AUDRA MARES requests a special exception to Section 14-16-2-14(E)(1) and 14-16-2-6(B)(5) to allow a CONDITIONAL USE to allow a family day care home for up to 12 children in a residential zone for all or a portion of Lot 39 P-1, Block 5, Parkwest Unit 3 zoned R-D, located on 2224 SKYBROOK DR NW (H-9).

On the 20th day of June, 2017, AUDRA MARES (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow a family day care home for up to 12 children (“Application”) upon the real property located at 2224 SKYBROOK DR NW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow a family day care home for up to 12 children.
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 Applicant proposes to care for young (1-3 years old) children in her home.
6. Applicant states that children will not be taken outside for play before 10:00 AM, and will only be outdoors for roughly one hour in the morning and one hour in the afternoon, addressing the primary concern received from an adjacent neighbor of noise disturbance in the morning. The neighbor adjacent to the play area is in support of the Application.
7. The Subject Property has a five-foot high fence, and the play area is on the other side of the home from the concerned adjacent neighbor, further diminishing the potential for injury.
8. There is substantial and adequate indoor space for the children.
9. The Subject Property can accommodate six vehicles in the driveway, and parents will be asked to only pick up and drop off in the driveway, reducing the potential for traffic and parking impacts.

10. Applicant previously for nine years cared for children in her home – the Subject Property - without complaint, taking a three-year break, and now seeks reapproval for the same use.

11. Applicant intends to provide a needed service for the neighborhood.

12. The children will always be supervised, including when outdoors.

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 WITH CONDITIONS of a conditional use to allow a family day care home for up to 12 children.

CONDITIONS OF APPROVAL:

There shall be no outdoor play time before 10:00 AM.

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

cc: Zoning Enforcement
ZHE File
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