

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

SCOTT & ROSA SCAVINSKY request(s) a special exception to Section 14-16-2-6(B)(14): a CONDITIONAL USE to allow for a fence over 3' in height in the front yard setback area for a proposed 4' 6" high fence on all or a portion of Lot(s) 7A, Block(s) 7, ACADEMY PLACE UNIT 4 zoned R-1, located at 5308 PURCELL DR NE (F-21)

Special Exception No:..... **10ZHE-80059**
Project No: **Project# 1008207**
Hearing Date: 04-20-10
Closing of Public Record: 04-20-10
Date of Decision: 05-03-10

STATEMENT OF FACTS: The applicants, Scott & Rosa Scavinsky, request a conditional use to allow for a fence over 3' in height in the front yard setback area for a proposed 4' 6" high fence. Mr. Scavinsky testified, at the hearing, that they have owned and resided on this property for approximately 5.5 years. 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 fence. The yellow sign was posted. There are three letters of opposition noted in the file as well as a petition signed by 3 neighbors who also oppose this request. The opponents indicate that a fence of this height will be an eyesore and may devalue property.

The applicant's testimony is that this fence will be constructed of wrought iron with visibility and in good taste. A review of the site plan suggests that there will be considerable investment by the home owner which will add value to his property and by extension beautify the community. There is no empirical evidence to suggest that this proposal will devalue other properties.

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 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 fence.

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 May 18, 2010 in the manner described below:

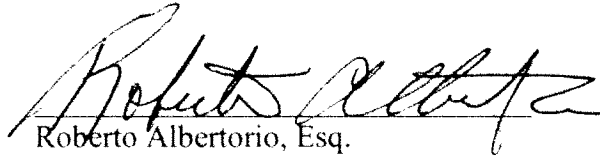
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, 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
Scott & Rosa Scavinsky, 5308 Purcell Drive NE, 87111
Louis & Donna Malherbe, 5401 Purcell Drive NE, 87111
Travis Lansford, 5305 Purcell Drive NE, 87111
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