



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

GRAEME SUPPLE requests a special exception to Section 14-16-2-6(B)(3) : a CONDITIONAL USE to allow for a carport in the front yard setback for all or a portion of Lot 5, Block 54, University Heights Addn zoned R-1, located on 310 AMHERST DR SE (K-16)

Special Exception No:..... **17ZHE-80118**
Project No:..... **Project# 1011260**
Hearing Date:..... 08-15-17
Closing of Public Record:..... 08-15-17
Date of Decision: 08-30-17

On the 15th day of August, 2017, GRAEME SUPPLE (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow for a carport in the front yard setback (“Application”) upon the real property located at 310 AMHERST DR SE (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow for a carport in the front yard setback
2. The City of Albuquerque Code of Ordinances Section 14-16-4-2(C)(1) (Special Exceptions – Conditional Use) reads: “*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed:*
 - (a) *Will not be injurious to the adjacent property, the neighborhood, or the community;*
 - (b) *Will not be significantly damaged by surrounding structures or activities.*
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 in the proposed use will not be injurious to the adjacent property, the neighborhood, or the community as required by Section 14-16-4-2(C)(1)(a).
5. Specifically, the ZHE finds that that the carport design coordinates with the style and construction of the house, as required by Section 14-16-2-6 (B)(3)(c), and will be integrated with the house using a short wall, and otherwise will be harmonious with the Subject Property.
6. The carport will not block views or light to other properties and will not result in increased intensity or change of use of the Subject Property.
7. The proposal has been reviewed by the Traffic Engineer, who has determined that it will not interfere with clear sight triangles.
8. The Nob Hill Neighborhood Association reviewed the application and, by a split vote, decided to oppose it on the basis of a desire to maintain historic wide setbacks and an open streetscape.

9. There are apparently no covenants requiring setbacks, at least to the extent that it would prohibit the proposed carport, and the carport does comply with City of Albuquerque required setbacks.
10. The one individual who appeared at the hearing supported the Application on the basis of the carport providing shade, lowering temperatures around the house and reducing cooling load, and noted that there was another similar construction nearby and the abutting house was a new-construction contemporary.
11. The front setback of the house remains quite wide, at 28 feet to the street.
12. In the absence of more compelling evidence supporting the concept that standard historic preservation practice would require elevating consistent setbacks over improving the home's appearance and balancing its façade, the ZHE cannot find that the proposed construction is injurious.
13. The ZHE finds that in the proposed use will not be significantly damaged by surrounding structures or activities as required by Section 14-16-4-2(C)(1)(b).
14. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-4-2(B)(4).
15. The ZHE finds that the Applicant has authority to pursue this Application.

DECISION:

APPROVAL of a conditional use to allow for a carport in the front yard setback.

If you wish to appeal this decision, you must do so by September 14, 2017, 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.

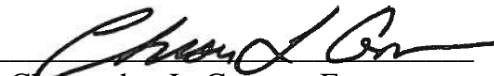
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of 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.



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