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

HERBERT GROSSMAN (LEONARD GROSSMAN, AGENT) request(s) a special exception to Section 14-16-2-18(B)(8): a CONDITIONAL USE to allow for existing outdoor storage of vehicles as a principal use where vehicles are typically not moved for more than 1 week on all or a portion of Lot(s) 5, MONK ADDN zoned C-3, located at 2629 6TH ST NW (H-14)

Special Exception No:..... **10ZHE-80051**
Project No: ..... **Project# 1008195**
Hearing Date: 05-18-10
Closing of Public Record: 05-18-10
Date of Decision: 05-21-10

STATEMENT OF FACTS: The applicant, Herbert Grossman, requests a conditional use to allow for an existing outdoor storage of vehicles as a principal use where vehicles are typically not moved for more than one week. This matter was initially scheduled to be heard at the April 20, 2010 hearing, but was deferred at the request of the Near North Valley Neighborhood Association. Mr. Grossman indicated that members from the Neighborhood Association did visit the property and there were concerns by the neighbor to the rear regarding her view onto Mr. Grossman's property. Mr. Grossman testified, at the hearing, that this property is used to store vehicles that have been towed. These vehicles are not on the property for more than six weeks at a time and there is no dismantling of vehicles at this location. Mr. Grossman was advised that the fence to the rear of the property must be modified as to allow a more pleasing appearance for the neighbor. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

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. For reasons stated above, this request is approved.

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.

If you wish to appeal this decision, you may do so by 5:00 p.m., on July 7, 2010 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
Herbert Grossman, 2627 6th Street NW, 87107
Leonard Grossman, 2629 6th Street NW, 87107
Marie NaVeaux, Near North Valley NA, mnaveaux@gmail.com