

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

ALEXIS MAZOTTI (TOMENSTOCK, LLC, AGENT) request(s) a special exception to Section 14-16-2-6(E)(4)(b): a VARIANCE of 6" to the 10' distance separation requirement between the dwelling and a proposed garage addition on all or a portion of Lot(s) 23 & 24, Block(s) 26, HUNING CASTLE ADDN zoned R-1, located at 1611 KIT CARSON AVE SW (K-13)

Special Exception No:..... **11ZHE-80016**
Project No: **Project# 1008669**
Hearing Date: 03-25-11
Closing of Public Record: 03-24-11
Date of Decision: 04-12-11

This matter was heard on March 24, 2011.

STATEMENT OF FACTS: The applicant, Alexis Mazotti, requests a variance of 6" to the 10' distance separation requirement between the dwelling and a proposed garage addition. Alex and Anthony Mazotti testified, at the hearing, that they have owned and resided on this property for approximately three years. Ms. Mazotti testified that if these requests are approved, they plan to build a garage in order to secure their vehicles. When asked how their parcel was exceptional as compared to other parcels in the vicinity, Ms. Mazotti stated that her lot was not exceptional only that the circumstances of living across from a park make their lot exceptional. She indicated that vehicles of people visiting the park are often parked in front of their home making it difficult for them to access their property.

Rex Throckmorton who is with the Huning Castle Neighborhood Association testified in opposition to this requesting, indicating that there is no exceptionality. Christine Buchalther also testified in opposition. She stated that the proposed structure is too large and not appropriate for the neighborhood.

There is one letter of support from Nick and Sarita Babic-Streng noted in the file.

I have reviewed the entire file as well as the recordings, I make the following determination:

The Zoning Ordinance provides that a variance is to be granted only under unusual circumstances. An applicant is required to demonstrate that he/she is unable to comply with the Zoning requirement as a result of some physical exceptional parcel conditions which cause unnecessary hardship. This applicant has not shown that this request meets the exceptionality standard. Having been unable to meet this standard, it is therefore unnecessary to inquire any further.

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

FINDINGS AND CONCLUSIONS: I find that this parcel is not exceptional as compared to other parcels in the vicinity and, therefore, it does not meet the test for the granting of a variance as provided for by Section 14. 16. 4. 2. Ms. Mazotti did not explain adequate justification of exceptionality when asked. Ms. Mazotti stated that her property was not exceptional as compared to other parcels in the vicinity other than its circumstances of living across from a park. However, there are several other homes that are also located across from this park. I further find that the regulations do not produce an unnecessary hardship in that it will not limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Finally, the variance will significantly interfere with the enjoyment of other land in the vicinity and is inconsistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

DECISION: Denied.

If you wish to appeal this decision, you may do so by 5:00 p.m., on April 27, 2011 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.

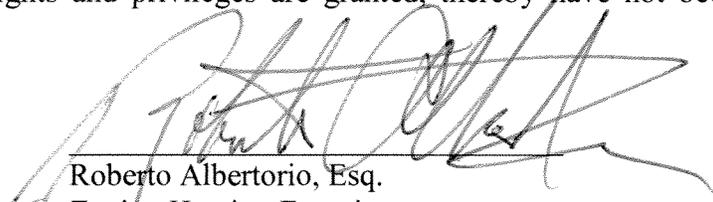
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of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



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Alexis Mazotti, 610 Central Avenue SW, 87102
Tomenstock LLC, P.O. Box 14887, 87191
Christine & Harvey Buchalter, 1615 Kit Carson SW, 87104
Huning Castle NA, Rex Trockmorton