



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

ABBA TECHNOLOGIES (ARCH+PLAN LAND USE CONSULTANTS, AGENT) requests a special exception to Section 14-16-2-23(A) and Pg 38(e)(5) North I-25 SDP : a VARIANCE of 18 in to the allowed 18 in height for building sign letters for all or a portion of Lot 30A, Block 4, N Abq Acres Tr A Unit B zoned SU-2 IP or SU-2 C, located on 5301 BEVERLY HILLS AV NE (B-18)

Special Exception No:..... **17ZHE-80005**
Project No:..... **Project# 1011108**
Hearing Date:..... 02-21-17
Closing of Public Record:..... 02-21-17
Date of Decision: 03-08-17

On the 21st day of February, 2017, ARCH+PLAN LAND USE CONSULTANTS acting as agent on behalf of the property owner ABBA TECHNOLOGIES (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 18 in. to the allowed 18 in. height for building sign letters (“Application”) upon the real property located at 5301 BEVERLY HILLS AV NE (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 18 in. to the allowed 18 in. height for building sign letters.
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 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. Specifically, the ZHE finds that the proposed signage is attractive, does not present a nuisance to neighboring properties or the community, and is otherwise not susceptible to causing injury or harming the public interest.
6. The proposed building sign reasonably takes into consideration the overall character of the building, size and location pursuant to North I-25 Sector Plan Policy CD14, and appears appropriate.
7. As a matter of public interest and avoidance of injury, it should be noted that if the property were just up the block, and thus within 300 feet of I-25, it would be allowed four (4) foot high sign letters, when the current request is for a maximum of 36” for some of the letters.
8. Moreover, many existing area signs, which predate the sector plan rules, are of a size similar to or larger than requested.
9. The ZHE finds that 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, as required by Section 14-16-4-2(C)(2)(b).
10. Specifically, the ZHE finds that the subject’s south and west facades are not visible from the interstate and do not have frontage road access. With access solely from San Mateo to the South larger lettering is needed to create the necessary critical visibility to locate and access the property.
11. The ZHE finds that 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 district, as required by Section 14-16-4-2(C)(2)(c).
12. Specifically, the ZHE finds that the subject suffers from significant limitations on visibility. Applicant’s business requires adequate signage to identify the business and attract customers in order to compete. Denying the variance would create an undue hardship.
13. 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).
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.

CONCLUSIONS OF LAW:

The criteria within Section 14-16-4-2(C)(2) of the Albuquerque Zoning Code are satisfied.

DECISION:

APPROVAL of a variance of 18.25 in. to the allowed 18 in. height for building sign letters.

If you wish to appeal this decision, you must do so by March 23, 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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Zoning Hearing Examiner

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