



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Sawmill Bellamah Properties, LLC (RBPlanning, LLC, agent) requests a variance of 8 ft to the allowed 68 ft building height in an MX-H zone for Lot A, Stewart & Walker, located at 1904 Bellamah AVE NW, zoned MX-H [Section 14-16-5-1(D)(1)]

Special Exception No: **VA-2023-00092**
Project No: **Project#2022-007153**
Hearing Date: 05-16-23
Closing of Public Record: 05-16-23
Date of Decision: 05-31-23

On the 16th day of May, 2023, RBPlanning, LLC, agent for property owner Sawmill Bellamah Properties, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 8 ft to the allowed 68 ft building height in an MX-H zone (“Application”) upon the real property located at 1904 Bellamah AVE NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 8 ft to the allowed 68 ft building height in an MX-H zone.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(O)(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 this IDO, the applicable zone district, or any applicable Overlay Zone.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*”
3. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).

4. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
5. Agent appeared at the ZHE hearing on this matter and gave evidence in support of the Application.
6. Applicant established that the proper "Notice of Hearing" signage was posted for the required time period.
7. Applicant established that all property owners and neighborhood association entitled to notice were notified of the Application.
8. Applicant has authority to pursue this Application.
9. The City Traffic Engineer submitted a report stating no objection to the Application.
10. The subject property is currently zoned R-A.
11. Based on evidence submitted by or on behalf of Applicant, it appears that 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(O)(3)(a)(1). Specifically, Applicant confirmed in oral testimony and submitted evidence that, the Subject Property's unique layout based on historic platting and its shallow depth create special circumstances. These special circumstances create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the Subject Property, because compliance with the minimum standards would not allow for the reasonably proposed use, which otherwise would be in compliance with the IDO.
12. 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(O)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to construct the proposed project in a manner that is consistent with the IDO and the Development Process Manual (DPM).
13. 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(O)(3)(a)(3). Specifically, the proposal is designed to be in harmony and consistency with what currently exists in the neighborhood, including existing development, rights of way and infrastructure. The proposed development with the variance also allows for creation of more public space and community amenities than the IDO would allow without the variance.
14. 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(O)(3)(a)(4). Specifically, Applicant confirmed in written submittals that the intent of IDO will still be met in that the subject site will be in harmony with existing uses and the proposed variance would merely add to the useability of the site and allow development consistent with existing uses. The variance request furthers several goals of the ABC Comp. Plan, including Goals 4.1 (Community Character), 5.2 (Complete Communities), 5.3 (Efficient Development Patterns), 5.6 (City Development Areas), 7.3 (Sense of Place), and 8.1 (Placemaking).
15. 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(O)(3)(a)(5). Specifically, Applicant submitted evidence that any smaller

variance would be ineffective to provide for the practicable useability of the site. Thus. the applicant is not requesting more than what is minimally necessary for a variance.

16. Agent testified that the existing lots of record that comprise the subject property and its companion property for which variances are sought under Project#2022-007153 are the subject of a platting action before the City Development Hearing Officer (the “Platting Action”). To be sure that the ZHE variances sought in Project#2022-007153 are consistent with the Platting Action, Agent proposed that the variances be conditioned upon the DHO approval of the Platting Action.
17. The requirements of IDO Section 14-16-6-6(O)(3)(a) are satisfied.

DECISION:

APPROVAL WITH CONDITION of a variance of 8 ft to the allowed 68 ft building height in an MX-H zone.

CONDITION:

This approval is contingent upon the City Development Hearing Officer’s approval of the Platting Action (as defined in this Notification of Decision, above).

APPEAL:

If you wish to appeal this decision, you must do so by June 15, 2023 pursuant to Section 14-16-6-4(V), 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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Zoning Hearing Examiner

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ZHE File
Zoning Enforcement
RBPlanning, LLC, rbplanning505@gmail.com



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Sawmill Bellamah Properties, LLC (Agent, RBPlanning, LLC) requests a variance of 2.5 ft to the allowed 68 ft building height in an MX-H zone for Lot 238C1A2A, MRGCD MAP 38, located at 1904 Bellamah AVE NW (99999 20th ST NW), zoned MX-H [Section 14-16-5-1(D)(1)]

Special Exception No: **VA-2023-00093**
Project No: **Project#2022-007153**
Hearing Date: 05-16-23
Closing of Public Record: 05-16-23
Date of Decision: 05-31-23

On the 16th day of May, 2023, RBPlanning, LLC, agent for property owner Sawmill Bellamah Properties, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 2.5 ft to the allowed 68 ft building height in an MX-H zone (“Application”) upon the real property located at 1904 Bellamah AVE NW (99999 20th ST NW) (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 2.5 ft to the allowed 68 ft building height in an MX-H zone.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(O)(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 this IDO, the applicable zone district, or any applicable Overlay Zone.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*”
3. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).

4. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
5. Agent appeared at the ZHE hearing on this matter and gave evidence in support of the Application.
6. Applicant established that the proper "Notice of Hearing" signage was posted for the required time period.
7. Applicant established that all property owners and neighborhood association entitled to notice were notified of the Application.
8. Applicant has authority to pursue this Application.
9. The City Traffic Engineer submitted a report stating no objection to the Application.
10. The subject property is currently zoned R-A.
11. Based on evidence submitted by or on behalf of Applicant, it appears that 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(O)(3)(a)(1). Specifically, Applicant confirmed in oral testimony and submitted evidence that, the Subject Property's unique layout based on historic platting and its shallow depth create special circumstances. These special circumstances create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the Subject Property, because compliance with the minimum standards would not allow for the reasonably proposed use, which otherwise would be in compliance with the IDO.
12. 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(O)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to construct the proposed project in a manner that is consistent with the IDO and the Development Process Manual (DPM).
13. 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(O)(3)(a)(3). Specifically, the proposal is designed to be in harmony and consistency with what currently exists in the neighborhood, including existing development, rights of way and infrastructure. The proposed development with the variance also allows for creation of more public space and community amenities than the IDO would allow without the variance.
14. 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(O)(3)(a)(4). Specifically, Applicant confirmed in written submittals that the intent of IDO will still be met in that the subject site will be in harmony with existing uses and the proposed variance would merely add to the useability of the site and allow development consistent with existing uses. The variance request furthers several goals of the ABC Comp. Plan, including Goals 4.1 (Community Character), 5.2 (Complete Communities), 5.3 (Efficient Development Patterns), 5.6 (City Development Areas), 7.3 (Sense of Place), and 8.1 (Placemaking).
15. 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(O)(3)(a)(5). Specifically, Applicant submitted evidence that any smaller

variance would be ineffective to provide for the practicable useability of the site. Thus. the applicant is not requesting more than what is minimally necessary for a variance.

16. Agent testified that the existing lots of record that comprise the subject property and its companion property for which variances are sought under Project#2022-007153 are the subject of a platting action before the City Development Hearing Officer (the “Platting Action”). To be sure that the ZHE variances sought in Project#2022-007153 are consistent with the Platting Action, Agent proposed that the variances be conditioned upon the DHO approval of the Platting Action.
17. The requirements of IDO Section 14-16-6-6(O)(3)(a) are satisfied.

DECISION:

APPROVAL WITH CONDITION of a variance of 8 ft to the allowed 68 ft building height in an MX-H zone.

CONDITION:

This approval is contingent upon the City Development Hearing Officer’s approval of the Platting Action (as defined in this Notification of Decision, above).

APPEAL:

If you wish to appeal this decision, you must do so by June 15, 2023 pursuant to Section 14-16-6-4(V), 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.



Robert Lucero, Esq.
Zoning Hearing Examiner

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ZHE File
Zoning Enforcement
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CITY OF ALBUQUERQUE
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NOTIFICATION OF DECISION

Sawmill Bellamah Properties, LLC (Agent, RBPlanning, LLC) requests a variance of 61 ft to the allowed 15 ft building height within 25 ft of the front lot line for Lot A, Stewart & Walker, located at 1904 Bellamah AVE NW, zoned MX-H [Section 14-16-3-4(M)(5)(c)]

Special Exception No: **VA-2023-00094**
Project No: **Project#2022-007153**
Hearing Date: 05-16-23
Closing of Public Record: 05-16-23
Date of Decision: 05-31-23

On the 16th day of May, 2023, RBPlanning, LLC, agent for property owner Sawmill Bellamah Properties, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 61 ft to the allowed 15 ft building height within 25 ft of the front lot line (“Application”) upon the real property located at 1904 Bellamah AVE NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 61 ft to the allowed 15 ft building height within 25 ft of the front lot line.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(O)(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 this IDO, the applicable zone district, or any applicable Overlay Zone.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*”
3. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).

4. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
5. Agent appeared at the ZHE hearing on this matter and gave evidence in support of the Application.
6. Applicant established that the proper "Notice of Hearing" signage was posted for the required time period.
7. Applicant established that all property owners and neighborhood association entitled to notice were notified of the Application.
8. Applicant has authority to pursue this Application.
9. The City Traffic Engineer submitted a report stating no objection to the Application.
10. The subject property is currently zoned R-A.
11. Based on evidence submitted by or on behalf of Applicant, it appears that 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(O)(3)(a)(1). Specifically, Applicant confirmed in oral testimony and submitted evidence that, the Subject Property's unique layout based on historic platting and its shallow depth create special circumstances. These special circumstances create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the Subject Property, because compliance with the minimum standards would not allow for the reasonably proposed use, which otherwise would be in compliance with the IDO.
12. 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(O)(3)(a)(2). Specifically, evidence was submitted supporting that, if granted approval, the Applicant intends to construct the proposed project in a manner that is consistent with the IDO and the Development Process Manual (DPM).
13. 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(O)(3)(a)(3). Specifically, the proposal is designed to be in harmony and consistency with what currently exists in the neighborhood, including existing development, rights of way and infrastructure. The proposed development with the variance also allows for creation of more public space and community amenities than the IDO would allow without the variance.
14. 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(O)(3)(a)(4). Specifically, Applicant confirmed in written submittals that the intent of IDO will still be met in that the subject site will be in harmony with existing uses and the proposed variance would merely add to the useability of the site and allow development consistent with existing uses. The variance request furthers several goals of the ABC Comp. Plan, including Goals 4.1 (Community Character), 5.2 (Complete Communities), 5.3 (Efficient Development Patterns), 5.6 (City Development Areas), 7.3 (Sense of Place), and 8.1 (Placemaking).
15. 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(O)(3)(a)(5). Specifically, Applicant submitted evidence that any smaller

variance would be ineffective to provide for the practicable useability of the site. Thus. the applicant is not requesting more than what is minimally necessary for a variance.

16. Agent testified that the existing lots of record that comprise the subject property and its companion property for which variances are sought under Project#2022-007153 are the subject of a platting action before the City Development Hearing Officer (the “Platting Action”). To be sure that the ZHE variances sought in Project#2022-007153 are consistent with the Platting Action, Agent proposed that the variances be conditioned upon the DHO approval of the Platting Action.
17. The requirements of IDO Section 14-16-6-6(O)(3)(a) are satisfied.

DECISION:

APPROVAL WITH CONDITION of a variance of 8 ft to the allowed 68 ft building height in an MX-H zone.

CONDITION:

This approval is contingent upon the City Development Hearing Officer’s approval of the Platting Action (as defined in this Notification of Decision, above).

APPEAL:

If you wish to appeal this decision, you must do so by June 15, 2023 pursuant to Section 14-16-6-4(V), 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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ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Sawmill Bellamah Properties, LLC (Agent, RBPlanning, LLC) requests a variance of 55.5 ft to the allowed 15 ft building height within 25 ft of the front lot line for Lot 238C1A2A, MRGCD MAP 38, located at 1904 Bellamah AVE NW (99999 20TH ST NW), zoned MX-H [Section 14-16-3-4(M)(5)(c)]

Special Exception No: **VA-2023-00095**
Project No: **Project#2022-007153**
Hearing Date: 05-16-23
Closing of Public Record: 05-16-23
Date of Decision: 05-31-23

On the 16th day of May, 2023, RBPlanning, LLC, agent for property owner Sawmill Bellamah Properties, LLC (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 55.5 ft to the allowed 15 ft building height within 25 ft of the front lot line (“Application”) upon the real property located at 1904 Bellamah AVE NW (99999 20TH ST NW) (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 55.5 ft to the allowed 15 ft building height within 25 ft of the front lot line.
2. The City of Albuquerque Integrated Development Ordinance, Section 14-16-6-6(O)(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 this IDO, the applicable zone district, or any applicable Overlay Zone.*
 - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.*”
3. Applicant bears the burden of providing a sound justification for the requested decision, based on substantial evidence, pursuant to IDO Section 14-16-6-4(E)(3).

4. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits as necessary, pursuant to IDO Section 14-16-6-4(E)(4).
5. Agent appeared at the ZHE hearing on this matter and gave evidence in support of the Application.
6. Applicant established that the proper "Notice of Hearing" signage was posted for the required time period.
7. Applicant established that all property owners and neighborhood association entitled to notice were notified of the Application.
8. Applicant has authority to pursue this Application.
9. The City Traffic Engineer submitted a report stating no objection to the Application.
10. The subject property is currently zoned R-A.
11. Based on evidence submitted by or on behalf of Applicant, it appears that 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(O)(3)(a)(1). Specifically, Applicant confirmed in oral testimony and submitted evidence that, the Subject Property's unique layout based on historic platting and its shallow depth create special circumstances. These special circumstances create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or return on the Subject Property, because compliance with the minimum standards would not allow for the reasonably proposed use, which otherwise would be in compliance with the IDO.
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13. 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(O)(3)(a)(3). Specifically, the proposal is designed to be in harmony and consistency with what currently exists in the neighborhood, including existing development, rights of way and infrastructure. The proposed development with the variance also allows for creation of more public space and community amenities than the IDO would allow without the variance.
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variance would be ineffective to provide for the practicable useability of the site. Thus, the applicant is not requesting more than what is minimally necessary for a variance.

16. Agent testified that the existing lots of record that comprise the subject property and its companion property for which variances are sought under Project#2022-007153 are the subject of a platting action before the City Development Hearing Officer (the “Platting Action”). To be sure that the ZHE variances sought in Project#2022-007153 are consistent with the Platting Action, Agent proposed that the variances be conditioned upon the DHO approval of the Platting Action.
17. The requirements of IDO Section 14-16-6-6(O)(3)(a) are satisfied.

DECISION:

APPROVAL WITH CONDITION of a variance of 8 ft to the allowed 68 ft building height in an MX-H zone.

CONDITION:

This approval is contingent upon the City Development Hearing Officer’s approval of the Platting Action (as defined in this Notification of Decision, above).

APPEAL:

If you wish to appeal this decision, you must do so by June 15, 2023 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

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