



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

GUARDIAN STORAGE (CONSENSUS PLANNING, AGENT) requests a special exception to Section 14-16-2-16(B)(21) : a CONDITIONAL USE to allow storage of household goods, equipment or material reasonable to neighborhood function in a C-1(SC) zone for all or a portion of Lot 1, Bosque Plaza zoned C-1(SC), located on 3600 BOSQUE PLAZA LA NW (D-12)

Special Exception No:..... **15ZHE-80293**
Project No:..... **Project# 1010688**
Hearing Date:..... 02-16-16
Closing of Public Record:..... 02-16-16
Date of Decision: 03-02-16

On the 16th day of February, 2016 (“Hearing”) CONSENSUS PLANNING, (“Agent”) acting as agent on behalf of the property owner GUARDIAN STORAGE (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow storage of household goods, equipment or material reasonable to neighborhood function in a C-1(SC) zone (“Application”) upon the real property located at 3600 BOSQUE PLAZA LA NW (“Subject Property”). Below are the findings of fact:

FINDINGS:

1. Applicant is requesting a conditional use to allow storage of household goods, equipment or material reasonable to neighborhood function in a C-1(SC) zone.
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 use, indoor storage that is gated and secured, is by its nature low impact and not generally conducive to causing injury.
6. The use will not generate unreasonable or excessive traffic, noise, light, fumes, odors or vibration. Its impact will be notably less than other, permissible uses on the Subject Property.
7. Further, the Subject Property is reasonably separated from residential uses and residential access.
8. There is no evidence in the record, including the testimony of concerned individuals, that indicates that the use itself – that of storage of household goods – will be, or even

has any significant potential to be, injurious to adjacent property, the neighborhood or the community.

9. The ZHE finds that in the proposed use will not be significantly damaged by surrounding structures or activities as required by Section 14-16-4-2(C)(1)(b).
10. Specifically, the nature of the use is one that is not susceptible to damage by the allowable and permissible surrounding uses and structures.
11. The ZHE does recognize the real and significant concerns expressed by concerned individuals and neighborhood group representatives.
12. Those concerns include height, scale, architectural style, massing and lack of pedestrian orientation. All of these indicate potential conflict with applicable plans.
13. The Applicant recognized the obligation to comply with any such plans.
14. Stated simply, all of the concerns and objections go to the specific form and design of the structure that will contain the proposed use. However, the ZHE has no authority to pass on such issues of construction and design in this context.
15. Rather, the question presented is whether the use itself is injurious. It is not.
16. 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).
17. The ZHE finds that the Applicant has authority to pursue this Application.

DECISION:

APPROVAL of a conditional use to allow storage of household goods, equipment or material reasonable to neighborhood function in a C-1(SC) zone.

If you wish to appeal this decision, you must do so by March 17, 2016, 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 if an appeal is filed.

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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