



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

MARIO SANCHEZ (TOM SLATES, AGENT) request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow an existing non-conforming residence on all or a portion of Lot(s) 79A, Tract(s) 79A, MRGCD 34 zoned C-2, located at 1814 CANDELARIA BLVD NW (G-13)

Special Exception No:..... **11ZHE-80052**
Project No: **Project# 1008718**
Hearing Date: 04-19-11
Closing of Public Record: 04-19-11
Date of Decision: 04-28-11

STATEMENT OF FACTS: The applicant, Mario Sanchez, requests a status established building review to allow an existing non-conforming residence. Tom Slates, agent for the applicant, testified that his client purchased this property in 2010. There is currently no one residing on the property. There is evidence in the file indicating that this property has had a duplex on it since the 1930's. 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 and the recordings, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that as provided for in Section 14. 16. 4. 13. (C). of the Zoning Ordinance, the current use of this status established building is nonconforming. The subject property is clearly identified by a site plan and the improvements upon it are accurately depicted. Further, the continuance of the use will not be contrary to the public health, safety or welfare of the community. The use, as currently operated and/or maintained, did not, and the continuance of the use is not likely to, significantly interfere with the enjoyment of, or be injurious to, other land in the vicinity. There will be no significant public purpose served by requiring removal of the use and the use, if continued, will not be damaged by surrounding structures or activities. Finally, continuance of the use does not create a significant disparity between the existing zoning and the status established building.

DECISION: Approved with conditions.

CONDITIONS: Any alteration of up to 25% to the total square footage of the existing dwellings will require a separate application for Special Exception for Expansion of Non-Conforming Use. This approval will be immediately vacated if the applicant does not comply with these conditions.

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 May 13, 2011 in the manner described below:

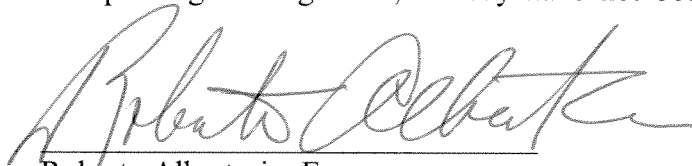
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, 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.

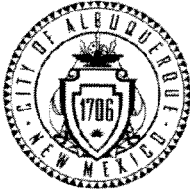
Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for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

Roberto Albertorio, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Mario Sanchez, 1401 Griegos NW, 87107

Tom Slates, 5108 Guadalupe Trail NW, 87107
Josephine Andres



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NOTIFICATION OF DECISION

MARIO SANCHEZ (TOM SLATES, AGENT) request(s) a special exception to Section 14-16-3-4(A)(3): an EXPANSION OF A NON-CONFORMING USE for a proposed addition on all or a portion of Lot(s) 79A, Tract(s) 79A, MRGCD 34 zoned C-2, located at 1814 CANDELARIA BLVD NW (G-13)

Special Exception No:..... **11ZHE-80053**
Project No: **Project# 1008718**
Hearing Date: 04-19-11
Closing of Public Record: 04-19-11
Date of Decision: 04-28-11

This matter was heard on April 19, 2011.

STATEMENT OF FACTS: The applicant, Mario Sanchez, requests an expansion of a non-conforming use for a proposed addition. Tom Slates, agent for the applicant, stated that there is an existing 850 sq ft dwelling. If approved, approximately 212 sq ft of living space will be added, which is less than 25% of the existing dwelling. There is a letter of support from Vincent Sanchez who is an adjacent neighbor. There is also a letter of concern Josephine Andres. Her concerns include drainage; heavy construction equipment causing walls to shake and crack; and access to her property being blocked by construction vehicles. Mr. Slates addressed all these issues and ensured that all measures would be taken not to cause any hardship to Ms. Andres or her property.

Based on all of the testimony and a review of the entire file and the recordings, it is determined that there is substantial evidence to make the following findings and conclusions:

FINDINGS AND CONCLUSIONS: I find that this expansion of a nonconforming use and/or structure will not significantly interfere with the enjoyment of other land in the vicinity, nor will it be significantly damaged by surrounding structures or activities and, therefore, meets the test for the granting of an expansion of a nonconforming use as provided for by Section 14. 16. 4. 2. Further, the owner of this property will experience unnecessary hardship, and in addition, will be denied a continued reasonable use of the property if the expansion is not approved. I further find that this expansion does not exceed 25% of the floor or ground area in nonconforming uses on the site at the time it became nonconforming and the owner covenants that the use of the entire premises will be ceased or made conforming at the time specified by this Zoning Ordinance for termination of the original nonconforming use on the premises. Finally, this expansion of a nonconforming use is consistent with the spirit of the Zoning Ordinance, substantial justice, and the general public interest.

DECISION: Approved.

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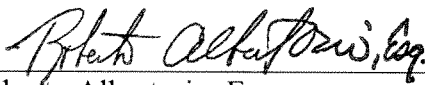
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Roberto Albertorio, Esq.
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