



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

BARBARA BERGMAN request(s) a special exception to Section 14-16-2-6(B)(14)(a)(2): a CONDITIONAL USE to allow a proposed 5' wall within the front yard setback area for all or a portion of Lot(s) 2C, GARDEN ACRES zoned R-1, located on 1434 GRIEGOS RD NW (F-14)

Special Exception No:..... **12ZHE-80347**
Project No: **Project# 1009485**
Hearing Date: 11-19-12
Closing of Public Record: 11-19-12
Date of Decision: 12-06-12

On the 19th day of November, 2012 (hereinafter "**Hearing**"), Ms. Barbara Bergman (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a CONDITIONAL USE to allow a proposed 5' wall within the front yard setback area (hereinafter "**Application**") upon the real property located at 1434 GRIEGOS RD NW ("**Subject Property**"). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a CONDITIONAL USE to allow a proposed 5' stucco wall within the front yard setback area.
2. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (1) (a) "SPECIAL EXCEPTIONS" reads in part: "*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed will not be injurious to the adjacent property, the neighborhood, or the community.*"
3. Applicant testified at the Hearing that the Conditional Use, if approved, will not be injurious to the adjacent property, neighborhood, or the community because there "are no structures on either side of my property that are close to where this wall will be built." Additionally, the Applicant indicated that there are no neighbors that have complained or oppose the application.
4. The Applicant indicated that the construction of the Montano bridge has increase the noise making it very difficult to enjoy the front yard of her residence.
5. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (1) (b) "SPECIAL EXCEPTIONS" reads in part: "*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed will not be significantly damaged by surrounding structures or activities.*"
6. Applicant testified at the Hearing that the proposed conditional use will not be significantly damaged by the surrounding structures or activities. She indicated that "*given the height of the wall and the fact that it will be set in from my property line, I cannot envision any way in which it would be damaged by anyone's activities on Griegos Road.*"

7. The yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.
8. The Applicant has adequately justified the Conditional Use request pursuant to City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

DECISION:

APPROVAL WITH CONDITIONS of a CONDITONAL USE to allow a proposed 5' wall within the front yard setback area upon the real property located at 1434 GRIEGOS RD NW.

CONDITIONS OF APPROVAL:

1. The Applicant shall comply with the design regulations for walls as regulated by the Albuquerque Zoning Code.
2. The Applicant shall maintain the clear sight triangle for vehicular and pedestrian safety (if applicable to this stucco wall).

If you wish to appeal this decision, you may do so by 5:00 p.m., on December 21, 2012 in the manner described below:

Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$50.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B)., of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an

application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

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.



JOSHUA J. SKARSGARD, ESQ.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Barbara Bergman, 1434 Griegos Rd NW, 87107