

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

KATHRYN BRETZ request(s) a special exception to Section 14-16-2-6(B)(14)(a)1: a CONDITIONAL USE to allow a proposed solid 5' wall in the front yard setback 11' from back of the sidewalk for all or a portion of Lot(s) 17, Block(s) 11, MESA VILLAGE zoned R-1, located on 1216 LUTHY CIR NE (J-20)

Special Exception No:..... **12ZHE-80083**  
Project No:..... **Project# 1009181**  
Hearing Date:..... 05-15-12  
Closing of Public Record:..... 05-15-12  
Date of Decision:..... 05-29-12

**STATEMENT OF FACTS:** The applicant, Kathryn Bretz is requesting a conditional use to allow a wall in the front yard setback area in an R-1 zone. This request was deferred from the April 17, 2012 hearing to change the application from a variance request to a conditional use. Ms. Bretz testified that she would like to have the wall constructed for security and privacy for her and her three dogs. Ms. Bretz stated that she is a single female. She has experienced strangers in her front yard and at her front door. Ms. Bretz does not feel that this request would be injurious to the adjacent property, the neighborhood, or the community. She feels that it will not significantly damaged by surrounding structures or activities. The wall will meet the design guidelines set forth in the City of Albuquerque Comprehensive City Zoning Code. The wall will be constructed of cinderblock, and the stucco color will match or compliment the existing home. There will be landscaping and stone outside the wall, and it will have an attractive design. There are no opposition letters in the file nor was there any opposition at the hearing. The yellow signs were posted.

Based on all of the testimony and a review of the entire file, it is determined there is substantial evidence to make the following findings and conclusions:

**FINDINGS AND CONCLUSIONS:** I find that this request complies with Section 14.16.4.2.(C). 1., for the granting of a conditional use upon a finding that the proposed use will not cause injury to the neighborhood, adjacent property or the community, nor will it be damaged by surrounding structures.

**DECISION:** Approved.

The approval is subject to the submitted site plan, as required. Any substantial changes to the site plan, as determined by the Zoning Enforcement Division, shall require the scheduling of an additional Public Hearing.

A Building Permit must be applied for at the Building Permit Desk which is located at the Plaza del Sol Building, Ground Level on the east side of the lobby.

**If you wish to appeal this decision, you may do so by 5:00 p.m., on June 13, 2012 in the manner described below:**

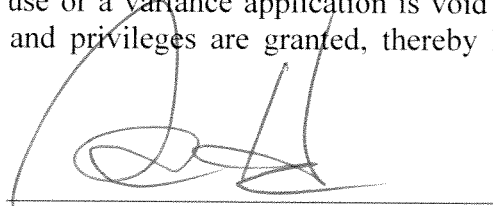
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level,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



Stanley D. Harada, Esq.  
Interim Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Kathryn Bretz, 1216 Luthy Circle NE, 87112