



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

FRANK SANCHEZ (JIM RYAN, AGENT) requests a special exception to Section 14-16-3-10(E)(3)(a): a VARIANCE request of 10' to the 10' required front yard landscape buffer for all or a portion of Lot 4, LANDS OF FRANK SANCHEZ zoned M-2, located on 2345 2ND ST SW (M-13)

Special Exception No:..... **15ZHE-80131**  
Project No:..... **Project# 1010436**  
Hearing Date:..... 05-19-2015  
Closing of Public Record:..... 05-19-2015  
Date of Decision: ..... 05-29-2015

On the 19th day of May, 2015 (hereinafter “**Hearing**”) JIM RYAN (hereinafter “**Agent**”) acting as agent on behalf of the property owner FRANK SANCHEZ (hereinafter “**Applicant**”) appeared before the Zoning Hearing Examiner (hereinafter “**ZHE**”) requesting a Variance of 10' to the 10' required front yard landscape buffer (hereinafter “**Application**”) upon the real property located at 2345 2ND ST SW (“**Subject Property**”). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 10' to the 10' required front yard landscape buffer.
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 this property is zoned

industrial/commercial and is surrounded by similar businesses that have very little landscaping because they were constructed prior to the adoption of the landscape regulations in the Zoning Code. The Applicant believes that these applications will not be injurious because they do proposed to put a tree every 40' on center and have some landscaping on site, however they cannot comply with the landscape buffer requirements promulgated by the City Code because to do so would disrupt the site plan and parking and circulation for the tenants and users of the Subject Property [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. In fact, the Applicant testified that the majority of the neighbors have similar landscaping on their site because it is all industrial and commercial zoned property located near the Subject Property.

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 located adjacent to the Barr Canal and Bosque and therefore it has special circumstances that are not experienced by commercial property located in neighboring communities. Additionally, the location next to the Bosque mitigates much of the benefit of the intent of the landscape buffer regulations (because they don't have neighbors to the west of the property) [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 its location next to the Bosque was not self-imposed and if they were forced to plant all this landscaping buffer areas it would destroy the site planning and site circulation which constitutes 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 10' to the 10' required front yard landscape buffer.

**CONDITIONS OF APPROVAL:**

- A. The Applicant shall ensure that they plant one tree every 40 feet on center (as promised during the Hearing).

If you wish to appeal this decision, you may do so 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  
jimryan860@yahoo.com



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

FRANK SANCHEZ (JIM RYAN, AGENT) requests a special exception to Section 14-16-3-10(E)(3)(b): a VARIANCE request of 6' to the 6' required side yard landscape buffer for all or a portion of Lot 4, LANDS OF FRANK SANCHEZ zoned M-2, located on 2345 2ND ST SW (M-13)

Special Exception No:..... **15ZHE-80132**  
Project No:..... **Project# 1010436**  
Hearing Date:..... 05-19-2015  
Closing of Public Record:..... 05-19-2015  
Date of Decision: ..... 05-29-2015

On the 19th day of May, 2015 (hereinafter “**Hearing**”) JIM RYAN (hereinafter “**Agent**”) acting as agent on behalf of the property owner FRANK SANCHEZ (hereinafter “**Applicant**”) appeared before the Zoning Hearing Examiner (hereinafter “**ZHE**”) requesting a Variance of 6' to the required 6' side yard landscaping buffer (hereinafter “**Application**”) upon the real property located at 2345 2ND ST SW (“**Subject Property**”). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 6' to the 6' required side yard landscape buffer.
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 this property is zoned industrial/commercial and is surrounded by similar businesses that have very little

landscaping because they were constructed prior to the adoption of the landscape regulations in the Zoning Code. The Applicant believes that these applications will not be injurious because they do proposed to put a tree every 40' on center and have some landscaping on site, however they cannot comply with the landscape buffer requirements promulgated by the City Code because to do so would disrupt the site plan and parking and circulation for the tenants and users of the Subject Property [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. In fact, the Applicant testified that the majority of the neighbors have similar landscaping on their site because it is all industrial and commercial zoned property located near the Subject Property.

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 located adjacent to the Barr Canal and Bosque and therefore it has special circumstances that are not experienced by commercial property located in neighboring communities. Additionally, the location next to the Bosque mitigates much of the benefit of the intent of the landscape buffer regulations (because they don't have neighbors to the west of the property) [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 its location next to the Bosque was not self-imposed and if they were forced to plant all this landscaping buffer areas it would destroy the site planning and site circulation which constitutes 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 6' to the 6' required side yard landscape buffer.

**CONDITIONS OF APPROVAL:**

- A. The Applicant shall ensure that they plant one tree every 40 feet on center (as promised during the Hearing).

If you wish to appeal this decision, you may do so 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 L. Skarsgard, Esq.

Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
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AMENDED NOTIFICATION OF DECISION

FRANK SANCHEZ (JIM RYAN, AGENT) requests a special exception to Section 14-16-3-10(E)(3)(c): a VARIANCE request of 6' to the 6' required rear yard landscape buffer for all or a portion of Lot 4, LANDS OF FRANK SANCHEZ zoned M-2, located on 2345 2ND ST SW (M-13)

Special Exception No:..... **15ZHE-80133**  
Project No:..... **Project# 1010436**  
Hearing Date:..... 05-19-2015  
Closing of Public Record:..... 05-19-2015  
Date of Decision: ..... 05-29-2015

On the 19th day of May, 2015 (hereinafter "**Hearing**") JIM RYAN (hereinafter "**Agent**") acting as agent on behalf of the property owner FRANK SANCHEZ (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Variance of 6' to the required 6' rear yard landscaping buffer (hereinafter "**Application**") upon the real property located at 2345 2ND ST SW ("**Subject Property**"). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 6' to the 6' required rear yard landscape buffer.
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 this property is zoned industrial/commercial and is surrounded by similar businesses that have very little

landscaping because they were constructed prior to the adoption of the landscape regulations in the Zoning Code. The Applicant believes that these applications will not be injurious because they do proposed to put a tree every 40' on center and have some landscaping on site, however they cannot comply with the landscape buffer requirements promulgated by the City Code because to do so would disrupt the site plan and parking and circulation for the tenants and users of the Subject Property [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. In fact, the Applicant testified that the majority of the neighbors have similar landscaping on their site because it is all industrial and commercial zoned property located near the Subject Property.

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 located adjacent to the Barr Canal and Bosque and therefore it has special circumstances that are not experienced by commercial property located in neighboring communities. Additionally, the location next to the Bosque mitigates much of the benefit of the intent of the landscape buffer regulations (because they don't have neighbors to the west of the property) [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 its location next to the Bosque was not self-imposed and if they were forced to plant all this landscaping buffer areas it would destroy the site planning and site circulation which constitutes 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 6' to the 6' required rear yard landscape buffer.

**CONDITIONS OF APPROVAL:**

- A. The Applicant shall ensure that they plant one tree every 40 feet on center (as promised during the Hearing).

If you wish to appeal this decision, you may do so in the manner described below:

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Joshua J. Skarsgard, Esq.

Zoning Hearing Examiner

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