



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

KEVIN NOEL request(s) a special exception to Section Pg. 54 (11.D.4): a VARIANCE of 2' to the 3' maximum wall height allowance for an existing 5' high wall in the front yard setback area on all or a portion of Lot(s) 20A, Block(s) A, LUKE zoned RA-2, located at 3544 RIO GRANDE BLVD NW (F-13)

Special Exception No:..... **11ZHE-80300**
Project No: **Project# 1009071**
Hearing Date: 02-21-12
Closing of Public Record: 02-21-12
Date of Decision: 03-01-12

STATEMENT OF FACTS: The applicant, Kevin Noel, requests a variance of 2' to the 3' maximum wall height allowance for an existing 5' high wall in the front yard setback area. This matter was initially scheduled for the January 17, 2012 ZHE Hearing. At that time, the existing wall was in violation of the clear sight requirements by the Traffic Engineer. Mr. Noel was informed that modifications to the wall needed to be made and that plans for these modifications should be sent to the Traffic Engineer for their approval. Plans to modify the existing wall have since been approved by the Traffic Engineer.

Mr. Noel testified, at the hearing, that he has owned this property since 2004. He stated that his lot is exceptional because it is smaller than other lots in the vicinity. The wall was constructed as a barrier between his home and Rio Grande Boulevard which is a very high traffic street. Mr. Noel submits that the wall will not be injurious to the neighborhood, adjacent property of the community.

Theresa Chavez testified in opposition to this request, stating that the wall causes a visibility hazard. It was explained to Ms. Chavez that Mr. Noel will be modifying the existing wall, and that those plans have been approved by the Traffic Engineer. The portions of the block wall which impede the 11' clear sight triangles (CST's) will be lowered to 3' in height. Mr. Noel will add wrought iron above to re-establish the existing height and the existing pilasters will remain.

There is a letter in the file from the Traffic Engineer's Office that indicates no obstruction to the clear sight requirements. The applicant was advised that, if approved, clear sight must be maintained and that vehicles, dumpsters, or landscaping that may mature and cause an obstruction to clear sight may not be placed next to this wall. The yellow sign was posted.

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 it is smaller than other lots in the vicinity 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 with conditions.

CONDITIONS: The applicant must comply with any and all requirements made by the City Traffic Engineer in that clear sight must be maintained. Vehicles, dumpsters, or landscaping that may mature and cause an obstruction to clear sight may not be placed next to this wall.

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 March 16, 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 Deputy 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.



Anita Reina, Esq.
Deputy Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Kevin Noel, 3544 Rio Grande Blvd., NW, 87107
Theresa Chavez, 3548 Rio Grande Blvd., NW, 87107