

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

ZSOLT PALCZA (CONSENSUS PLANNING, AGENT) request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 8' to the 15' rear yard setback area requirement for a proposed addition on all or a portion of Lot(s) EAST 70' OF LOT 14, Block(s) 3, MONTEREY HILLS ADDN zoned R-1, located at 3309 BURTON AVE SE (L-16)

Special Exception No:..... **10ZHE-80395**
Project No:..... **Project# 1008616**
Hearing Date:..... 01-18-11
Closing of Public Record:..... 01-18-11
Date of Decision: 01-26-11

STATEMENT OF FACTS: The applicant, Zsolt Palcza, requests a variance of 8' to the 15' rear yard setback area requirement for a proposed addition. Genieve Yorman of Consensus Planning, agent for the applicant, testified that this lot is exceptional because it is smaller than other parcels in the area. She indicated that this parcel, which has been used as a single family residence since 1958, has recently been changed from C-1 zoning to R-1 zoning. The owner would like to remodel and expand the existing dwelling. The original footprint of the dwelling will not be expanded as the proposed addition will be a second story. 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 addition. The yellow sign was posted.

Virginia Kupferman testified in opposition to this request. She has concerns regarding the scale of the project as well as a potential 8' wall being constructed. Ms. Yorman stated that there are no plans for an 8' wall at this location. The addition will be approximately 600 sq ft bringing the total square footage to 1500 sq ft which is consistent with other dwellings in the area.

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 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 parcels in the area 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 February 10, 2011 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.

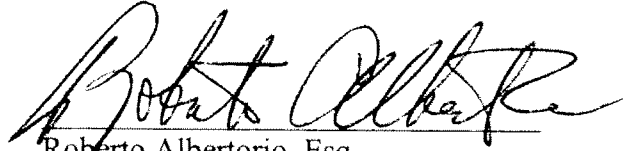
An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of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

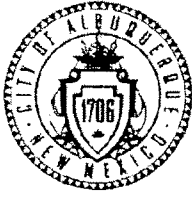
Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for 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". The signature is written in a cursive style with a horizontal line underneath it.

Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Zsolt Palcza, 3309 Burton Avenue SE, 87106
Genieve Yorman, Consensus Planning, 302 8th Street NW, 87102
Virginia Kupferman, 605 Wellesley SE, 87106



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ZSOLT PALCZA (CONSENSUS PLANNING, AGENT) request(s) a special exception to Section 14-16-2-6(E)(1): a VARIANCE of 4' to the 20' front yard setback area requirement for a proposed addition on all or a portion of Lot(s) EAST 70' OF LOT 14, Block(s) 3, MONTEREY HILLS ADDN zoned R-1, located at 3309 BURTON AVE SE (L-16)

Special Exception No:..... **10ZHE-80394**
Project No: **Project# 1008616**
Hearing Date: 01-18-11
Closing of Public Record: 01-18-11
Date of Decision: 01-26-11

STATEMENT OF FACTS: The applicant, Zsolt Palcza, requests a variance of 4' to the 20' front yard setback area requirement for a proposed addition. Genieve Yorman of Consensus Planning, agent for the applicant, testified that this lot is exceptional because it is smaller than other parcels in the area. She indicated that this parcel, which has been used as a single family residence since 1958, has recently been changed from C-1 zoning to R-1 zoning. The owner would like to remodel and expand the existing dwelling. The original footprint of the dwelling will not be expanded as the proposed addition will be a second story. 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 addition. The yellow sign was posted.

Virginia Kupferman testified in opposition to this request. She has concerns regarding the scale of the project as well as a potential 8' wall being constructed. Ms. Yorman stated that there are no plans for an 8' wall at this location. The addition will be approximately 600 sq ft bringing the total square footage to 1500 sq ft which is consistent with other dwellings in the area.

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 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 parcels in the area 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.

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Roberto Albertorio, Esq.
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