

**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

January 18, 2019

Gideon Karni
3440 Calle del Monte NE
ABQ NM 87106

Project# PR-2019-001962
Application# VA-2019-00021 -Variance

LEGAL DESCRIPTION:

for all or a portion of LOT 1, BLOCK 5, SUBDIVISION MCDUFFIE PLACE ADDN UNIT 3, zoned R-1C, located at 3440 CALLE DEL MONTE NE east of CARLISLE BLVD NE and south of CONSTITUTION AVE NE, containing approximately .1865 acre(s). (J-16)

On January 16, 2019, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request to allow a carport within a required setback.
2. The proposed carport at 3440 Calle del Monte NE, 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. There is carport on the east side of Carlisle Blvd., across from the subject site and two carports in the 3500 block of Calle del Monte.
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 (3 feet from the front property line and a minimum 3 feet from the sides (5" on the west and over 20 feet " on the west); the applicant is requesting a variance through the DRB

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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, if constructed as shown.

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 9 feet; the height of the house is 22 feet 4 inches.
7. The applicant notified the Summit Park and McDuffie Twin Parks Neighborhood Associations and offered to meet regarding the request. 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 **JANUARY 31, 2019**. The date of the DRB's decision is not included in the 15-day period for filing an appeal, and if the 15th 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

Jason O'Connor PO Box 6095 Albuquerque, NM 87197

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