

# CITY OF ALBUQUERQUE

PLANNING DEPARTMENT  
DEVELOPMENT SERVICES DIVISION  
600 2nd Street NW, Ground Floor, 87102  
P.O. Box 1293, Albuquerque, NM 87103  
Office (505) 924-3946



## OFFICIAL NOTIFICATION OF DECISION

July 18, 2018

Robert Gallegos  
10408 Irene Ave. NE  
ABQ, NM 87109

**Project 2018-001319**  
VA-2018-00044

### LEGAL DESCRIPTION:

all or a portion of: Lot 2, Block 86, Princess  
Jeanne Park Addition, zoned R-1B, containing  
approximately 0.15 acre(s). (J-21) Staff Planner:  
Maggie Gould

PO Box 1293 On July 18, 2018, the Development Review Board (DRB) voted to APPROVE Project 001319/VA-  
2018-00044, a Variance, based on the following Findings:

### FINDINGS:

Albuquerque

NM 87103

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1. The proposed carports would strengthen or reinforce the architectural character of the surrounding area by adding an ornamental structure that is consistent with the house on the subject site and the surrounding development.
2. The proposed carport would not be injurious to adjacent properties, the surrounding neighborhood, or the larger community because it will not add greater height and block views. The structure will have adequate drainage and will be compatible with the architectural character of the area.
3. The design of the carport complies with the provisions in Subsection 14-16-5-5(F)(2)(a)2 (Carports).  
The carports meet the minimum 3 foot setback from the property line ( 3 feet 7 inches feet from the front property and 5 feet 5 inches from the side for the western carport and 7 feet 9 inches from the front property line and 3 feet 6 inches from the side for the eastern carport) ; the applicant is requesting a variance through the DRB process to allow the carport within the front setback; the subject site is not within CPO 3 or the Monte Vista College View Historic District; the Traffic Engineer has determined that the carport is not a clear site triangle issue ; the subject site is not within a designated Comprehensive Plan center or corridor.
4. The Traffic Engineer has determined that the carport wall is not a hazard to traffic visibility.
5. The carport will be 10 feet in height, not taller than the 12 foot tall primary building

Official Notice of Decision

Project # PR-2018-001319 Application# VA-2018-00044

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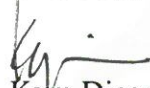
- on the lot.
6. The carports do not exceed the 60% maximum coverage allowed for a parking area shown in table 5-5-6.
  7. The applicant notified the Princess Jeanne Neighborhood Association and offered to meet about the request. The applicant did not receive a response. The applicant also notified the Princess Jeanne Neighborhood Association to inform them that the request would be submitted to the DRB.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **AUGUST 9, 2018**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15<sup>th</sup> day falls on a Saturday, Sunday or Holiday, the next working day is considered as the deadline for filing the appeal.

For more information regarding the appeal process, please refer to Section 14-16-6-4(U) of the Integrated Development Ordinance (IDO). A Non-Refundable filing fee will be calculated at the Land Development Coordination Counter and is required at the time the appeal is filed.

You will receive notification if any person files an appeal. If there is no appeal, you can receive Building Permits at any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. Applicants submitting for building permit prior to the completion of the appeal period do so at their own risk. Successful applicants are reminded that there may be other City regulations of the IDO that must be complied with, even after approval of the referenced application(s).

Sincerely,



Kym Dicome  
DRB Chair

KD/mg

cc: Austin's Carports 5 28 2<sup>nd</sup> Street SW ABQ, NM 87102