



AGENDA

PUBLIC HEARING ZONING HEARING EXAMINER CITY OF ALBUQUERQUE

Notice is hereby given that the Zoning Hearing Examiner, Robert Lucero, Esq., City of Albuquerque, will hold a public hearing via <https://www.zoom.us/> on Tuesday, December 16, 2025 beginning at 9:00 a.m.

Join Zoom Meeting

<https://cabq.zoom.us/j/9756087372>

Meeting ID: 975 608 7372

Attend by Phone

+1 (719) 359-4580

Meeting ID: 975 608 7372

Find your local number: <https://cabq.zoom.us/u/kenSZgLotx>

Please contact City Planning staff via the information below for any of the following:

- To request details about the cases below.
- At least 72 hours prior to the hearing:
 - For individuals with disabilities to request special assistance to participate at the public hearing.
 - To request interpretation into other languages at the hearing.

Contact Information

- Email: PlanningZHE@cabq.gov
- Phone: 505-924-3860, option for Boards and Commissions, or TTY 711

To submit written comments on any of the cases below, please submit by 5 PM on Wednesday, November 12, 2025.

- Mail: Robert Lucero, Esq., Zoning Hearing Examiner, c/o ZHE Administrative Assistant, Planning Department, P.O. Box 1293, Albuquerque, NM, 87103
- Email: PlanningZHE@cabq.gov
- Online: Visit <https://cabq.gov/zhe-public-comment> to submit a comment about a case online.

The following items will be considered:

INTERPRETER NEEDED:

1.	CU-2025-00034	PR-2025-020134 APPROVAL	Barbara Goddard and Maria Molinar De Bailon request a Conditional Use for a Family Home Day Care for Lot 5, 6, Unit No. 7A, Jade Park Mobile Home Subdivision, located at 6816 Elona Drive NE, zoned PD (D-18) (IDO Section 14-16-4-2, Table 4-2-1; 14-16-4-3(F)(8))
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OLD BUSINESS:

2.	VA-2025-00142	PR-2025-020105 APPROVAL	Joseph Martarese & Sarah Bernhard (Agent: Kevin Evans, Annex General Construction) requests a Variance of 2 ft to the 6 ft requirement for a front courtyard wall, for Lot 24, Block 38, University Heights Addition, located at 301 Bryn Mawr Drive SE, zoned R-1C (IDO Section 14-16-5-7(D)(3), Table 5-7-2)
3.	VA-2025-00143	 APPROVAL	Jamie Leigh & Shane Robert Meihaus requests a Variance of 10 Ft to the required 15 Ft side yard setback in the Character Protection Overlay Zone-13 for Lot 5-A & 5-B, Block 6, Unit 18, Cliffs Subdivision located at 6612 Kimmick Drive NW, zoned R-1D (IDO Section 14-16-3-4(N)(3))
4.	MZP-2025-00026 VA-2025-00172	PR-2025-020150 APPROVAL APPROVAL	Salena Vela requests a Carport Permit and a Variance of 1 foot to the 3-foot front setback requirement for Lot 19, Block 29, Inez Addition, located at 8007 Indian School Road NE, zoned R-1C (H-19) (IDO Section 14-16-5-5(F)(2)(a)(3)(c))

NEW BUSINESS:

5.	CU-2025-00038	PR-2025-020152 APPROVAL	6401 Uptown, LLC and Tim Wright – Nusenda Credit Union (Joe Slagle, Architect – Agent) request a Conditional Use for a Drive-through or drive-up facility for Tract B-1-A-1 Plat of Tracts A-2-B-1-A & B-1-A-1 Dale K Bellamah's Jennedale Unit 5, located at 6401 Uptown Boulevard NE, zoned MX-H (H-18) (IDO Section 14-16-4-2, Table 4-2-1; 14-4-3(F)(5))
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6.	VA-2025-00154	DENIAL	Matthew Cunningham requests a Variance to install a 5 foot 10 inch perimeter steel fence for Map 36, Tracts 36B1A & 36B2, Lots 3 thru 6, Block 2 Towner Addition & East 7 feet Vacation Alley Adjacent and Lots 7 & 8 Block 2 Towner Addition and West 7 Feet, located at 2513 4th Street NW, zoned MX-M, NR-C (H-14) (IDO Section 14-16-6-6(O))
7.	VA-2025-00161	DEFERRAL	Slavin Family, LLC (Augustine Grace, Ace Engineering – Agent) requests a Variance for a courtyard wall height variance of 6 inches to the required 3-foot wall maximum for Lot 8, Block 3, Buena Vista Heights, located at 2128 Silver Avenue SE, zoned MX-T (K-15) (IDO Section 14-16-5-7(D)(3); Table 5-7-2)
8.	VA-2025-00162	DENIAL	Fidel Chacon and Dalila Solis request a Variance of 3 feet to the 3-foot wall height maximum on the front property line for Lot 25-A-1, Block 9, Plat of Lot 25-A-1 Block 9 Mesa Verde Addition, located at 237 Wyoming Boulevard NE, zoned MX-M (K-19) (IDO Section 14-16-5-7(D); Table 5-7-1).
9.	VA-2025-00165	APPROVAL	City of Albuquerque and Raphael Martinez, N4Arts, request for a Variance of 10 feet to the 10-foot front setback requirement for a wrought iron view fence for MRGCS Map 32 Tract 147A1B & 147A2, located at 4904 4TH ST NW, zoned MX-M (F-14) (IDO Section 14-16-5-7(D)(3)(c)1)
10.	VA-2025-00166	DEFERRAL	Rio Grande Realty & Investment, LLC (Todd Kruger, Elevated Mechanical Services – Agent) requests a variance of 15 feet to the 25-foot rear setback requirement to construct a single-car garage addition for Lot 1 Plat of Lots 1, 2 & 3 Lands of Frances & Theresa, located at 3741 San Isidro Street NW, zoned R-A (G-13) (IDO Section 14-16-5-1; Table 5-1-1)