



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

Loisel & Maria Rodriguez request a variance for the installation of a wrought iron fence & gate for Lot 7, Block 16, Buena Ventura Subdivision, located at 224 Moon Street NE, zoned R-1B [IDO Sections 14-16-6-6(O)]

Special Exception No: **VA-2026-00002**
Project No:..... **PR-2026-000011**
Hearing Date: 02-17-2026
Closing of Public Record: 02-17-2026
Date of Decision:..... 03-04-2026

On February 17, 2026, Loisel & Maria Rodriguez (“**Applicant**”) were scheduled to appear before the Zoning Hearing Examiner (“**ZHE**”) requesting a Variance for the installation of a wrought iron gate & fence (“**Application**”) upon the real property located at 224 Moon Street NE (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Variance for the installation of a wrought iron fence & gate pursuant to the City of Albuquerque Code of Ordinances Integrated Development Ordinance (“**IDO**”) Section 14-16-6-6(O).
2. Based on evidence in the record, it appears the legal ad was not published in a timely manner and did not satisfy all notice requirements.
3. Failure of proper notice is a jurisdictional defect, and the ZHE cannot proceed to hear a case and decide it until notice requirements have been fulfilled.
4. To facilitate a timely posting of the legal ad, at least 15 days before the hearing, the ZHE has allowed for a DEFERRAL until the March 17, 2026, ZHE hearing.

DECISION:

DEFERRAL of the Application to the March 17, 2026, ZHE hearing, which begins at 9:00 a.m.

Robert Lucero, Esq.
Zoning Hearing Examiner

cc: Loisel Rodriguez (*Applicant*), rodriguezloysel@yahoo.com
ZHE File
Zoning Enforcement