



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

LAURENCE BRUSH (TIM MULLER, AGENT) request(s) a special exception to Section 14-16-2-6(E)(5)(a): a VARIANCE of 10' to the required 15' for a proposed garage in the rear yard setback area for all or a portion of Lot(s) E, Block(s) 4, MESA COURT ADDN zoned R-1, located on 1001 SOLANO DR SE (L-17)

Special Exception No:..... **12ZHE-80215**
Project No: **Project# 1009350**
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**”) Mrs. Deborah Brush (hereinafter “**Applicant**”) appeared before the Zoning Hearing Examiner (hereinafter “**ZHE**”) requesting a Variance of 10' to the required 15' for a proposed garage in the rear yard setback area (hereinafter “**Application**”) upon the real property located at 1001 SOLANO DR SE (“**Subject Property**”). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a Variance of 10' to the required 15' for a proposed garage in the rear yard setback area.
2. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (a) “SPECIAL EXCEPTIONS” reads in part: “*Variance. A variance shall be approved if and only if the following tests are met: (a) The property is exceptional*”
3. Applicant testified at the Hearing that the Subject Property is exceptional for the following reasons:
 - a. Exceptionality Reason #1: The space at the north end of the house cannot be accessed because of the split level (which is exceptional in this community).
 - b. Exceptionality Reason #2: The lots in the neighborhood are larger than the Subject Property (within the lower 25% quartile).
4. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (b) “SPECIAL EXCEPTIONS” reads in part: “*A variance shall be approved if and only if the following tests are met: (b) as a result of the exceptional aspect of the property, the regulations produce unnecessary hardship*”
5. Applicant testified at the Hearing that as a result of the exceptionality (split level, and smallness of the lot) that the City of Albuquerque Code of Ordinances Section 14-16-2-6(E)(5)(a) creates a regulation that produces an unnecessary hardship upon the Applicant and the Subject Property.
6. The Applicant’s husband has a debilitating condition that classified him as legally blind, and has cluster headaches.

7. The Exceptionality of the small lot has provided them with a limited opportunity to construct a garage.
8. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (c) "SPECIAL EXCEPTIONS" reads in part: "*A variance shall be approved if and only if the following tests are met: (c) a particular variance is appropriate to prevent the unnecessary hardship.*"
9. Applicant testified at the Hearing that the variance Application (in the rear yard setback area), if approved, would be appropriate to prevent the unnecessary hardship.
10. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (2) (d) "SPECIAL EXCEPTIONS" reads in part: "*A variance shall be approved if and only if the following tests are met: (d) financial gain or loss shall not be the sole determining factor in deciding a variance.*"
11. The Application and the testimony provided by the Applicant at the Hearing both suggest that financial gain/loss was not the sole determining factor of the Application.
12. The application, file and testimony of the Applicant at the Hearing suggest that there is no neighborhood opposition to the Application. In fact, the Applicant provided the ZHE with letters of support from four neighbors that all indicated in writing: "*I have no objections to this proposed variance*", "*That's alright with me, no problem*", and "*we have no objection to the request*" (from Ms. Mary Herman).
13. Applicant testified at the Hearing that 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.
14. The Applicant has adequately justified the variance Application upon the Subject Property pursuant to City of Albuquerque Code of Ordinances Section § 14-16-4-2 SPECIAL EXCEPTIONS.

DECISION:

APPROVAL of a VARIANCE of 10' to the required 15' for a proposed garage in the rear yard setback area (hereinafter "**Application**") upon the real property located at 1001 SOLANO DR SE

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
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