



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

KAREN ZUSCAR (AMANDA COROMINAS, AGENT) requests a special exception to Section 14-16-2-4(B)(1) and 14-16-2-6(B)(3): a CONDITIONAL USE for a carport in the side yard setback area. for all or a portion of Lot 32, Block 4, GLENWOOD HILLS NORTH UNIT 1 zoned RA-1, located on 5001 CALLE DE LUNA NE (F-23)

Special Exception No:.....14ZHE-80287  
Project No: .....Project# 1010301  
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**") AMANDA COROMINAS, (hereinafter "**Agent**") acting as agent on behalf of the property owner, KAREN ZUSCAR (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Conditional Use for a carport in the side yard setback area (hereinafter "**Application**") upon the real property located at 5001 CALLE DE LUNA NE ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Conditional Use for a carport in the side yard setback area
2. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (1) (a) "SPECIAL EXCEPTIONS" reads in part: "*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed will not be injurious to the adjacent property, the neighborhood, or the community.*"
3. Applicant testified at the Hearing that the Conditional Use, if approved, will not be injurious to the adjacent property, neighborhood, or the community because the carport design meets the three criteria required within Section 14-16-2-6: (a) no part of the carport is within three feet of a property line; and (b) no building wall of the carport is constructed within a required setback; and (c) the carport is designed and constructed in harmony with the building site (home on the Subject Property). Additionally, the case file demonstrates that there is no written opposition to this carport design.
4. The Applicant stated that they reached out to the Glenwood Hills NA and that "no objection" was noted. The Agent stated that he contacted the neighbors and wasn't aware of opposition.
5. The Agent stated that the paint on the carport would match the trim and gates on the house.
6. The storm water runoff will be maintained on site according to the Application.
7. The DMD Engineer stated that the carport will not interfere with clear sight triangle regulations for the City of Albuquerque.

8. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (1) (b) "SPECIAL EXCEPTIONS" reads in part: "*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed will not be significantly damaged by surrounding structures or activities.*"
9. Applicant testified at the Hearing that the proposed conditional use, will not be significantly damaged by the surrounding structures or activities.
10. 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 SPECIAL EXCEPTIONS.
11. The Applicant has adequately justified the Conditional Use request pursuant to City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

**DECISION:**

**APPROVAL WITH CONDITIONS** of a **CONDITIONAL USE** for a carport in the side yard setback area.

**CONDITIONS OF APPROVAL:**

- A. The Applicant shall abide by the City of Albuquerque Traffic Engineer approval to keep the carport structure free of clear sight triangle visual obstructions.
- B. The Applicant shall ensure that:
  - i. no part of the carport is within three feet of a property line; and
  - ii. no building wall of the carport is constructed within a required setback; and
  - iii. the carport is designed and constructed in harmony with the building site (home on the Subject Property). Specifically, the Applicant shall ensure that the color of the carport matches with some elements on the home.

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:

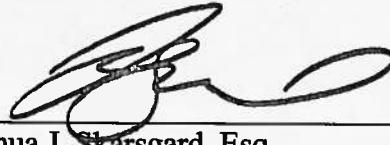
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level,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