



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

Verna Martinez requests a wall permit major for Lot 14, Perea – Juan D. Addn, located at 1620 Stella LN SW, zoned R-1C [Section 14-16-5-7(D)(3)]

Special Exception No: ..... **VA-2023-00143**  
Project No: ..... **Project#2023-008757**  
Hearing Date: ..... 07-18-23  
Closing of Public Record: ..... 07-18-23  
Date of Decision: ..... 08-02-23

On the 18th day of July, 2023, property owner Verna Martinez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting permit- wall - major (“Application”) upon the real property located at 1620 Stella LN SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a permit- wall - major.
2. The subject property is currently zoned R-1C.
3. The Applicant has authority to pursue this Application.
4. The City of Albuquerque Integrated Development Ordinance Section 14-16-6-6(H)(3) Permit-Wall or fence-Major reads: *“An application for a Permit-Wall or Fence-Major for a wall in the front or street side yard of a lot with low-density residential development in or abutting any Residential zone district that meets the requirements in subsection 14-16-5-7(D)(3)(g) (Exceptions to Maximum Wall Height) and Table 5-7-2 shall be approved if the following criteria are met:*
  - 6-6(H)(3)(a) *The wall is proposed on a lot that meets any of the following criteria:*
    1. *The lot is at least ½ acre.*
    2. *The lot fronts a street designated as a collector, arterial, or interstate highway.*
    3. *For a front yard wall taller than allowed in Table 5-7-1, at least 20 percent of the properties with low-density residential development with a front yard abutting the same street as the subject property and within 330 feet of the subject property along the length of the street the lot faces have a front yard wall or fence over 3 feet. This distance shall be measured along the street from each corner of the subject property's lot line, and the analysis shall include properties on both sides of the street.*
    4. *For a street side yard wall taller than allowed in Table 5-7-1, at least 20 percent of the properties with low-density residential development with a side yard abutting the same street as the subject property and within 330 feet of the subject property along the length of the street the lot faces have a street side yard wall or fence over 3 feet. This distance shall be measured along the street from each corner of the subject*

*property's lot line, and the analysis shall include properties on both sides of the street.*

*6-6(H)(3)(b) The proposed wall would strengthen or reinforce the architectural character of the surrounding area.*

*6-6(H)(3)(c) The proposed wall would not be injurious to adjacent properties, the surrounding neighborhood, or the larger community.*

*6-6(H)(3)(d) The design of the wall complies with any applicable standards in Section 14-16-5-7 (Walls and Fences), including but not limited to Subsection 14-16-5-7(E)(2) (Articulation and Alignment), Subsection 14-16-5-7(E)(3) (Wall Design), and all of the following:*

- 1. 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.*
- 2. The design and materials proposed for the wall or fence shall reflect the architectural character of the surrounding area.*
5. 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(E)(3).
6. Applicant bears the burden of showing compliance with required standards through analysis, illustrations, or other exhibits necessary pursuant to IDO Section 14-16-6-4(E)(4).
7. Applicant established that the proper “Notice of Hearing” signage was posted for the required time period.
8. Applicant established that all property owners and neighborhood association entitled to notice were notified of the Application.
9. Applicant appeared at the ZHE hearing on this matter and gave evidence in support of the application.
10. Based on photographs, maps and evidence provided by Applicant, at least 20 percent of the properties within 330 feet of the lot where the fence is being requested have a wall or fence over 3 feet in the applicable front yard area.
11. Based on evidence presented by Applicant, the proposed wall would strengthen or reinforce the architectural character of the surrounding area. Applicant submitted photographs showing several walls/fences in the neighborhood. The photos submitted show that the proposed wall would not be out of character with the surrounding area, rather would reinforce the architectural character of the neighborhood.
12. Based on statements presented by Applicant, the proposed wall would not be injurious to adjacent properties as it will be a well-built fence adding to the security of adjacent properties.
13. Based on statements presented by the Applicant, the design of the fence 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 leveled materials proposed for the wall or fence shall reflect the architectural character of the surrounding area.
14. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of a permit- wall - major.

APPEAL:

If you wish to appeal this decision, you must do so by August 17, 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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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Verna Martinez [vrnemtz@gmail.com](mailto:vrnemtz@gmail.com)



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

Verna Martinez requests a variance of 3 ft to the allowed 3 ft wall height in the front yard for Lot 14, Perea – Juan D. Addn, located at 1620 Stella LN SW, zoned R-1C [Section 14-16-5-7(D)]

Special Exception No: ..... **VA-2023-00144**  
Project No: ..... **Project#2023-008757**  
Hearing Date: ..... 07-18-23  
Closing of Public Record: ..... 07-18-23  
Date of Decision: ..... 08-02-23

On the 18th day of July, 2023, property owner Verna Martinez (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a variance of 3 ft to the allowed 3 ft wall height in the front yard (“Application”) upon the real property located at 1620 Stella LN SW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a variance of 3 ft to the allowed 3 ft wall height in the front yard.
2. The subject property is currently zoned R-1C.
3. The Applicant has authority to pursue this Application.
4. 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 the IDO or the applicable zone district.*
  - (5) *The Variance approved is the minimum necessary to avoid extraordinary hardship or practical difficulties.”*
5. 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).
6. 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).

7. Applicant appeared at the ZHE hearing on this matter and gave evidence in support of the Application.
8. Applicant established that the proper "Notice of Hearing" signage was posted for the required time period.
9. Applicant established that all property owners and neighborhood association entitled to notice were notified of the Application.
10. Applicant established that proper notice was provided pursuant to IDO requirements.
11. Applicant has authority to pursue this Application.
12. 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). Applicant submitted evidence that the property was, under historic platting, originally considered as a public street, then subsequently annexed into the City as a residential lot, located at the "T" intersection of two streets, and drivers frequently use the existing yard to turn and park.
13. Based on statements by the 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). Applicant states that the variance will not cause any impact on adjacent properties.
14. 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). Based on statements and photographs submitted by the Applicant, the variance will be in harmony with existing front yard walls in the neighborhood.
15. 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).
16. A community member expressed support for this project as it will improve the safety of the neighborhood.
17. The proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(3).
18. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of a variance of 3 ft to the allowed 3 ft wall height in the front yard.

APPEAL:

If you wish to appeal this decision, you must do so by August 17, 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.

A handwritten signature in black ink, appearing to read "Robert Lucero". The signature is fluid and cursive, with the first name "Robert" being more prominent than the last name "Lucero".

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Robert Lucero, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
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