

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

CHARLES D. HALL request(s) a special exception to Section 14-16-2-12(D): a VARIANCE of 8' to the 150' minimum lot width requirement for a proposed lot on all or a portion of Lot(s) 8, 9, 10, Block(s) 64, UNIVERSITY HEIGHTS zoned R-3, located at 501 GIRARD BLVD SE (K-16)

Special Exception No:..... **11ZHE-80233**  
Project No: ..... **Project# 1008974**  
Hearing Date: ..... 10-18-11  
Closing of Public Record: ..... 10-18-11  
Date of Decision: ..... 10-27-11

**STATEMENT OF FACTS:** The applicant, Charles Hall, requests a variance of 8' to the 150' minimum lot width requirement for a proposed lot. Mr. Hall testified, at the hearing, that he purchased this property approximately one month ago. It is currently a vacant parcel. Previously there was a 16-unit apartment building that was razed five years ago. He indicated that the lot is exceptional because it is an R-3 lot, but does not meet those requirements.

Jane Sinclair and Paul Luna testified in opposition to this request. Concerns included increased traffic, landscaping and change from a residential neighborhood.

If approved, Mr. Hall would like to have three lots re-platted into one to construct a 15-unit two-story apartment complex. Each unit will be two-story and approximately 700 sq ft. There will be three separate buildings that will comply with the setback requirements. A portion of the existing landscaping will remain on the property. The footprint of the buildings would take up approximately ¼ of the available space on the lot, leaving considerable open space. The majority of the parking would be located in the back along the alley. In his testimony, the applicant speculated that the lot does not meet the 150' minimum lot width requirement due to the taking, at some point in time, of 8' from the lot along with 8' from the adjacent property for the alley which is 16' wide.

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 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 November 11, 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.



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Anita Reina, Esq.  
Deputy Zoning Hearing Examiner

cc: Zoning Enforcement  
ZHE File  
Charles Hall, 415 Wellesley SE, 87106  
Jane Sinclair, 423 Girard Blvd., SE, 87106  
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