



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

SCOTT KNOWLES (YOLANDA MONTOYA, AGENT) requests a special exception to Section 14-16-2-6(E)(1) : a VARIANCE of 12 feet 6 1/2 in to the required 20 ft front yard setback area for all or a portion of Lot 11, Block 25, Huning Castle Addn zoned R-1, located on 1521 KIT CARSON AV SW (K-13)

Special Exception No:..... **17ZHE-80028**
Project No:..... **Project# 1011136**
Hearing Date:..... 03-17-17
Closing of Public Record:..... 03-17-17
Date of Decision: 03-31-17

On the 17th day of March, 2017, YOLANDA MONTOYA (“Agent”) acting as agent on behalf of the property owner SCOTT KNOWLES (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 12 feet 6 1/2 in to the required 20 ft front yard setback (“Application”) upon the real property located at 1521 KIT CARSON AV SW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 12 feet 6 1/2 in to the required 20 ft front yard setback.
2. The City of Albuquerque Zoning Code of Ordinances Section 14-16-4-2 (C)(2) (Special Exceptions – Variance) reads: “A variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:
(a) The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;
(b) There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;
(c) Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and
(d) Substantial justice is done.”
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).
4. As to the first set of criterion, that the application not be (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property or improvements located in the vicinity as required by Section 14-16-4-2 (C)(2)(a), most

objection to the Application focused on the significant scale of the variance requests (12'6.5" to the 20' front setback, 7'5.5" to the 15' rear setback and 10' to the 10' side setback).

5. Although concerns were expressed about the clear sight triangle, it does not appear that the plans impose on that required triangle, and in any event the Applicant is amenable to a limitation to ensure that it does not.
6. Regardless, aesthetic concerns regarding blocking of views and interruption of the streetscape remain valid.
7. The larger concern from the ZHE's perspective is the lack of clearly articulable special circumstances applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-4-2(C)(2)(b).
8. The Applicant's stated circumstances are that there is a "big right of way" and that it is located on a corner lot. However, Applicant offered no evidence that either of these aspects of the Subject Property render it special and distinct from other properties.
9. In the absence of such a showing, based on evidence in the record, the ZHE cannot grant the requested variance.
10. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
11. The ZHE finds that the Applicant has authority to pursue this Application.

CONCLUSIONS OF LAW:

The criteria within Section 14-16-4-2(C)(2) of the Albuquerque Zoning Code are not satisfied.

DECISION:

DENIAL of a variance of 12 feet 6 1/2 in to the required 20 ft front yard setback.

If you wish to appeal this decision, you must do so by April 17, 2017, in the manner described below. A non-refundable filing fee will be calculated at the Planning Department's Land Development Coordination counter and is required at the time the Appeal is filed.

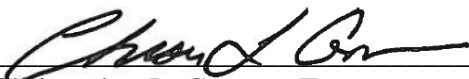
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

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.


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Zoning Hearing Examiner

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

SCOTT KNOWLES (YOLANDA MONTOYA, AGENT) requests a special exception to Section 14-16-2-6(E)(5)(a) : a VARIANCE of 7 ft 5 1/2 in to the required 15 ft rear yard setback area for all or a portion of Lot 11, Block 25, Huning Castle Addn zoned R-1, located on 1521 KIT CARSON AV SW (K-13)

Special Exception No:..... **17ZHE-80029**
Project No:..... **Project# 1011136**
Hearing Date:..... 03-17-17
Closing of Public Record:..... 03-17-17
Date of Decision: 03-31-17

On the 17th day of March, 2017, YOLANDA MONTOYA (“Agent”) acting as agent on behalf of the property owner SCOTT KNOWLES (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 7 ft 5 1/2 in to the required 15 ft rear yard setback area (“Application”) upon the real property located at 1521 KIT CARSON AV SW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 7 ft 5 1/2 in to the required 15 ft rear yard setback area.
2. The City of Albuquerque Zoning Code of Ordinances Section 14-16-4-2 (C)(2) (Special Exceptions – Variance) reads: “A variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:
 - (a) The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;
 - (b) There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;
 - (c) Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and
 - (d) Substantial justice is done.”
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).
4. As to the first set of criterion, that the application not be (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property or improvements located in the vicinity as required by Section 14-16-4-2 (C)(2)(a), most

objection to the Application focused on the significant scale of the variance requests (12'6.5" to the 20' front setback, 7'5.5" to the 15' rear setback and 10' to the 10' side setback).

5. Although concerns were expressed about the clear sight triangle, it does not appear that the plans impose on that required triangle, and in any event the Applicant is amenable to a limitation to ensure that it does not.
6. Regardless, aesthetic concerns regarding blocking of views and interruption of the streetscape remain valid.
7. The larger concern from the ZHE's perspective is the lack of clearly articulable special circumstances applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-4-2(C)(2)(b).
8. The Applicant's stated circumstances are that there is a "big right of way" and that it is located on a corner lot. However, Applicant offered no evidence that either of these aspects of the Subject Property render it special and distinct from other properties.
9. In the absence of such a showing, based on evidence in the record, the ZHE cannot grant the requested variance.
10. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
11. The ZHE finds that the Applicant has authority to pursue this Application.

CONCLUSIONS OF LAW:

The criteria within Section 14-16-4-2(C)(2) of the Albuquerque Zoning Code are not satisfied.

DECISION:

DENIAL of a variance of 7 ft 5 1/2 in to the required 15 ft rear yard setback area.

If you wish to appeal this decision, you must do so by April 17, 2017, in the manner described below. A non-refundable filing fee will be calculated at the Planning Department's Land Development Coordination counter and is required at the time the Appeal is filed.


Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

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.



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CITY OF ALBUQUERQUE
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NOTIFICATION OF DECISION

SCOTT KNOWLES (YOLANDA MONTOYA, AGENT) requests a special exception to Section 14-16-2-6(E)(3)(b) : a VARIANCE of 10 ft to the required 10 ft street side yard setback area on a corner lot for all or a portion of Lot 11, Block 25, Huning Castle Addn zoned R-1, located on 1521 KIT CARSON AV SW (K-13)

Special Exception No:..... **17ZHE-80032**
Project No:..... **Project# 1011136**
Hearing Date:..... 03-17-17
Closing of Public Record:..... 03-17-17
Date of Decision: 03-31-17

On the 17th day of March, 2017, YOLANDA MONTOYA (“Agent”) acting as agent on behalf of the property owner SCOTT KNOWLES (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 10 ft to the required 10 ft street side yard setback area (“Application”) upon the real property located at 1521 KIT CARSON AV SW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 10 ft to the required 10 ft street side yard setback area.
2. The City of Albuquerque Zoning Code of Ordinances Section 14-16-4-2 (C)(2) (Special Exceptions – Variance) reads: “A *variance application shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:*
 - (a) *The application is not contrary to the public interest or injurious to the community, or to property or improvements in the vicinity;*
 - (b) *There are special circumstances applicable to the subject property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid;*
 - (c) *Such special circumstances were not self-imposed and create an unnecessary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property that need not be endured to achieve the intent and purpose of the Zoning Code (§14-16-1-3) and the applicable zoning district; and*
 - (d) *Substantial justice is done.*”
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-4-2(C).

4. The ZHE finds that Application is not: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property or improvements located in the vicinity as required by Section 14-16-4-2 (C)(2)(a).
5. As to the first set of criterion, that the application not be (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property or improvements located in the vicinity as required by Section 14-16-4-2 (C)(2)(a), most objection to the Application focused on the significant scale of the variance requests (12'6.5" to the 20' front setback, 7'5.5" to the 15' rear setback and 10' to the 10' side setback).
6. Although concerns were expressed about the clear sight triangle, it does not appear that the plans impose on that required triangle, and in any event the Applicant is amenable to a limitation to ensure that it does not.
7. Regardless, aesthetic concerns regarding blocking of views and interruption of the streetscape remain valid.
8. The larger concern from the ZHE's perspective is the lack of clearly articulable special circumstances applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity such as size, shape, topography, location, surroundings, or physical characteristics created by natural forces or government action for which no compensation was paid, as required by Section 14-16-4-2(C)(2)(b).
9. The Applicant's stated circumstances are that there is a "big right of way" and that it is located on a corner lot. However, Applicant offered no evidence that either of these aspects of the Subject Property render it special and distinct from other properties.
10. In the absence of such a showing, based on evidence in the record, the ZHE cannot grant the requested variance.
11. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
12. The ZHE finds that the Applicant has authority to pursue this Application.

CONCLUSIONS OF LAW:

The criteria within Section 14-16-4-2(C)(2) of the Albuquerque Zoning Code are not satisfied.

DECISION:

DENIAL of a variance of 10 ft to the required 10 ft street side yard setback area.

If you wish to appeal this decision, you must do so by April 17, 2017, in the manner described below. A non-refundable filing fee will be calculated at the Planning Department's Land Development Coordination counter and is required at the time the Appeal is filed.

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