



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

RON GARCIA (ARCH+PLAN LAND USE CONSULTANTS, AGENT) requests a special exception to Section 14-16-2-5(D): a VARIANCE of 5,151 square feet to the required 10,890 and a VARIANCE of 8.79 feet to the required 75 feet in width for a proposed new lot for all or a portion of Lot 9, ZICKERT ADDN zoned SU-2 LD RA-2, located on 1801 ZICKERT PL NW (H-12)

Special Exception No:..... **18ZHE-80085**  
Project No: ..... **Project# 1011590**  
Hearing Date: ..... 05-15-2018  
Closing of Public Record: ..... 05-15-2018  
Date of Decision: ..... 05-30-2018

On the 15th day of May, 2018, ARCH+PLAN LAND USE CONSULTANTS (“Agent”) acting as agent on behalf of the property owner RON GARCIA (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5,151 square feet to the required 10,890 and a VARIANCE of 8.79 feet to the required 75 feet in width for a proposed new lot (“Application”) upon the real property located at 1801 ZICKERT PL NW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 5,151 square feet to the required 10,890 and a VARIANCE of 8.79 feet to the required 75 feet in width for a proposed new lot.
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. Applicant proposes a lot line adjustment and not a new subdivision.

6. There is currently a family compound dating to the 1950's on the two lots, Lot 8-A and Lot 9-A. Applicant does not propose any additional residences.
7. Concerns were expressed that the remaining Lot 9-A, at .87 acres after the adjustment, could be further subdivided. Applicant does not propose any additional division.
8. No changes are intended in use for either lot, and so long as appropriate conditions can be imposed there should be no injury resulting from the approval.
9. The Application furthers the Los Duranes Sector Plan goal of facilitating intergenerational transfers.
10. The ZHE finds that 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, as required by Section 14-16-4-2(C)(2)(b).
11. Specifically, the ZHE finds that the unique nature of the Subject Property is that because it was used and treated as a family compound several structures were constructed without regard to the platted lot line, resulting in a development pattern that makes it impossible for Applicant to transfer only a house and reasonable yard area to his son, without also transferring other structures owned by Applicant.
12. The ZHE finds that 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 district, as required by Section 14-16-4-2(C)(2)(c).
13. Specifically, the ZHE finds that now that Applicant intends to transfer a house to his son, granting the variance will permit transfer of the house and yard area without requiring the transfer of other structures, which would impose an unreasonable hardship.
14. The ZHE finds that substantial justice will be done if this Application is approved, as required pursuant to Section 14-16-4-2(C)(2)(d).
15. 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).
16. 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 satisfied.

**DECISION:**

APPROVAL WITH CONDITIONS of a variance of 5,151 square feet to the required 10,890 and a VARIANCE of 8.79 feet to the required 75 feet in width for a proposed new lot.

**CONDITIONS OF APPROVAL:**

Lot 9-A shall not be further subdivided. A note shall be placed on the plat noting this restriction.

If you wish to appeal this decision, you must do so by June 14, 2018, 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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Christopher L. Graeser, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Ron Garcia, 1723 Zickert PL NW, 87104  
Arch+Plan Land Use Consultants, PO BOX 25911, 87125  
William Herring, 3104 Coca RD NW, 87104