

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
URBAN DESIGN & DEVELOPMENT DIVISION
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ZONING HEARING EXAMINER NOTICE OF DECISION

Special Exception Number: VA-2026-00090

Project Number: PR-2026-000095

Hearing Date: 07-21-2026

Closing of Public Record: 07-21-2026

Date of Decision: 08-05-2026

Case Description: Sarah Rich and KREAK Properties, request a Variance to height for E 70-FT of Lot 3 & E 70-FT of S 5-FT of Lot 2 Block 3, Huning Highland Addition, located at 209 Broadway Blvd. SE, zoned MX-M [IDO § 14-16-5-7(D) (3) (c)]

On July 21, 2026, Sarah Rich, Agent for KREAK Properties (“Applicant”) was scheduled to appear before the Zoning Hearing Examiner (“ZHE”) requesting a Variance to height (“Application”) upon the real property located at 209 Broadway SE (“Subject Property”). Below are the ZHE’s findings of fact and decision.

FINDINGS, VARIANCE - ZHE:

1. This is a request for a Variance of 3 feet to the allowed 3-foot wall/fence height in the MX zone for E 70-FT of Lot 3 & E 70-FT OF S 5-FT of Lot 2 Block 3 Huning Highland Addition located at 209 Broadway Blvd SE and containing approximately 0.088 acres.
2. The applicant is wanting to install new fencing around the street facing front setback along Broadway Blvd. The proposed fence is 6 feet tall and to be built 5 feet from the property line.
3. The initial application included two additional variances for setback (VA-2026-00091) and landscaping requirements (VA-2026-00092).
4. At the July 21 hearing, the applicant withdrew the requested variances for setback and landscaping.
5. The subject site is within the East Downtown Character Protection Overlay zone, CPO-4.
6. The Albuquerque/Bernalillo County Comprehensive Plan and the City of Albuquerque Integrated Development Ordinance (IDO) are incorporated herein by reference and made part of the record for all purposes.

7. The Planning Director's delegee has determined that the Application is complete, pursuant to IDO Section 14-16-6-4(G).
8. The content of the notice of the Application satisfies IDO Section 14-16-6-4(J)(1).
9. Applicant has sent an electronic mail notice to the email addresses on file with the Office of Neighborhood Coordination for each pertinent Neighborhood Association as required by IDO Section 14-16-6-4(J)(2).
10. Applicant has sent a mailed notice to all property owners within 100 feet of the subject property as required by IDO Section 14-16-6-4(J)(3).
11. Applicant has posted sign notice(s) as required by IDO Section 14-16-6-4(J)(4).
12. The Subject Property is located at 209 Broadway Blvd SE in a MX-M zone district where a fence taller than 3 feet is allowed if certain criteria are met, pursuant to IDO Subsection 14-16-5-7(D)(3)(c).
13. The Application, not meeting the criteria of IDO Subsection 14-16-5-7(D)(3)(c), requires a Variance Approval pursuant to IDO Subsection 14-16-6-6(O).
14. Pursuant to § 14-16-6-6(O)(3) of the Integrated Development Ordinance, Review and Decision Criteria, *"An application for a Variance - ZHE shall be approved if it meets all of the following criteria."*
 1. *There are special circumstances applicable to a single lot that are not self-imposed and that do not apply generally to other property in the same zone district and vicinity, including but not limited to size, shape, topography, location, surroundings, physical characteristics, natural forces, or by government actions for which no compensation was paid. Such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic 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.*
15. Applicant appeared at the July 21, 2026 ZHE hearing on the Application and gave evidence in support of the Application.
16. 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).
17. 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).
18. 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, and such special circumstances of the lot either create an extraordinary hardship in the form of a substantial and unjustified limitation on the reasonable use or economic return on the property, or practical difficulties result from strict compliance with the minimum standards, as required by Section 14-16-6-6(O)(3)(a)(1). The location of the subject property and pre-existing improvements create increased visibility, lack of privacy and risk of trespass and security risks, which constitute special circumstances that create practical difficulties that would result from strict compliance with the minimum standards.

19. 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). The fence design is attractive and in line with the architectural character of the neighborhood.
20. 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). The wall provides for security and views without causing adverse impacts.
21. 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). Applicant testified the proposed wall will be built and maintained in compliance with all IDO requirements.
22. 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). Any smaller fence would be insufficient to provide for security and mitigation of negative circumstances.
23. The City Traffic Engineer submitted a report stating no objection to the Application.

DECISION:

APPROVAL of Project #: PR-2025-000095 / VA-2026-00090, a request for Variance to height for E 70-FT of Lot 3 & E 70-FT OF S 5-FT of Lot 2 Block 3 Huning Highland Addition, based on Findings

APPEAL:

If you wish to appeal this decision, you must do so by August 20, 2026. Pursuant to IDO § 14-16-6-4-(U), you must demonstrate that you have legal standing to file an appeal.

PERIOD OF VALIDITY:

Approval of a Variance is valid for one (1) year from date of approval.

OTHER REQUIREMENTS:

THIS NOTICE OF DECISION DOES NOT CONSTITUTE APPROVAL OF PLANS FOR A
BUILDING PERMIT.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. If your application is approved, submit this Notice of Decision when you apply for any related building permit or other necessary permit.



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