

CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

MARIA CARRILLO request(s) a special exception to Section 14-16-2-6(B)(5): a CONDITIONAL USE to allow up to 12 children for a home day care for all or a portion of Lot(s) 20, Block(s) 21, ANDERSON HEIGHTS UNIT 3 zoned R-LT, located on 10640 HUMPHRIES BLVD SW (N-8)

Special Exception No:..... *IR* 12ZHE-80349
Project No:..... Project# 1009487
Hearing Date:..... 11-19-12
Closing of Public Record:..... 11-19-12
Date of Decision: 12-06-12

On the 19th day of November, 2012 (hereinafter “**Hearing**”) Ms. Carrillo (hereinafter “**Applicant**”) appeared before the Zoning Hearing Examiner (hereinafter “**ZHE**”) requesting a CONDITIONAL USE to allow up to 12 children for a home day care (hereinafter “**Application**”) upon the real property located at 10640 HUMPHRIES BLVD SW (“**Subject Property**”). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a CONDITIONAL USE to allow up to 12 children for a home day care.
2. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (1) (a) “SPECIAL EXCEPTIONS” reads in part: “*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed will not be injurious to the adjacent property, the neighborhood, or the community.*”
3. Applicant testified at the Hearing that the Conditional Use, if approved, will not be injurious to the adjacent property, neighborhood, or the community because the services will be beneficial to her neighbors, and she has support from her surrounding community. The Applicant indicated that she likes to work with children and that these types of services are desperately needed in this working community.
4. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (1) (b) “SPECIAL EXCEPTIONS” reads in part: “*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed will not be significantly damaged by surrounding structures or activities.*”
5. Applicant testified at the Hearing that the proposed conditional use, will not be significantly damaged by the surrounding structures or activities, in fact she said that it will be beneficial to the surrounding activities in that it will give an opportunity for child care services.

6. The yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.
7. The Applicant indicated that the Home Day Care will only operate from Monday to Friday from hours of 7 a.m. to 5 p.m.
8. The Applicant also indicated that there are no pets, and that the ages of kids in the home would range from 6 weeks old to 12 years old.
9. The Applicant provided a "Certificate of Successful Completion" of a 45 hour entry level course, from the Office of Child Development CYFD.
10. A no meeting report was issued from the Land Use Facilitation Program.
11. The Applicant has adequately justified the Conditional Use request pursuant to City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

DECISION:

APPROVAL WITH CONDITIONS of a **CONDITIONAL USE** to allow up to 12 children for a home day care upon the real property located at 10640 HUMPHRIES BLVD SW.

CONDITIONS OF APPROVAL:

1. The Applicant shall adhere to all of the State of New Mexico and City of Albuquerque Rules and Regulations regarding home day care services.

If you wish to appeal this decision, you may do so by 5:00 p.m., on December 21, 2012 in the manner described below:

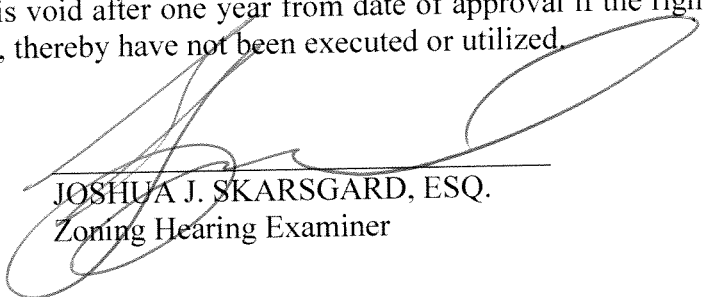
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$50.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, 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.



JOSHUA J. SKARSGARD, ESQ.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Maria Carrillo, 10640 Humphries Ln SW, 87121