



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

GARY SKIDMORE (DAVID VESICA, AGENT) requests a special exception to Section 14-16-3-10(E)(3)(b) : a VARIANCE of 6 ft to the required 6 ft east and west side landscape buffer for all or a portion of Lot G, Block 16, Mesa Del Norte Addn zoned C-2, located on 7515 LOMAS BLVD NE (J-19)

Special Exception No: ..... **15ZHE-80216**  
Project No:..... **Project# 1010567**  
Hearing Date:..... 09-15-15  
Closing of Public Record:..... 09-15-15  
Date of Decision: ..... 09-23-2015

On the 15th day of September, 2015 (hereinafter “**Hearing**”) DAVID VESICA, (hereinafter “**Agent**”) acting as agent on behalf of the property owner GARY SKIDMORE (hereinafter “**Applicant**”) appeared before the Zoning Hearing Examiner (hereinafter “**ZHE**”) requesting a Variance of 6 ft to the required 6 ft east and west side landscape buffer (hereinafter “**Application**”) upon the real property located at 7515 LOMAS BLVD NE (“**Subject Property**”). Below are the findings of facts:

**FINDINGS:**

1. Applicant is requesting a Variance of 6 ft to the required 6 ft east and west side 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.

4. The request is to eliminate the west site boundary landscape buffer to allow for parking, and to eliminate the east site boundary landscape buffer to allow for emergency access.
5. The site plan and existing structure are in the same configuration that they have existed since construction in 1958. The current site is legal nonconforming.
6. The buffer requirements are triggered by Applicant's plant to expand the building, although the existing primary bowling alley use will remain the same.
7. The west site boundary wall will be painted with a community mural.
8. Existing trees will remain.
9. The parking requirement is due to Applicant's plans that call for super adequate aisle widths that facilitate special needs access to the premises, which constitutes a significant portion of the property usage.
10. The Applicant will meet the 15% landscaping requirement.
11. The existing layout has not proved problematic, and the west side neighbor supports the application.
12. No objections have been received in evidence or testimony.
13. 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 existing site plan dating to 1958 creates the situation, and no major reconstruction of the existing improvements or change in the site plan is desired other than construction of the addition and renovation of the existing property [as required pursuant to Section § 14-16-4-2 (C) (2) (b)]
14. 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 the existing site layout creates the need for the variances, without which the continued use and improvement of the property for its traditional uses would not be possible, 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)]
15. 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)]
16. 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** of a VARIANCE of 6 ft to the required 6 ft east and west side landscape buffer.

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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Zoning Hearing Examiner

cc: Zoning Enforcement  
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