



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

TAMMIE LAMPHERE requests a special exception to Section 14-16-2-6(E)(4)(a) : a VARIANCE of 5 ft to the required 5 ft side yard setback to allow for an existing addition for all or a portion of Lot 30, Block 4, CountryClub Addn zoned R-1, located on 424 SYCAMORE ST NE (K-15)

Special Exception No:..... **16ZHE-80218**
Project No:..... **Project# 1010960**
Hearing Date:..... 09-20-16
Closing of Public Record:..... 09-20-16
Date of Decision: 10-05-16

On the 20th day of September, 2016, TAMMIE LAMPHERE (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5 ft to the required 5 ft side yard setback to allow for an existing addition (“Application”) upon the real property located at 424 SYCAMORE ST NE (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 5 ft to the required 5 ft side yard setback to allow for an existing addition.
2. The City of Albuquerque Zoning Code of Ordinances Section 14-16-4-2 (C)(2) (Special Exceptions – Variance) reads: “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 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 the Applicant has not met her burden of submitting substantial evidence that the Application is not: (i) contrary to the public interest, (ii) injurious to the community; or (iii) injurious to the property or improvements located in the vicinity as required by Section 14-16-4-2 (C)(2)(a).

5. The ZHE finds that there are no 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, as required by Section 14-16-4-2(C)(2)(b).
6. The ZHE finds that substantial justice will be done if this Application is approved, as required pursuant to Section 14-16-4-2 (C)(2)(d).
7. The same variance requested was denied by the ZHE in 1990 and again in 2010 (which order was upheld by the Board of Appeals).
8. The basis of the prior denials was the property was not exceptional and there were no practical difficulties or unnecessary hardship.
9. The zoning criteria have change somewhat, but the exceptionality criteria is analogous to the present requirement of special circumstances. The unnecessary hardship criteria remains.
10. The ZHE in 2010 felt compelled to deny the application due to the lack of evidence in the record supporting a different decision than the one made in 1990.
11. The Applicant was unable to provide evidence of any changed circumstances to support a different outcome. The two items Applicant cites – that the property is five-sided, not four-sided, and that it is 47’ wide rather than 50’ wide – do not constitute substantive new evidence warranting a different outcome. Moreover, Applicant does not explain how those circumstances, if they are found to be special circumstances, create an unnecessary hardship.
12. Therefore, the ZHE is again compelled to deny the request.

CONCLUSIONS OF LAW:

The criteria within Section 14-16-4-2(C)(2) of the Albuquerque Zoning Code are not satisfied.

DECISION:

DENIAL of a variance of 5 ft to the required 5 ft side yard setback to allow for an existing addition.

If you wish to appeal this decision, you must do so by October 20, 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.

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.



Christopher L. Graeser, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
flamingogal2001@yahoo.com
jameseichel@hotmail.com
mgl411@a.com
shralpmaster@gmail.com
olanawc@hotmail.com