JOEL LOZANO requests a special exception to Section 14-16-2-6(B)(3): a CONDITIONAL USE to allow for a carport within the required side yard setback for all or a portion of Lot 10, Block 4, SWIN & MARR ADDN zoned R1, located on 1700 53RD ST NW (H11)

On the 16th day of March, 2018, JOEL LOZANO (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow a carport within the required side yard setback (“Application”) upon the real property located at 1700 53RD ST NW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow a carport within the required side 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 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. No part of the carport is within three feet of a property line, other than a right of way line, as required by Section 14-16-2-6(B)(3)(a).
6. The carport design coordinates with the house as required by Section 14-16-2-6(B)(3)(c) and otherwise is harmonious with 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. There is no aspect of the Application that appears to have the potential to cause injury.
9. The ZHE finds that the proposed use will not be significantly damaged by surrounding structures or activities as required by Section 14-16-4-2(C)(1)(b).
10. 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).
11. The ZHE finds that the Applicant has authority to pursue this Application.
DECISION:

APPROVAL WITH CONDITIONS of a conditional use to allow a carport within the required side yard setback.

CONDITIONS OF APPROVAL:

1. No wall shall be built within the required setback area without further approval.
2. The carport shall be painted to match the trim color of the residence.

If you wish to appeal this decision, you must do so by April 16, 2018, 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.

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
Joel Lozano, 1700 53rd Street NW, 87105