



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

Kelly Johnson requests a permit to allow a carport in the front yard setback for Lot 28, Block 13, Broad Acres Addn, located at 2705 Espanola ST NE, zoned R-1C [Section 14-16-5-5(F)(2)(a)]

Special Exception No:..... **VA-2019-00306**  
Project No: ..... **Project#2019-002838**  
Hearing Date: ..... 10-15-19  
Closing of Public Record: ..... 10-15-19  
Date of Decision: ..... 10-30-19

On the 15th day of October, 2019, Gilbert Austin of Austin’s Carports, agent for property owner Kelly Johnson (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a permit to allow a carport in the front yard setback (“Application”) upon the real property located at 2705 Espanola ST NE (“Subject Property”). Below are the ZHE’s findings of fact and decision:

FINDINGS:

1. Applicant is requesting a permit to allow for a carport in the front yard setback.
2. The City of Albuquerque Integrated Development Ordinance Section 14-16-6-6(L)(3)(d) states a Variance to allow a carport in the required front or side setback shall be approved if all the following criteria are met:
  1. The proposed carport would strengthen or reinforce the architectural character of the surrounding area.
  2. The proposed carport would not be injurious to adjacent properties, the surrounding neighborhood, or the larger community.
  3. The design of the carport complies with the provisions in Subsection 14-16-5-5(F)(2)(a)2 (Carports).
  4. No carport wall is a hazard to traffic visibility, as determined by the Traffic Engineer.
  5. The carport is not taller than the primary building on the lot.
3. The Applicant bears the burden of ensuring there is evidence in the record supporting a finding that the above criteria are met under Section 14-16-6-4(N)(1).
4. Gilbert Austin of Austin’s Carports, agent for Kelly Johnson, property owner appeared and gave evidence in support of the Application.
5. The address of the subject property is 2705 Espanola St. NE.
6. All property owners within 100 feet and affected neighborhood association were notified of the application.
7. Classic Uptown Neighborhood Association and District 7 Coalition of Neighborhood Associations are the affected neighborhood associations.
8. Applicant notified the affected NAs by e-mail dated August 18, 2019.
9. No response nor request for a meeting has been submitted.
10. The subject property is currently zoned R-1C.

11. The request is for a variance/permit as required by Section 14-16-5-5(F)(2)(a)(2): *Development Standards; Parking and Loading; Design Access and Circulation; Low Density Residential Development; Table 5-5-6: Maximum Front Yard Parking Area; Carports.*
12. A site plan and accompanying photographs were submitted in support of the Application.
13. The proposed carport would be constructed with steel support columns and the color will match the color of the existing house.
14. It will include rain gutters and downspouts to control rainwater run-off to retain it on Applicant's property.
15. No walls will be constructed on any side of the carport.
16. Transportation issued a report indicating conditional approval as long as the metal columns supporting the carport are no wider than 8 inches solid and contains no walls greater than 3 feet tall.
17. No one appeared in opposition to the Application.
18. The color and appearance of the proposed structure matches the primary residence and the carport strengthens and reinforces the architectural character of the surrounding area as required by Section 14-16-6-6(L)(3)(d)1.
19. The proposed carport is not injurious to adjacent properties, the surrounding neighborhood, or the larger community as required by Section 14-16-6-6(L)(3)(d)2.
20. The proposed carport complies with the provisions in Subsection 14-16-5-5(F)(2)(a)2, as required by Section 14-16-6-6(L)(3)(d)3.
21. Transportation issued a report indicating the carport design does not present a hazard to traffic visibility, as required by Section 14-16-6-6(L)(3)(d)4.
22. The proposed carport is not taller than the primary building on the subject lot as required by Section 14-16-6-6(L)(3)(d)5.
23. The carport is no taller than the primary building on the subject lot.
24. The ZHE finds that the proper "Notice of Hearing" signage was posted for the required time period as required by Section 14-16-6-4(K)(3).
25. The ZHE finds that the Applicant has authority to pursue this Application.

#### CONCLUSIONS OF LAW:

The criteria within Section 14-16-6-6(L)(3)(d) of the IDO are satisfied.

#### DECISION:

APPROVAL of a permit to allow for a carport in the front yard setback.

#### APPEAL:

If you wish to appeal this decision, you must do so by November 14, 2019 pursuant to Section 14-16-6-4(U), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

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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Stan Harada, Esq.  
Zoning Hearing Examiner

cc:

ZHE File  
Zoning Enforcement  
Gilbert Austin of Austin's Carports, 528 2<sup>ND</sup> ST SW, 87102  
Kelly Johnson, PO BOX 23297, 87502