

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

MARK CUMBOW DBA PULLMAN INVESTMENTS, LLC (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-11(E)(4)(a): a VARIANCE of 10' to the 15' rear yard setback area requirement for proposed apartments on all or a portion of Lot(s) 3, SHELL ADDN #1 zoned R-2, located at 222 RIO GRANDE BLVD SW (J-13)

Special Exception No:..... **12ZHE-80035**
Project No: **Project# 1009137**
Hearing Date: 03-20-12
Closing of Public Record: 03-20-12
Date of Decision: 03-29-12

STATEMENT OF FACTS: The applicant, Mark Cumbow dba Pullman Investments, LLC, requests a variance of 10' to the 15' rear yard setback area requirement for proposed apartments. Doug Crandall, agent for the applicant, testified that this lot is exceptional because of its irregular shape. Mr. Crandall submits that there is currently an abandoned apartment complex on this site which has not been rented for approximately five years. It is the intention of the developer to create an overall complex which will include a boutique hotel and upscale multi-family units. The proposed building will be two-story and there will be a total of 31 apartments. All parking and open space requirements will be met.

Candice Knight, who is with the Los Griegos Neighborhood Association testified at the hearing in regards to this matter. She stated that she would like to see the history of the neighborhood maintained and questioned the style of the building. The Zoning Hearing Examiner recommended that she review the plans in order to have a better understanding of what is being proposed.

A letter of support from the West Park Neighborhood Association is noted in the file.

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 exceptional as compared to other parcels in the vicinity because of its irregular shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14.16.4.2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other

land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

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 April 13, 2012 in the manner described below:

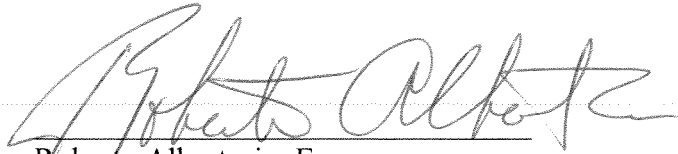
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level,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



Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Mark Cumbow dba Pullman Investments, 310 Rio Grande Blvd., SW, 87104
DAC Enterprises, Inc., 9520 MacAllan Road NE, 87109
Kevin Hagen, W. Park NA, 2021 Alhambra SW, 87104
Candice Knight, 1858 Griegos Road NW, 87107



CITY OF ALBUQUERQUE
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NOTIFICATION OF DECISION

MARK CUMBOW DBA PULLMAN INVESTMENTS, LLC (DAC ENT., AGENT) request(s) a special exception to Section 14-16-2-11(F)(1): a VARIANCE of 7,611' to the 22,567' floor area ratio requirement for proposed apartments on all or a portion of Lot(s) 3, SHELL ADDN #1 zoned R-2, located at 222 RIO GRANDE BLVD SW (J-13)

Special Exception No:..... **12ZHE-80036**
Project No: **Project# 1009137**
Hearing Date: 03-20-12
Closing of Public Record: 03-20-12
Date of Decision: 03-29-12

STATEMENT OF FACTS: The applicant, Mark Cumbow dba Pullman Investments, LLC, requests a variance of 7,611 to the 22,567' floor area ratio requirement for proposed apartments. Doug Crandall, agent for the applicant, testified that this lot is exceptional because of its irregular shape. Mr. Crandall submits that there is currently an abandoned apartment complex on this site which has not been rented for approximately five years. It is the intention of the developer to create an overall complex which will include a boutique hotel and upscale multi-family units. The proposed building will be two-story and there will be a total of 31 apartments. The building footprint for the site is within the .5 floor area ratio; however, the actual heated area is approximately .67. This is midway between R-2 and R-3 density, which is appropriate for this area. All parking and open space requirements will be met.

Candice Knight, who is with the Los Griegos Neighborhood Association testified at the hearing in regards to this matter. She stated that she would like to see the history of the neighborhood maintained and questioned the style of the building. The Zoning Hearing Examiner recommended that she review the plans in order to have a better understanding of what is being proposed.

A letter of support from the West Park Neighborhood Association is noted in the file.

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 exceptional as compared to other parcels in the vicinity because of its irregular shape and, therefore, it meets the test for the granting of a variance as provided for by Section 14. 16. 4. 2. I further find that, as a result of the exceptional aspect of the property, the regulations produce an unnecessary hardship in that it will limit the owner's reasonable use of the property and/or deprive the owner of a reasonable return on the property. Furthermore, I find that the particular variance is appropriate to prevent the unnecessary hardship and further find that the variance will differ from development which will be permitted under the existing

regular zoning regulations no more than what is necessary to overcome the unnecessary hardship. Finally, the variance will not significantly interfere with the enjoyment of other land in the vicinity and is consistent with the spirit of the Zoning Ordinance, substantial justice and the general public interest.

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 April 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.

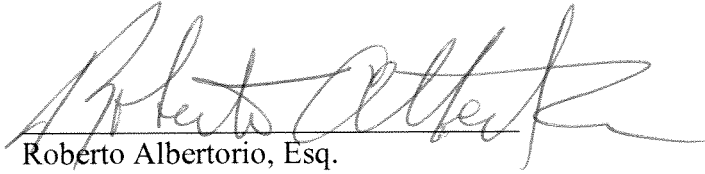
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of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

A handwritten signature in black ink, appearing to read "Roberto Albertorio", written over a horizontal line.

Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Mark Cumbow dba Pullman Investments, 310 Rio Grande Blvd., SW, 87104
DAC Enterprises, Inc., 9520 MacAllan Road NE, 87109
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