On the 15th day of January, 2019, property owner Roxana De La Torre ("Applicant") appeared before the Zoning Hearing Examiner ("ZHE") requesting a variance of 3 ft to the 3 ft max wall height in the front setback ("Application") upon the real property located at 1608 55th ST NW ("Subject Property"). Below are the ZHE’s findings of fact and decision:

**FINDINGS:**

1. Applicant is requesting a variance of 3 ft to the 3 ft max wall height in the front setback.
2. The City of Albuquerque Integrated Development Ordinance Section 14-16-6-6(N)(3)(c) Variance for a Taller Front or Side Yard Wall reads: “A variance application for a taller front or side yard wall shall be approved by the Zoning Hearing Examiner, if and only if, the Zoning Hearing Examiner finds all of the following:
   (1) The proposed wall would strengthen or reinforce the architectural character of the surrounding area;
   (2) The proposed wall would not be injurious to adjacent properties, the surrounding neighborhood, or the larger community;
   (3) The wall is proposed on a lot that meets any of the following criteria:
      a. The lot is at least ½ acre;
      b. The lot fronts a street designated as a collector or above in the LRTS guide;
      c. At least 20 percent of the properties within 330 feet of the lot where the wall or fence is being requested have a wall or fence over 3 feet in the front yard.
   (4) The design of the wall complies with any applicable standard in Section 14-16-5-7 (Walls and Fences), including, but not limited to Subsection 14-16-5-7(E)(2) (Articulation and alignment) and Subsection 14-16-5-7(E)(3) (Wall Design), and all of the following:
      a. The wall or fence shall not block the view of any portion of any window on the front façade of the primary building when viewed from 5 feet above ground level at the centerline of the street in front of the house.
      b. The design and materials proposed for the wall or fence shall reflect the architectural character of the surrounding area.
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 14-16-6-4(N)(1).
4. All property owners within 100 feet and affected neighborhood association were notified of the application.
5. The subject property is currently zoned R-1 B.
6. West Mesa Neighborhood Association is the affected NA.
7. Applicant notified the affected NA by e-mail dated November 16, 2018.
8. Nothing has been submitted by the NA.
9. Roxanna De La Torre, owner appeared and gave evidence in support of the application.
10. An interpreter was sworn in and provided translation for owner.
11. A site plan was submitted.
12. The subject property has been recently burglarized and police reports were filed.
13. Suspicious persons have been reported around the property.
14. The proposed wall would increase the security and value of the property.
15. A letter signed by 9 adjacent property owners/neighbors was submitted in support of the Application.
16. No one appeared in opposition to the Application.
17. The proposed wall would be constructed of concrete block with wrought iron fencing.
18. The wall will match the color and character of walls in the neighborhood.
19. Transportation issued a report stating the proposed wall design is conditionally approved.
20. Any proposed wall design shall not violate the clear sight triangle as required by transportation.
21. The proposed wall would strengthen or reinforce the architectural character of the surrounding area as required by Section 14-16-6-6(N)(3)(c)(1).
22. The proposed wall would not be injurious to adjacent properties, the surrounding neighborhood or the larger community as required by Section 14-16-6-6(N)(3)(c)(2).
23. At least 20 percent of the properties within 330 feet of the lot where the wall or fence is being requested have a wall or fence over 3 feet in the front yard as required by Section 14-16-6-6(N)(3)(c)(3)c.
24. Ten photographs were submitted in support of these criteria.
25. Applicant gave the addresses for the photographs on the record.
26. The ZHE finds that the proper “Notice of Hearing” signage was posted for the required time period as required by Section 14-16-6-4(K)(3).
27. The ZHE finds that the Applicant has authority to pursue this Application.

CONCLUSIONS OF LAW:

The criteria within Section 14-16-6-6(N)(3)(c) of the Albuquerque Zoning Code are satisfied.

DECISION:

APPROVAL of a variance of 3 ft to the 3 ft max wall height in the front setback.

CONDITIONS:

The design of the fence shall comply with any applicable design standards in Sections 14-16-5-7 (Walls and Fences); 7-7(E)(2) (Articulation and Alignment); 5-7(E)(3) (Wall Design) and Section 14-16-6-6(N)(3)(c)4a and b.
APPEAL

If you wish to appeal this decision, you must do so by February 14, 2019 pursuant to Section 14-16-6-4(U), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

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.

_______________________________
Stan Harada, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Roxana De La Torre, 1608 55\textsuperscript{th} ST NW, 87105