Carl Garcia) requests a variance of 5 feet to the required 10 feet side yard setback for Lot 5, Alvarado Gardens Unit 1, located at 2311 Campbell Rd NW, zoned R-A [Section 14-16-5-1(C)]

Special Exception No: ..... **VA-2023-00026**  
Project No: ..... **Project#2023-008062**  
Hearing Date: ..... 02-21-23  
Closing of Public Record: ..... 02-21-23  
Date of Decision: ..... 03-08-23

On the 21st day of February, 2023, ABQ Land Use Consulting, Carl Garcia, agent for property owner Jonathan & Tara Maple (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5 feet to the required 10 feet side yard setback (“Application”) upon the real property located at 2311 Campbell Rd NW (“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 side yard setback.
2. Agent stated that, after receiving letters from neighbors opposing the Application, Applicant would like to request a continuance of the ZHE hearing on the Application, to allow more time for communication with neighbors.
3. The ZHE inquired whether Applicant and neighbors may benefit from a facilitated meeting, and Agent answered in the affirmative.
4. The ZHE finds it would be appropriate to refer the Application to a facilitated meeting before any further ZHE hearing on the Application.

DECISION:

CONTINUANCE of the Application to the March 21, 2023, ZHE hearing beginning at 9:00 a.m., and referral to the City of Albuquerque Land Use Facilitation Program for a facilitated meeting to be held before further ZHE hearing on the Application.

APPEAL:

If you wish to appeal this decision, you must do so by March 23, 2023 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.



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Robert Lucero, Esq.  
Zoning Hearing Examiner

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