

**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**

March 1, 2019

Carlos Diaz  
500 California SE  
ABQ NM 87108

**Project# PR-2018-002117**  
Application#  
**VA-2019-00056 - VARIANCE**

### **LEGAL DESCRIPTION:**

All or a portion of LOT 1 BLOCK 11 HATCHELL AND RICES MESA PARK, , zoned R-1C, located at 500 California ST SE , SEC of California and Bell AVE containing approximately .186 acre(s). (L-18)

On February 27, 2019, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the requests based on the following Findings:

1. This is a request to allow a carport within a required setback. The carport is an existing structure and requires the variance in order to remain
2. The proposed carport at 500 California se, zoned R1-C, 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.
3. 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.
4. The design of the carport complies with the provisions in Subsection 14-16-5-5(F)(2)(a)2 (Carports).

The carport meets the minimum 3 foot setback from the property line (10 feet 4 inches feet from the front property line and a minimum 3 feet from the sides (13 feet on the south); the applicant is requesting a variance through the DRB process to

Official Notice of Decision

Project # PR-2019-00056 VA-2019-00056

March 1, 2019

Page 2 of 2

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, if constructed as shown. Although the a small portion of the structure is within the clear sight triangle, the structure will not cause visibility issues.

5. The Traffic Engineer has determined that the carport wall is not a hazard to traffic visibility.
6. The carport will not be taller than the primary building on the lot. The carport height is 12 feet 7 inches; the height of the house is 16 feet 7 inches.
7. The applicant notified the South San Pedro Neighborhood Association and offered to meet regarding the request. No meeting was requested. The applicant sent additional e-mail stating that this application would be submitted.
8. The approval is valid for one year; the applicant must construct the carport within that time frame.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MARCH 14, 2019**. 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