On the 16th day of June, 2020, Garcia/Kraemer & Assoc., agent for property owners Julie Elizabeth Kilpatrick and Linda Kay Cecil (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 5 ft to the required 20 ft front yard setback (“Application”) upon the real property located at 2728 Decker Ave NW (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 5 ft to the required 20 ft front yard setback.
2. The City of Albuquerque Integrated Development Ordinance (IDO), Section 14-16-6-6(N)(3)(a) (Variance-Review and Decision Criteria) reads: “… an application for a Variance-ZHE shall be approved if it meets all of the following criteria:
   
   (1) There are special circumstances applicable to the subject property that are not self-imposed and that 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. Such special circumstances of the property either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the property, or practical difficulties result from strict compliance with the minimum standards.

   (2) The Variance will not be materially contrary to the public safety, health, or welfare.

   (3) The Variance does not cause significant material adverse impacts on surrounding properties or infrastructure improvements in the vicinity.

   (4) The Variance will not materially undermine the intent and purpose of the IDO or the applicable zone district.

   (5) The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.”

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. Agent for property owner appeared and gave evidence in support of the application.
5. All property owners within 100 feet of the subject property and the affected neighborhood association were notified.

6. The subject property is currently zoned R-A.

7. Based on evidence submitted by or on behalf of Applicant, there are special circumstances applicable to the Subject Property that are not self-imposed and that 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 14-16-6-6(N)(3)(a)(1). Specifically, the subject lot was legally platted by the City of Albuquerque prior to the enactment of the Zoning regulations of the IDO and is now subject to more restrictive setback standards than prior to adoption of the IDO, for which no compensation was paid. Furthermore, the location of the parcel abuts and is adjacent to commercial uses to the north and to the west, which makes it unique in comparison to other properties in the same zone district and vicinity. No evidence to the contrary was presented.

8. Based on evidence submitted by or on behalf of Applicant, the variance will not be contrary to the public safety, health and welfare of the community as required by Section 14-16-6-6(N)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to use the property in a manner that is consistent with the historic use, the IDO, and the Development Process Manual (DPM). No evidence to the contrary was presented.

9. Based on evidence submitted by or on behalf of Applicant, the variance will not cause significant adverse material impacts on surrounding properties or infrastructure improvements in the vicinity as required by Section 14-16-6-6(N)(3)(a)(3). Specifically, the proposed wall is designed to be in harmony and consistency with what currently exists in the neighborhood. No evidence to the contrary was presented.

10. Based on evidence submitted by or on behalf of Applicant, the variance will not materially undermine the intent and purpose of the IDO or applicable zone district as required by Section 14-16-6-6(N)(3)(a)(4). Specifically, Applicant presented evidence that the intent of IDO will still be met in that the subject site will continue the existing use and the proposed wall would merely add to the functionality of the site. No evidence to the contrary was presented.

11. Based on evidence submitted by or on behalf of Applicant, the variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties as required by Section 14-16-6-6(N)(3)(a)(5). Specifically, Agent testified that any smaller variance would be ineffective. There is no other area on the property to logically access a garage, and the request would be the minimum necessary to allow a full sized car or truck to be parked inside the garage for which the variance is proposed. Thus, the applicants are not requesting more than what is minimally necessary for a variance. No evidence to the contrary was presented.

12. City Transportation submitted a report stating no objection.

13. The proper “Notice of Hearing” signage was posted for the required time period as required by Section 14-16-6-4(K)(3).

14. The Applicant has authority to pursue this Application.

15. Applicant testified that, as shown on the site plan submitted into the record, the proposed garage requires a second setback variance, for which Applicant’s application is underway. However, that second variance was not properly noticed to the public and all other parties entitled to notice, and it is not a part of this decision.
DECISION:

APPROVAL WITH CONDITION of a variance of 5 ft to the required 20 ft front yard setback.

CONDITION:

The Applicant must obtain the second setback variance described in Finding 15, above, in accordance with the site plan submitted into the record in this matter.

APPEAL:

If you wish to appeal this decision, you must do so by July 16, 2020 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.

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