



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

NICHOLAS PISANO request(s) a special exception to Section 14-16-4-13: a STATUS ESTABLISHED BUILDING REVIEW to allow for a second dwelling on one lot in an R-1 zone on all or a portion of Lot(s) 16 AND 17, Block(s) 34, UNIVERSITY HEIGHTS zoned R-1, located at 215 RICHMOND DR SE (K-16)

Special Exception No:.....**09ZHE-80343**
Project No: **Project# 1008015**
Hearing Date: 11-17-09
Closing of Public Record: 11-17-09
Date of Decision: 11-20-09

STATEMENT OF FACTS: The applicant, Nicholas Pisano, requests a Status Established Building Review to allow for a second dwelling on one lot in an R-1 zone. Mr. Pisano testified, at the hearing, that these dwellings were built in 1923 and have been used as apartments since 1942. The second dwelling is a guest house with a second kitchen. Mr. Pisano was informed that if in the future this property were to be sold, it could not be advertised as containing a potential rental unit. There is a letter of support from the Nob Hill Neighborhood Association noted in the file. The yellow sign was posted. There was no opposition to this request at the hearing, nor is there any opposition noted in the file.

Mark Gonzales, an adjacent neighbor, testified in opposition to this request, disputing the fact that this property has had continued use as residential units. An affidavit signed by the applicant indicating that this has been the continued use has been submitted to this office and is part of the record.

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 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:

1. Mr. Pisano will ensure that this proposed addition not be used now, or in the future, as a rental unit. Should the property become marketable, it may not be advertised as containing a potential rental unit. Occupants of the proposed addition may only be family members.
2. This approval will be immediately vacated if the applicant does not comply with these conditions.

The approval is subject to be 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 December 7, 2009 in the manner described below:

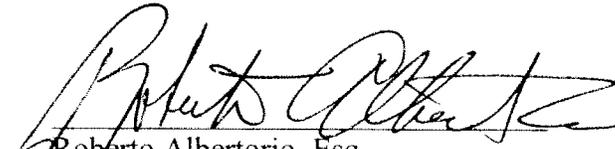
Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, 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
Nicholas Pisano, 215 Richmond Drive SE, 87106
Nob Hill NA, P.O. Box 4875, 87196
Mark Gonzales, 219 Richmond Drive SE, 87106