



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

NORMALY GONZALEZ requests a special exception to Section 14-16-2-6(B)(12) : a CONDITIONAL USE to allow a shade structure in the required rear yard setback for all or a portion of Lot 11-P1, Block 5, Sage Pointe zoned R-D, located on 1100 ALEXANDRA ST SW (M-9)

Special Exception No:..... **\*IR\* 17ZHE-80193**  
Project No: ..... **Project# 1011336**  
Hearing Date: ..... 09-19-17  
Closing of Public Record: ..... 09-19-17  
Date of Decision: ..... 10-04-17

On the 19th day of September, 2017, NORMALY GONZALEZ ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a conditional use to allow a shade structure in the required rear yard setback ("Application") upon the real property located at 1100 ALEXANDRA ST SW ("Subject Property"). Below are the ZHE's findings of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow a shade structure in the required rear yard setback.
2. The City of Albuquerque Code of Ordinances Section 14-16-4-2(C)(1) (Special Exceptions – Conditional Use) reads: *"A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed:"*
  - (a) *Will not be injurious to the adjacent property, the neighborhood, or the community;*
  - (b) *Will not be significantly damaged by surrounding structures or activities.*
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 in the proposed use will not be injurious to the adjacent property, the neighborhood, or the community as required by Section 14-16-4-2(C)(1)(a).
5. Specifically, the ZHE finds that the proposed shade structure is designed to coordinate with the home and otherwise be harmonious with the Subject Property. It will not block light or views or otherwise visually interfere with adjacent properties. It will not change the character of the Subject Property, its use or its impact on the neighborhood or community.
6. The proposed shade structure complies with the Developing Urban area regulations of the Comprehensive Plan.
7. The Applicant indicated that her neighbor has reviewed the plans and is accepting of the project. No written comments in opposition to the Application were received, and no one appeared at the hearing to testify in opposition to the Application.

The ZHE takes the lack of opposition as an indication that the Application will not prove injurious.

8. The ZHE finds that the proposed use will not be significantly damaged by surrounding structures or activities as required by Section 14-16-4-2(C)(1)(b).
9. The City of Albuquerque Code of Ordinances Section 14-16-2-6(B)(12) (R-1 Residential Zone – Conditional Uses reads: *Shade structure including a covered patio, a gazebo, a pergola, a ramada or similar roofed structure, either detached or attached, in the required rear yard setback area, provided:*
  - (a) *No part is within three feet of a property line.*
  - (b) *No building wall is ever built within the required setback area.*
  - (c) *No more than 50% of the required rear yard setback area is covered by a roof.*
  - (d) *The structure shall not exceed 12 feet in height nor shall it exceed the height of the principal building on the site.*
  - (e) *A second floor deck is prohibited.*
  - (f) *The specific structure proposed is in harmony with the building site and with surrounding sites.*
10. The shade structure is proposed to be located at least five feet from the property line and less than 50% of the setback area will be covered by a roof.
11. Conditions of approval will ensure that no walls are intended, that the structure will not be too high and that it will not have an upper deck.
12. The proposed structure is in harmony with the building site and surrounding sites.
13. 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).
14. The ZHE finds that the Applicant has authority to pursue this Application.

#### DECISION:

APPROVAL WITH CONDITIONS of a conditional use to allow a shade structure in the required rear yard setback.

#### CONDITIONS OF APPROVAL:

1. No building wall shall ever be built within the required setback area.
2. The structure shall not exceed 12 feet in height nor shall it exceed the height of the residence.
3. A second floor deck is prohibited.

If you wish to appeal this decision, you must do so by October 19, 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.

  
\_\_\_\_\_  
Christopher L. Graeser, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
[normalyg@hotmail.com](mailto:normalyg@hotmail.com)