



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

3X1LLC requests a variance of 3 ft to the 3 ft maximum wall height for front and side yards for Lot B2A1, Town of Atrisco Grant NE Unit, located at 3500 Coors Blvd NW, zoned MX-L [Section 14-16-5-7(D)]

Special Exception No:..... **VA-2019-00126**
Project No: **Project# 2019-001223**
Hearing Date: 05-21-19
Closing of Public Record: 05-21-19
Date of Decision: 06-05-19

On the 21st day of May, 2019, Mark Arambula, agent for property owner, 3X1LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 ft to the 3 ft maximum wall height for front and side yards (“Application”) upon the real property located at 3500 Coors Blvd NW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 3 ft to the 3 ft maximum wall height for front and side yards.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(N)(3)(a) (Variance-Review and Decision Criteria) reads: “... an application for a Variance-ZHE shall be approved if it meets all of the following criteria:
 - (1) *There are special circumstances applicable to the subject property that are not self-imposed and that 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. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.*
 - (2) *The Variance will not be materially contrary to the public safety, health, or welfare.*
 - (3) *The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.*
 - (4) *The Variance will not materially undermine the intent and purpose of the IDO or the applicable zone district.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*”
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 14-16-6-4(N)(1).
4. Mark Arambula, agent for 3XLLC, property owner appeared and gave evidence in support of the application.

5. All property owners within 100 feet of the subject property and the affected neighborhood association were notified.
6. Ladera Heights Neighborhood Association and Vista Grande Neighborhood Association are the affected neighborhood associations.
7. An e-mail from Berent Groth, President of Vista Grande NA, dated April 1, 2019, indicating approval of the request, was submitted in support of the Application.
8. An e-mail from Allan Ludi, President Ladera Heights NA, dated March 21, 2019, indicating no comments/response to the request, was submitted in support of the Application.
9. The subject property is currently zoned MX-L.
10. The address of the subject property is 3500 Coors Blvd. NW.
11. The business on the subject property is Enterprise Rentals.
12. A site plan and accompanying photographs were submitted in support of the Application.
13. The subject business will maintain a high number of vehicles for its inventory on the subject property.
14. The proposed fence will prevent trespassers and criminals from causing theft, vandalism and property damage to its inventory.
15. The fence will provide safety and security for employees and staff of the business and customers to the business.
16. The proposed facility is new construction on the subject property.
17. The proposed fence will be constructed of wrought iron see through fencing with metal support poles.
18. No one appeared in opposition to the Application.
19. There are special circumstances applicable to the Subject Property that are not self-imposed and that 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 14-16-6-6(N)(3)(a)(1).
20. The variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(N)(3)(a)(2).
21. The variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(N)(3)(a)(3).
22. The variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(N)(3)(a)(4).
23. The variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(N)(3)(a)(5).
24. The proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(3).
25. The Applicant has authority to pursue this Application.

DECISION:

APPROVAL of a variance of 3 ft to the 3 ft maximum wall height for front and side yards.

APPEAL:

If you wish to appeal this decision, you must do so by June 20, 2019 pursuant to Section 14-16-6-4(U), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

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.



Stan Harada, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
3X1, LLC, 11215 Central Ave NE, 87123
Ean Holdings, LLC, 4740 Pan American Freeway NE, 87109