



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

Joshua David Scott requests a Variance of 1 foot to the maximum wall height of 5 feet, for Lot 1, Block 4, BXR Addition S62.95 Ft. of Lot 1, located at 601 Dallas Street NE, zoned R- 1B (K-19) IDO Section 14-16-5-7(D)(3), Table 5-7-2

Special Exception No: **VA-2026-00001**
Project No:..... **NA**
Hearing Date: 03-17-2026
Closing of Public Record: 03-17-2026
Date of Decision:..... 04-01-2026

On March 17, 2026, Joshua David Scott (“**Applicant**”) were scheduled to appear before the Zoning Hearing Examiner (“**ZHE**”) requesting a Variance for the installation of a 6 ft wood and block fence (“**Application**”) upon the real property located at 601 Dallas St NE (the “**Subject Property**”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a Variance to height for a Tall Wall permit pursuant to the City of Albuquerque Code of Ordinances Integrated Development Ordinance (“**IDO**”) Section 14-16-6-6(H).
2. Based on evidence in the record, it was determined that the applicant also needs a major wall permit which was not applied for or noticed in the legal ad.
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 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: Joshua Scott (*Applicant*), jjscottsconstruction06@gmail.com
ZHE File
Zoning Enforcement