



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

David Kassan requests a Variance for Accessory Building Height for Lot 20, 7, 8, 19, Block 5, Huning Castle Addn, located at 1716 Chacoma Pl SW, zoned R-1D (J-13) IDO Subsection 14-16-5-5-11(C)(4)(b)

Special Exception No: **VA-2026-00003**
Project No:..... **PR-2026-000011**
Hearing Date: 03-17-2026
Closing of Public Record: 03-17-2026
Date of Decision:..... 04-01-2026

On March 17, 2026, David Kassan (“**Applicant**”) was scheduled to appear before the Zoning Hearing Examiner (“**ZHE**”) requesting a Variance for height for an accessory building (“**Application**”) upon the real property located at 1716 Chacoma PL SW (“**Subject Property**”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Variance to height for an accessory building 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, signage was not timely post required on the Subject Property, pursuant to IDO Section 14-16-6-4(J)(4).
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 signage 15 days before the hearing, the ZHE has allowed for a DEFERRAL until the April 21, 2026, ZHE hearing.

DECISION:

DEFERRAL of the Application to the April 21, 2026, ZHE hearing, which begins at 9:00 a.m.

Robert Lucero, Esq.
Zoning Hearing Examiner

cc: David Kassan (*Applicant*), studio@davidkassan.com
ZHE File
Zoning Enforcement