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

TERESA IBARRA request(s) a special exception to Section 14-16-2-6(B)(3) and 14-16-2-9(B): a CONDITIONAL USE to allow an existing carport in the front yard setback area on all or a portion of Lot(s) 14, Block(s) 1, TAPIA MEADOWS zoned R-T, located at 1708 SIRIUS AVE SW (L-12)

Special Exception No:..... **10ZHE-80220**
Project No: ..... **Project# 1008385**
Hearing Date: 07-20-10
Closing of Public Record: 07-20-10
Date of Decision: 08-02-10

STATEMENT OF FACTS: The applicant, Teresa Ibarra, requests a conditional use to allow an existing carport in the front yard setback area. Ms. Ibarra applied for a conditional use to allow an existing carport in the front yard setback area in October, 2009. That matter was heard at the November 17, 2009 hearing at which time it was denied. No appeal was filed at that time.

A site visit was made at that time, and it was noted that the existing carport is inconsistent with the architectural scheme of the home and other properties in the neighborhood. The width of the carport spans a great deal of the front of the home and is overwhelming. Also, debris from the carport will negatively impact neighbors.

Sandra Sanchez and Bertha Aragon testified in opposition to this request. They submit that there are no other carports in this townhouse development and that this carport is out of character with the community. They believe that property values will be negatively impacted. There are also two letters of opposition 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 request does not comply with Section 14. 16. 4. 2. (C). 1., for the granting of a conditional use upon a finding that the proposed use will cause injury to the neighborhood, adjacent property or the community, and will be damaged by surrounding structures. For reasons stated above, this request is denied.

DECISION: Denied.

If you wish to appeal this decision, you may do so by 5:00 p.m., on August 17, 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
Teresa Ibarra, 1708 Sirius Avenue SW, 87105
Bertha Aragon, 17365 Sirius Avenue SW, 87105
Sandra Sanchez, 1745 Sirius Avenue SW, 87105
Janie Bishop, 1042 Rigel SW, 87105
Terri Gallegos, 1042 Draco SW, 87105