



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

JURAJ KLEPAC requests a special exception to Section 14-16-3-19(2)(a): a VARIANCE of 3' to the 3' height allowed for an existing 6' wall in the front yard setback area for all or a portion of Lot 27, Block H, NEW KIMO ADDN zoned R-1, located on 5715 EUCLID AVE NE (H-18)

Special Exception No:.....14ZHE-80281  
Project No: .....Project# 1010275  
Hearing Date: .....January 23, 2015  
Closing of Public Record: .....January 23, 2015  
Date of Decision:.....02-06-15

On the 23rd day of January, 2015 (hereinafter "**Hearing**") JURAJ KLEPAC (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 3' to the 3' height allowed for an existing 6' wall in the front yard setback area (hereinafter "**Application**") upon the real property located at 5715 EUCLID AVE NE ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 3' to the 3' height allowed for an existing 6' wall in the front yard setback area.
2. The City of Albuquerque Zoning Code of Ordinances Section § 14-16-4-2 (C) (2) "SPECIAL EXCEPTIONS – VARIANCE" reads in part: "*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 ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that the Application is not going to be: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property/improvements located in the nearby vicinity of the Subject Property. Specifically, the Applicant provided testimony that he is going to make modifications

- of the wall to make it safer and more aesthetically pleasing. For example, the Applicant covenanted to remove the chain link fence on the "left side" of his driveway (facing the property from the street). Additionally, the Applicant testified that he would remove all the "infill material" in between the stucco columns and replace it with two split rails that allow for good visibility through the fence [as required pursuant to Section § 14-16-4-2 (C) (2) (a)]. Further, the Application and testimony of the Applicant at the Hearing suggest that there is no neighborhood opposition to the Application.
4. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that there are "special circumstances" applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity. Specifically, the Applicant provided testimony that the Subject Property is an oddly shaped corner lot with topographical changes between his property and the neighboring parcels [as required pursuant to Section § 14-16-4-2 (C) (2) (b)]
  5. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that the special circumstances presented hereinabove were not "self-imposed", and that those special circumstances create an unnecessary hardship upon the Applicant. Specifically, the Applicant provided testimony that he purchased the property with the existing fencing in the "as is" condition and was unaware that it was a zoning code violation. He indicated that if we denied his variance that it would constitute an "*unjustified limitation on the reasonable use of the Subject Property*" [as required pursuant to Section § 14-16-4-2 (C) (2) (c)]
  6. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that substantial justice will be done if this Application is approved. [as required pursuant to Section § 14-16-4-2 (C) (2) (d)]
  7. Applicant testified at the Hearing that the yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 (B) (4).

**CONCLUSIONS OF LAW:**

The Applicant has met their burden of submitting an Application that provides evidence that satisfies the elements required within §14-16-4-2 (C) (2) of the Albuquerque Zoning Code.

**DECISION:**

**APPROVAL WITH CONDITIONS** of a VARIANCE of 3' to the 3' height allowed for an existing 6' wall in the front yard setback area.

**CONDITIONS OF APPROVAL:**

- A. The Applicant shall remove the chain link fence on the "left side" of his driveway (facing the property from the street).

- B. The Applicant shall remove all the “infill material” in between the stucco columns and replace it with two split rails that allow for good visibility through the fence.
- C. The Applicant shall ensure that the remodeled fence does not compromise the clear sight triangles as promulgated by the DMD Traffic Engineer.
- D. The Applicant shall ensure that the color of the split rails matches the home and the fence.

If you wish to appeal this decision, you may do so by 5:00 p.m., on February 23, 2015 in the manner described below:

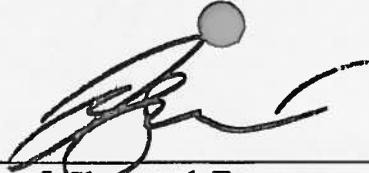
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, 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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Joshua J. Skarsgard, Esq.  
Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Juraj Klepac PO Box 1289 Flora Vista NM 87415  
Juraj Klepal [jklepac@fms.k12.nm.us](mailto:jklepac@fms.k12.nm.us)



CITY OF ALBUQUERQUE  
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NOTIFICATION OF DECISION

JURAJ KLEPAC requests a special exception to Section 14-16-3-19(2)(a): a VARIANCE of 3' to the 3' foot height allowed within 10' of the right-of-way for an existing 6' wall in the side yard setback area for all or a portion of Lot 27, Block H, NEW KIMO ADDN zoned R-1, located on 5715 EUCLID AVE NE (H-18)

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**FINDINGS:**

1. Applicant is requesting a Variance of 3' to the 3' foot height allowed within 10' of the right-of-way for an existing 6' wall in the side yard setback area.
2. The City of Albuquerque Zoning Code of Ordinances Section § 14-16-4-2 (C) (2) "SPECIAL EXCEPTIONS – VARIANCE" reads in part: "*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;*
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3. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that the Application is not going to be: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious

to the property/improvements located in the nearby vicinity of the Subject Property. Specifically, the Applicant provided testimony that he is going to make modifications of the wall to make it safer and more aesthetically pleasing. For example, the Applicant covenanted to remove the chain link fence on the "left side" of his driveway (facing the property from the street). Additionally, the Applicant testified that he would remove all the "infill material" in between the stucco columns and replace it with two split rails that allow for good visibility through the fence [as required pursuant to Section § 14-16-4-2 (C) (2) (a)]. Further, the Application and testimony of the Applicant at the Hearing suggest that there is no neighborhood opposition to the Application.

4. The ZHE finds that the Applicant has met its burden of providing evidence (both oral testimony and written material) that establishes that there are "special circumstances" applicable to the Subject Property which do not apply generally to other property in the same zone and vicinity. Specifically, the Applicant provided testimony that the Subject Property is an oddly shaped corner lot with topographical changes between his property and the neighboring parcels [as required pursuant to Section § 14-16-4-2 (C) (2) (b)]
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**CONCLUSIONS OF LAW:**

The Applicant has met their burden of submitting an Application that provides evidence that satisfies the elements required within §14-16-4-2 (C) (2) of the Albuquerque Zoning Code.

**DECISION:**

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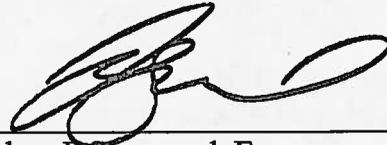
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cc: Zoning Enforcement  
ZHE File  
Juraj Klepac PO Box 1289 Flora Vista NM 87415  
Juraj Klepal jklepac@fms.k12.nm.us