



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#2024-009032**  
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 Patricia Martinez (“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 431 Glorieta 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. This matter is before the ZHE after remand from the Land Use Hearing Officer.
3. Applicant was unable to appear for a hearing on the Application and requested a continuance of the hearing to the next regular ZHE meeting.
4. The ZHE hearing on the Application should be continued to allow Applicant to appear and give evidence in support of the Application.

DECISION:

CONTINUANCE – The ZHE Hearing on the Application is continued to April 16, 2024 beginning at 9:00 a.m.

APPEAL:

If you wish to appeal this decision, you must do so by April 18<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, with the first name "Robert" and last name "Lucero" clearly distinguishable.

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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

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#2023-009032**  
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 Patricia Martinez (“Applicant”) was scheduled to appear 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. Applicant was unable to appear for a hearing on the Application and requested a continuance of the hearing to the next regular ZHE meeting.
4. The ZHE hearing on the Application should be continued to allow Applicant to appear and give evidence in support of the Application.

DECISION:

CONTINUANCE – The ZHE Hearing on the Application is continued to April 16, 2024 beginning at 9:00 a.m.

APPEAL:

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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement