BRETT WEITZEL requests a special exception to Section 14-16-2-(6)(E)(1): a VARIANCE of 12 ft 6 in to the required front yard setback for a proposed shade structure for all or a portion of Lot 13, Block 16, Huning Castle Addn, zoned R-1, located on 1616 PARK AV SW (K-13)

On the 18th day of July, 2017 BRETT WEITZEL (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 12 ft 6 in to the required front yard setback for a proposed shade structure (“Application”) upon the real property located at 1616 PARK AV SW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 12 ft 6 in to the required front yard setback for a proposed shade structure.
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 shade structure comports with the current setbacks on the streetscape and is architecturally integrated with the residence and the historic neighborhood. It will not block the view, light or access for any other properties, and will not change the character of the property or increase the intensity of use.

6. There was no opposition stated either in writing or at the hearing. The support of surrounding neighbors and the neighborhood association indicates the absence of potential injury to the surrounding area.

7. 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).

8. Specifically, the ZHE finds that the Subject Property is an irregularly shaped lot with a small back yard, burdened by an easement.

9. 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).

10. Specifically, the ZHE finds that Applicant did not create the situation giving rise to special circumstances.

11. 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).

12. 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).

13. 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 WITH CONDITIONS of a variance of 12 ft 6 in to the required front yard setback for a proposed shade structure.

**CONDITIONS OF APPROVAL**

Applicant shall comply with all conditions of approval of Traffic Engineering.

If you wish to appeal this decision, you must do so by August 17, 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.

Christopher L. Graeser, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
brettweitzel@gmail.com
BRETT WEITZEL requests a special exception to Section 14-16-2-6-(B)(14) : a CONDITIONAL USE use to allow for a wall in the front yard setback for all or a portion of Lot 13, Block 16, Huning Castle Addn zoned R-1, located on 1616 PARK AV SW (K-13)

Special Exception No: 17ZHE-80128
Project No: Project# 1011270
Hearing Date: 07-18-17
Closing of Public Record: 07-18-17
Date of Decision: 08-02-17

On the 18th day of July, 2017, BRETT WEITZEL (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow a wall in the front yard setback (“Application”) upon the real property located at 1616 PARK AV SW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

**FINDINGS:**

1. Applicant is requesting a conditional use to allow a wall 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 the proposed wall is designed to coordinate with the house and otherwise be harmonious with the subject property. It will not block views or light or otherwise visually interfere with adjacent properties, including access. It will not change the character of the property, its use or its impact on the neighborhood or community.
6. 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).
7. 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).
8. The ZHE finds that the Applicant has authority to pursue this Application.
DECISION:

APPROVAL WITH CONDITIONS of a conditional use to allow a wall in the front yard setback.

CONDITIONS OF APPROVAL

Applicant shall comply with all conditions of approval of Traffic Engineering.

If you wish to appeal this decision, you must do so by August 17, 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.

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