

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

HECTOR CARRASCO request(s) a special exception to Section 14-16-2-8(B)(1) and 14-16-2-6(B)(12): a CONDITIONAL USE for a proposed shade structure in the rear yard setback area for all or a portion of Lot(s) 3-P1, HIGHLANDS AT ANDERSON HILLS UNIT 2 zoned R-LT, located on 9809 RIO CAMININO AV SW (P-9)

Special Exception No:..... **12ZHE-80184**
Project No: **Project# 1009301**
Hearing Date: 08-07-12
Closing of Public Record: 08-07-12
Date of Decision: 08-20-12

On August 7, the Interim Zoning Hearing Examiner, Stanley D. Harada heard Project# 1009301, 12ZHE-80184, a conditional use to allow a proposed shade structure in the rear yard setback area at 9809 Rio Camino Ave SW.

SUMMARY:

1. Franchesca Carrasco, wife of Hector, requests a proposed shade structure in the rear yard setback area at 9809 Rio Camino Ave SW.
2. Mrs. Carrasco testified that they have lived at 9809 Rio Camino Ave SW for 5 years, and is in need of efficient relief from the sunlight for the family.
3. Mrs. Carrasco testified that they do not have any neighbors in the rear of the property.
4. Mrs. Carrasco testified that the conditional use request will not be injurious to the adjacent properties, the neighborhood or the community
5. Mrs. Carrasco testified that the request will not significantly damage the surrounding structures or activities or damage the surrounding community.
6. Mrs. Carrasco testified that no building wall will be built within the required setback area it is going to remain open.
7. There are no letters of opposition in the file nor was there any opposition at the hearing.
8. The yellow signs were posted.

CONCLUSIONS: The burden has been met for a conditional use to allow a proposed shade structure in the rear yard setback area.

DECISION: Approved with conditions.

CONDITIONS:

1. No part of the shade structure will be within three feet of a property line.
2. No building wall is ever built within the required setback area.

3. No more than 50% of the required yard setback area is covered by a roof.
4. The structure will not exceed 12 feet in height nor shall it exceed the height of the principal building on the site.
5. A second floor deck is prohibited.

If you wish to appeal this decision, you may do so by 5:00 p.m., on September 3, 2012, in the manner described below:

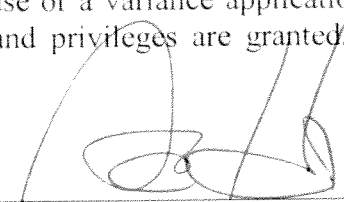
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, 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 and representative of the opponents, if any are known, and the appellant.

In order to file an appeal that pursuant to Section 14.16.4.4.(B), of the City of Albuquerque Interim Zoning Code, you must demonstrate that you have legal standing to file an appeal as required.

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.



Stanley D. Harada, Esq.
Interim Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Hector Carrasco, 9808 Rio Camino SW 87121