



Agenda Item: 4  
Case # SI-2021-01712  
Project # PR-2021-006115  
November 10, 2021

### *Staff Report*

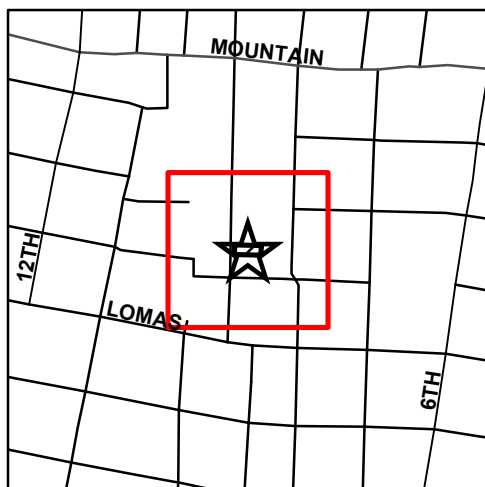
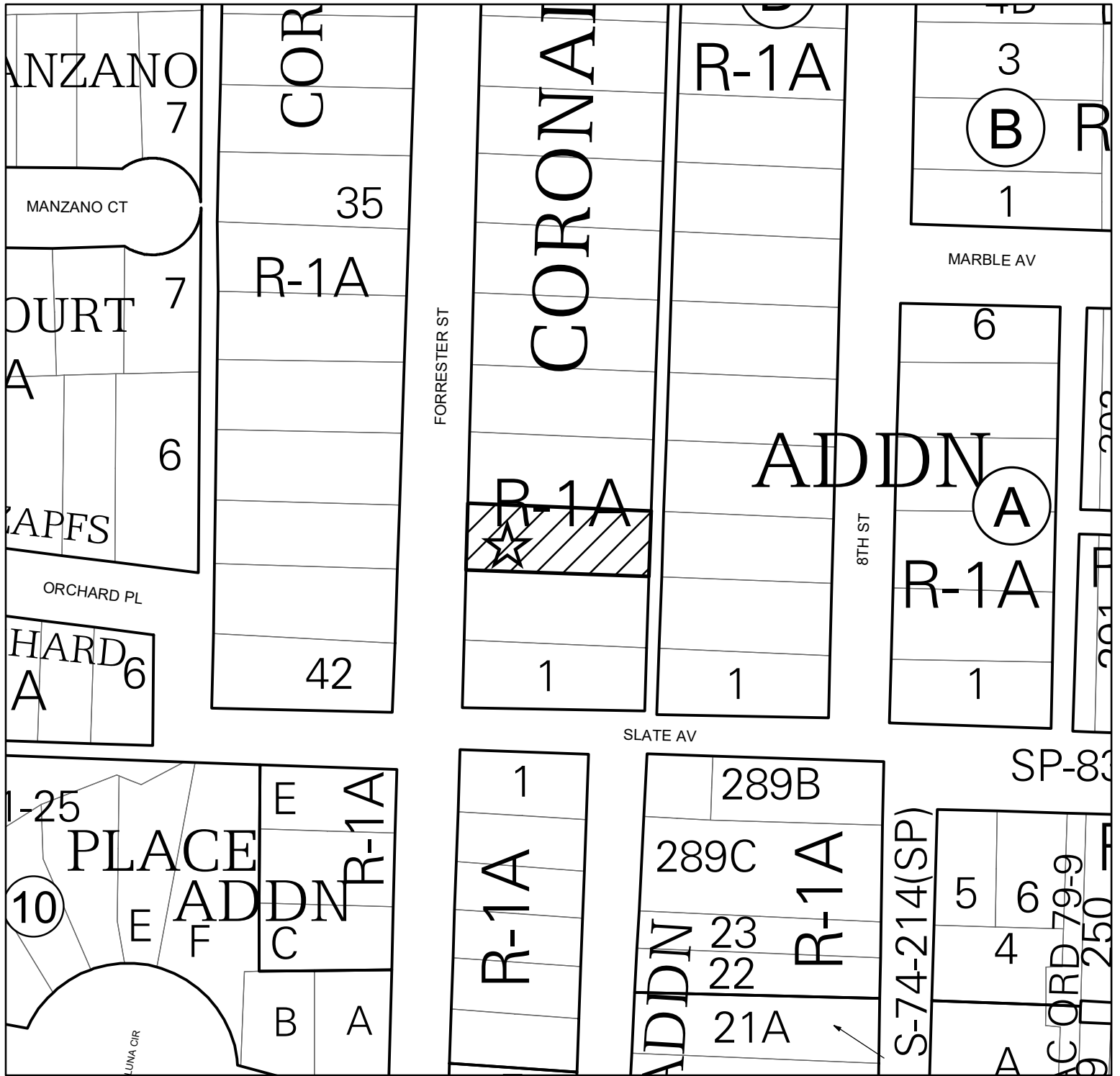
<b>Agent</b>		<b>Staff Recommendation</b>
<b>Applicant</b>	Josh & Melinda Krause	
<b>Request</b>	Certificate of Appropriateness for New Construction	<b>APPROVAL of Case # SI-2021-01712 Project # PR-2021-006115, a request for a Certificate of Appropriateness for new construction, based on the Findings beginning on page X and subject to the conditions on page X.</b>
<b>Legal Description</b>	Lot 3 Coronado Place Addition	
<b>Address/Location</b>	912 Forrester St. NW	
<b>Size</b>	0.069 Acres	
<b>Zoning</b>	R-1A	
<b>Historic Location</b>	Eighth & Forrester Historic Preservation Overlay Zone	
		Leslie Naji Historic Preservation Planner

### **Summary of Analysis**

The application is for a Certificate of Appropriateness is for new construction. The applicant had begun construction of a 195 square foot storage shed in the front side yard of the property. No certificate of appropriateness had been sought.

The storage shed, though separate from the house, is inches from the north property line and no more than a foot from the existing house. The size is the maximum allowed without a building permit. No consideration was given to the design of the shed to create any semblance of connection to the house.

This request was reviewed against the relevant guidelines for the Eighth & Forrester Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness and has been found to be inconsistent with the majority of those guidelines.



# IDO ZONING MAP

Note: Gray shading indicates County.



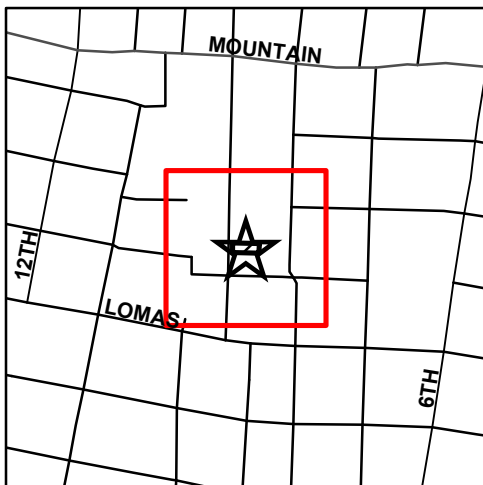
1 inch = 100 feet

Hearing Date:  
11/10/2021

Project Number:  
PR-2021-006115

Case Numbers:  
SI-2021-01712

Zone Atlas Page:  
J-14



# LAND USE MAP

Note: Gray shading indicates County.

- Key to Land Use Abbreviations**
- LDRES | Low-density Residential
  - MULT | Multi-family
  - COMM | Commercial Retail
  - CMSV | Commercial Services
  - OFC | Office
  - IND | Industrial
  - INSMED | Institutional / Medical
  - ED | Educational
  - APRT | Airport
  - TRANS | Transportation
  - AGRI | Agriculture
  - PARK | Parks and Open Space
  - DRNG | Drainage
  - VAC | Vacant
  - UTIL | Utilities
  - CMTY | Community
  - KAFB | Kirtland Air Force Base



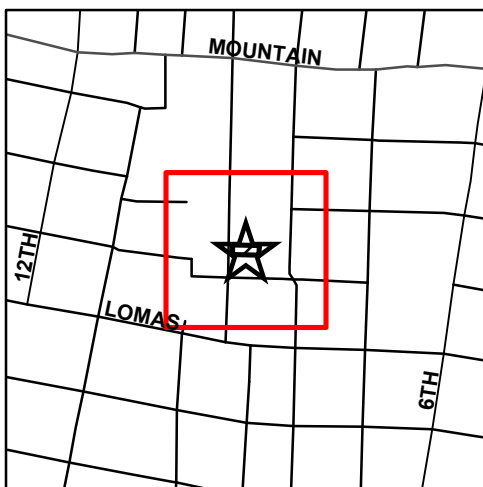
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## HISTORY MAP

Note: Gray shading indicates County.



1 inch = 100 feet

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11/10/2021

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Zone Atlas Page:  
J-14



**SUMMARY OF REQUEST**

<b>Request</b>	<i>Certificate of Appropriateness for New Construction</i>
<b>Historic Location</b>	<i>Eighth &amp; Forrester Historic Preservation Overlay Zone</i>

**I AREA HISTORY AND CHARACTER**

**Surrounding architectural styles, historic character and recent (re)development**

	<b># of Stories</b>	<b>Roof Configuration, Architectural Style and Approximate Age of Construction</b>	<b>Historic Classification &amp; Land Use</b>
<b>General Area</b>	1-2	Cottage; Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival.	Contributing; Neutral; residential
<b>Site to the North</b>	1	Flat roof, Simplified Mission Revival, 1950	Non-Contributing Residential
<b>Site to the South</b>	1	Hipped & gabled, Bungalow, 1931	Contributing Residential
<b>Sites to the East</b>	1	Flat roof, No style, 1942	Non-Contributing Residential
<b>Site to the West</b>	1	Hipped & Gabled, Queen Anne Cottage, 1931	Contributing Residential

**II INTRODUCTION**

**Proposal and History**

The application for a Certificate of Appropriateness is for new construction at 912 Forrester St. NW. The subject site was part of a larger site that housed the Baptist Mission in the early 1900s when the Eighth and Forrester District was at its prime. By 1931 the Mission was gone and the houses at 910 and 912 Forrester were constructed in the bungalow style. Both houses are built much closer to the street than the earlier houses as was the case with the Baptist Mission building. The house at 912 was built in the approximate location of the removed mission. Around 1940, the east half of the site was sold and a window shade manufacturing company located there. That property has the 817 Slate Ave address.

The subdivision of the original lot eventually became 4 lots. The eastern property line of 910 and 912 Forrester is only 5 feet from the previously constructed houses. A detached garage was removed post 1960 and a flat roofed addition was added to the north of the house. Because of this addition, 912 Forrester has been determined to be non-contributing. The resulting site is one with a small side yard to the south and a small front/side yard in the northwest corner of the lot.

In need of tool storage space, the applicant began construction of a 7'-0" x 17'-0" space with a shed roof at which point it was noticed by staff. This is a review of the appropriateness of the storage shed.

### *Context*

The Eighth and Forrester Historic District is described in the State and National Register nomination written in 1980 as "a fine and little-altered neighborhood of simple lower-middle class housing, predominately from the first decade of the twentieth century." The nomination also states: "Developed and largely built up in the first decade of the twentieth century, the Eighth Street/Forrester Historic District is an excellent example of a working-class neighborhood, unscarred by substantial modern alteration or intrusion. The district is most important for its architecture, for its small, simple and attractive houses, scaled-down version of styles popular in the period between 1901 and 1925."

Simple cottages are the predominant form in this district. A few larger houses, described as late adaptations of the Queen Anne style, are larger primarily by comparison with the simple cottages. They would not be considered large in other historic neighborhoods, such as the Fourth Ward Historic District. There are a number of southwestern revival styles built between 1922 and 1929, and these houses resemble the earlier cottages in their modest size and ornamentation.

The nomination states that "...the real strength of the area lies in the small houses, simple in form and restrained in detail, which make up the almost unbroken context of these streets. Preserved by relative isolation imposed by the street pattern and by the lack of money for grandiose re-modeling throughout the years, these buildings keep the feeling and visual dimensions of a lower-middle class district in the early years of the twentieth century." The Eighth and Forrester Historic District was accepted to the National Register of Historic Places in 1980 and the City Council mapped the Historic Overlay Zone in 1991.

## ***APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES***

### ***III ANALYSIS***

Policies are written in regular text and staff analysis and comment in italic print.

#### ***Integrated Development Ordinance (IDO)***

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned R-1A

The property is located within the Eighth and Forrester Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (G) identifies standards and guidelines for HPO 2: Eighth & Forrester.

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**6-6(D)(3) Review and Decision Criteria**

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

*Although storage sheds are permitted within the HPOs, it does not meet some of the specific requirements. Those will be discussed below.*

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

*The proposal will diminish the character of the street scape as well as the adjoining property.*

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

*Not applicable*

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

*Unfortunately, the insensitive early addition to the original house already detracts from the historic characteristics of the original bungalow. The placement of the large storage shed, located to the left of the original house and in front of the later addition, does not, as it is currently designed, offer any improvement to the situation.*

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

*Original house details are not affected by this proposal.*

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

*The new shed uses a roof of an unsupported pitch and style and is in consistent with the main house as well as the addition.*

*New Town Neighborhoods Development Guidelines for the Eighth and Forrester Historic Overlay Zone*

The (design) development guidelines were revised and adopted by the LC in October 2010 and again revised in 2016 when the uniform guidelines for New Town Neighborhoods were adopted. The guidelines include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

Those Guidelines relating to Accessory Buildings and Site features and are relevant to this proposal.

**POLICY**

**Historic accessory buildings should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or executing an adaptive use.**

**Guidelines**

*Accessory Buildings*

1. Contributing accessory buildings should be preserved when feasible. The Landmarks Commission recognizes that these buildings may be inadequate to serve the needs of today's families and businesses. Rehabilitation and adaptive use to serve a new function is encouraged. A Certificate of Appropriateness is required for demolition (see demolition section).

*Not Applicable*

2. Alterations to contributing accessory buildings are to follow guidelines for historic buildings.
  - New garages and accessory buildings should complement the historic resource.
  - Accessory buildings must be subordinate to the main building.
  - The main building should inspire design for new garages with building details derived
    - i. from the main building.

*Not Applicable*

3. Building materials and finishes should be compatible with the main building, although

- i. some contemporary materials are acceptable substitutes for wood siding. Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.

***Exterior material is not noted. Frame construction with stucco exterior would be appropriate to match house.***

4. New garages and accessory buildings should complement the historic resource.
  - Accessory buildings must be subordinate to the main building.
  - The main building should inspire design for new garages with building details derived from the main building.
  - Building materials and finishes should be compatible with the main building, although some contemporary materials are acceptable substitutes for wood siding. Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.

***Although an effort has been made to match the roof pitch to that of the house, it does so as a shed roof. None of the detailing from the main house is incorporated into the design. It presents itself as a shed.***

5. New accessory buildings should be sited towards the rear of the property and should not be located in front or side yards.

***The accessory shed is located in the side/front yard, in direct violation of the guidelines.***

6. Access to these structures such as driveways shall be consistent with other existing driveways in the neighborhood.

***Not Applicable***

7. Garage doors that are substantially visible from the public street must be of a style and material appropriate to the main building and the district.
  - Stamped metal or vinyl are not considered to be appropriate materials.
  - Two single doors on two car garages are preferable to a single door. This presents a
    - i. less “blank” appearance.

***Not Applicable***

8. Carports may be considered if they complement the primary structure in building materials and design. All other guidelines apply including location. Carports attached to the main building are considered additions to the building and follow guidelines for additions.

***Not Applicable***

9. Prefabricated storage sheds should be located in the rear yard in locations where they are not substantially visible from any street.

*Not Applicable*

## **POLICY**

**Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.**

### **Guidelines**

#### *Parking (Planting) Strips*

5. Maintain the planting strip.  
Impervious materials such as brick pavers, concrete pavers and concrete are prohibited. City Ordinance prohibits the planting or removal of street trees in the parking strip or other public right-of-way without a permit from the City Forester. Refer to Chapter 6-6-1 (R.O.A. 1994)

*Front strip is unaffected.*

#### *Fences and Free-Standing Walls*

6. Preserve historic fences and yard walls when feasible.
  - Replace only those portions that are deteriorated beyond repair.

***A wooden fence in front of the proposed shed appears to be temporary. Any permanent wall or fence at that location will need to be submitted for approval.***

7. When constructing new fences, use materials that appear similar to those used historically.
  - Simple designs consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.
  - Where an ornate style of fencing can be documented as having been present at the property, that historic fencing may be replicated.
  - A painted wood picket fence is an appropriate replacement in most locations.
  - A simple metal fence, similar to traditional “wrought iron” or wire may be appropriate.
  - Coyote fencing, split rail fencing and chain link fencing are not appropriate materials for these historic districts and are prohibited.
  - Vinyl and other synthetic fencing is reviewed on a case-by -case basis. In some instances, it may be allowed if it is not seen from the street, if the style of the fence is

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compatible with the house and if the vinyl fence is not replacing a historic fence or landscape feature.

- The use of extruded vinyl fencing material is not permitted in the front yard.
- Cellular vinyl fencing may be appropriate if painted.

*Not Applicable.*

8. A front yard fence should have a “transparent” quality, allowing views into the yard from the street.

- Using a solid fence, with no spacing between the boards, is not appropriate in a front yard.
- A front yard fence should not obscure the character defining features of the house.

*Not Applicable*

***Parking area and driveways***

**18. Avoid large expanses of parking**

- Divide large parking lots with planting areas. Large parking areas are those with more than five cars.
- Locate parking areas to the rear of the property when physical conditions permit.
- An alley should serve as the primary access to parking when physical conditions permit.
- Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.

*Not Applicable.*

19. Screen parking areas from view of the street.

- Automobile headlight illumination should be screened from adjacent lots and the street. Fences, walls and planting, or a combination of these should be used to screen parking.

*Not Applicable*

### ***Neighborhood Notification***

The applicant notified the Downtown Neighborhood Association and neighboring properties within 100 ft., excluding public rights of way. The requisite sign was posted at the property giving notification of this application. No comment has been received.

### ***Conclusions***

As discussed in the analysis above and subject to design amendments, the project does not comply with the applicable guidelines for the Eighth and Forrester Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

In addition, it is believed that there are additional permitting issues that will necessitate, at the very least, additional design changes. Staff concludes that a decision on this application should be deferred awaiting additional criteria from building permits.



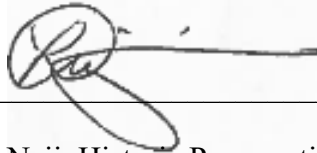
***FINDINGS for Deferral of a request for a Certificate of Appropriateness for new construction-  
Case SI-2021-01712 / Project # PR-2021-006115, November 10, 2021.***

1. This application is a request for a Certificate of Appropriateness for new construction at 912 Forrester St NW, a property in the 8<sup>th</sup> & Forrester Historic Protection Overlay Zone.
2. The subject site is approximately 0.069 acres.
3. The proposal includes a 119 square foot one-story storage shed attached to the side front of the house.
4. By connecting the shed to the house, addition set backs and permits will be required.
5. Since the current design cannot get a permit, a deferral is in order until a final design can be worked out.

***RECOMMENDATION***

***Case SI-2021-01712 / Project # PR-2021-006115, November 10, 2021.***

**Deferral of Case SI-2021-01712 / Project # PR-2021-006115**, an application for a Certificate of Appropriateness for alterations, located at 912 Forrester, described as Lot 3 Coronado Place Addition, a property in the Eighth and Forrester Historic Preservation Overlay Zone, based on the above eight (8) findings.



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Leslie Naji, Historic Preservation Planner  
**Urban Design and Development Division**



Please check the appropriate box and refer to supplemental forms for submittal requirements. All fees must be paid at the time of application.

<b>Administrative Decisions</b>	<input checked="" type="checkbox"/> Historic Certificate of Appropriateness – Major (Form L)	<input type="checkbox"/> Wireless Telecommunications Facility Waiver (Form W2)
<input type="checkbox"/> Archaeological Certificate (Form P3)	<input type="checkbox"/> Historic Design Standards and Guidelines (Form L)	<b>Policy Decisions</b>
<input type="checkbox"/> Historic Certificate of Appropriateness – Minor (Form L)	<input type="checkbox"/> Master Development Plan (Form P1)	<input type="checkbox"/> Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)
<input type="checkbox"/> Alternative Signage Plan (Form P3)	<input type="checkbox"/> Site Plan – EPC including any Variances – EPC (Form P1)	<input type="checkbox"/> Adoption or Amendment of Historic Designation (Form L)
<input type="checkbox"/> WTF Approval (Form W1)	<input type="checkbox"/> Site Plan – DRB (Form P2)	<input type="checkbox"/> Amendment of IDO Text (Form Z)
<input type="checkbox"/> Minor Amendment to Site Plan (Form P3)	<input type="checkbox"/> Subdivision of Land – Minor (Form S2)	<input type="checkbox"/> Annexation of Land (Form Z)
<b>Decisions Requiring a Public Meeting or Hearing</b>	<input type="checkbox"/> Subdivision of Land – Major (Form S1)	<input type="checkbox"/> Amendment to Zoning Map – EPC (Form Z)
<input type="checkbox"/> Conditional Use Approval (Form ZHE)	<input type="checkbox"/> Vacation of Easement or Right-of-way (Form V)	<input type="checkbox"/> Amendment to Zoning Map – Council (Form Z)
<input type="checkbox"/> Demolition Outside of HPO (Form L)	<input type="checkbox"/> Variance – DRB (Form V)	<b>Appeals</b>
<input type="checkbox"/> Expansion of Nonconforming Use or Structure (Form ZHE)	<input type="checkbox"/> Variance – ZHE (Form ZHE)	<input type="checkbox"/> Decision by EPC, LC, DRB, ZHE, or City Staff (Form A)

**APPLICATION INFORMATION**

Applicant: <u>Josh &amp; Melinda Krause</u>	Phone: <u>505 573 7850</u>
Address: <u>912 Forrester Ave NW</u>	Email: <u>josh.colin.krause@gmail.com</u>
City: <u>Albuquerque</u> State: <u>NM</u>	Zip: <u>87102</u>
Professional/Agent (if any):	Phone:
Address:	Email:
City:	State:
Proprietary Interest in Site:	List all owners:

**BRIEF DESCRIPTION OF REQUEST**

Building of storage shed on north of property, not connected to original home

**SITE INFORMATION (Accuracy of the existing legal description is crucial! Attach a separate sheet if necessary.)**

Lot or Tract No.: <u>3</u>	Block: <u>0000</u>	Unit:
Subdivision/Addition: <u>Coronado Pl. Addition</u>	MRGCD Map No.:	UPC Code: <u>101405802820134846</u>
Zone Atlas Page(s): <u>J.14</u>	Existing Zoning: <u>R-1A</u>	Proposed Zoning: <u>-</u>
# of Existing Lots: <u>1</u>	# of Proposed Lots:	Total Area of Site (acres): <u>0.069</u>

**LOCATION OF PROPERTY BY STREETS**

Site Address/Street: <u>912 Forrester NW</u>	Between: <u>Lomas</u>	and: <u>Mountain</u>
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**CASE HISTORY (List any current or prior project and case number(s) that may be relevant to your request.)**

Signature: <u>[Signature]</u>	Date: <u>9/18/2021</u>
Printed Name: <u>Josh Krause</u>	<input checked="" type="checkbox"/> Applicant or <input type="checkbox"/> Agent

**FOR OFFICIAL USE ONLY**

Case Numbers	Action	Fees
-		
-		
-		

Meeting/Hearing Date:	Fee Total:
Staff Signature:	Date:
	Project #

**Form L: Historic Preservation and Landmarks Commission (LC)**

**Please refer to the LC hearing schedule for public hearing dates and deadlines. Your attendance is required.**

**A single PDF file of the complete application including all plans and documents being submitted must be emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.**

Type of Request		Historic Zone or Designation	
<input type="checkbox"/> Alteration	<input type="checkbox"/> Sign (see note below)	<input type="checkbox"/> East Downtown – HPO-1	<input type="checkbox"/> Downtown Area
<input type="checkbox"/> Demolition	<input type="checkbox"/> City Landmark Designation	<input checked="" type="checkbox"/> Eighth & Forrester – HPO-2	<input type="checkbox"/> Downtown Neighborhood Area – CPO-3
<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> City Overlay Designation	<input type="checkbox"/> Fourth Ward – HPO-3	<input type="checkbox"/> East Downtown – CPO-4
<b>Number and Classification of Structures on Property</b>		<input type="checkbox"/> Huning Highland – HPO-4	<input type="checkbox"/> Nob Hill/Highland – CPO-8
Contributing Structures:		<input type="checkbox"/> Old Town – HPO-5	<input type="checkbox"/> City Landmark
Noncontributing Structures:		<input type="checkbox"/> Silver Hill – HPO-6	
Unclassified Structures:		Residential Property? <input type="checkbox"/> Yes <input type="checkbox"/> No	

**\*PLEASE NOTE: Approval of signs in the overlay zones may also require a sign permit from Zoning in addition to LC approval.**

**HISTORIC CERTIFICATE OF APPROPRIATENESS – MINOR Administrative Decision**

- \_\_\_ All materials indicated on the project drawing checklist and required by the Historic Preservation Planner
- \_\_\_ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-5(D)(3)
- \_\_\_ Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
- \_\_\_ Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives
- \_\_\_ Sign Posting Agreement

**INFORMATION REQUIRED FOR ALL LANDMARKS COMMISSION PUBLIC HEARING APPLICATIONS**

- \_\_\_ Interpreter Needed for Hearing? \_\_\_ if yes, indicate language: \_\_\_\_\_
- Proof of Pre-Application Meeting with City staff per IDO Section 14-16-6-4(B)
- Zone Atlas map with the entire site clearly outlined and labeled
- \_\_\_ Letter of authorization from the property owner if application is submitted by an agent
- \_\_\_ Required notices with content per IDO Section 14-16-6-4(K)(6)
- \_\_\_ Office of Neighborhood Coordination notice inquiry response, notifying letter, and proof of first class mailing
- \_\_\_ Proof of emailed notice to affected Neighborhood Association representatives
- \_\_\_ Buffer map and list of property owners within 100 feet (excluding public rights-of-way), notifying letter, and proof of first class mailing
- \_\_\_ Sign Posting Agreement

**DEMOLITION OUTSIDE OF HPO Requires Public Hearing**

- \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(B)(3)

**HISTORIC CERTIFICATE OF APPROPRIATENESS – MAJOR Requires Public Hearing**

- \_\_\_ All materials indicated on the project drawing checklist (8 packets for residential projects or 9 for non-residential or mixed-use)
- \_\_\_ Letter detailing the scope of the proposal and justifying the request per the criteria in IDO Section 14-16-6-(D)(3)

**HISTORIC DESIGN STANDARDS AND GUIDELINES Requires Public Hearing**

- \_\_\_ Proposed Design Standards and Guidelines
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-6(E)(3)

**ADOPTION OR AMENDMENT OF HISTORIC DESIGNATION Requires Public Hearing**


- \_\_\_ Proof of Neighborhood Meeting per IDO Section 14-16-6-4(C)
- \_\_\_ Letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-7(C)(3)

**I, the applicant or agent, acknowledge that if any required information is not submitted with this application, the application will not be scheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.**

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Printed Name:** \_\_\_\_\_  Applicant or  Agent

**FOR OFFICIAL USE ONLY**

Project Number:	Case Numbers	
	-	
	-	
	-	
Staff Signature:		
Date:		

# APPLICATION MATERIALS

October 5<sup>th</sup>, 2021

Dear Neighbors,

Molly and I are hoping to build a shed given our limited storage. As you know, we do not have a back yard or garage and have limited possibilities for storage. Our Christmas storage is literally taking up Molly and I's entire closet, for example.

We would like to use our north yard for the storage shed though we're really trying to not make it look like a shed so we're trying to get this to blend in. In such, we will have the same stucco and trim color and align the top of the shed to the top of the add on that was done prior to our ownership. In addition, we want to place three windows on the north side for light and aesthetics.

From our discussions with ABQ zoning a few weeks ago, they are unsure about our setbacks due to our home's construction on the front of our property which is unlike all of the other homes on our block save the home to our south. We share a wall to the north with Felice where an 8-foot wall currently stands.

Please find the zoning, drawings, and

Please let us know if you have any questions.

Thanks,

Molly and Josh

[joshcolinkrause@gmail.com](mailto:joshcolinkrause@gmail.com)

505-573-7850





Landmarks Commission

# LC PRE-APPLICATION MEETING

APPLICANT: Josh Krause

DATE 9.20.2021

### AGENCY REPRESENTATIVES PRESENT AT MEETING:

Leslie Naji

Angela Behrens

Others Silvia Bolivar.

### 1. WHAT IS THE ADDRESS OF THE SUBJECT PROPERTY?

912 FORRESTER

### 2. WHAT IS THE NATURE OF THE PROJECT

Storage shed

### 3. SUMMARY OF DISCUSSION (continued over)

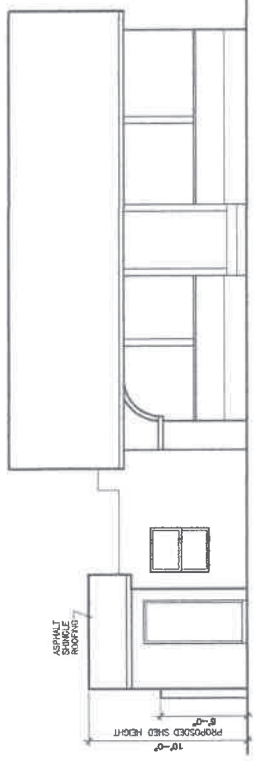
Shed to be in setbacks.  
Letter to Neighborhood Association  
PROPERTY OWNERS MAINTAIN 100 (to be supplied  
by planning staff)  
More complete drawing  
VARIANCE FOR FRONT & SIDE SETBACKS.

**NOTE:** Pre-application discussions are provided to assist applicants in acquiring information on process, guidelines and requirements pertaining to their request. Interpretation of zoning requirements is the responsibility of the zoning enforcement officer, as provided for by the comprehensive zoning code. Any statements regarding zoning at the pre application discussion are intended solely to direct the applicant to seek further information.

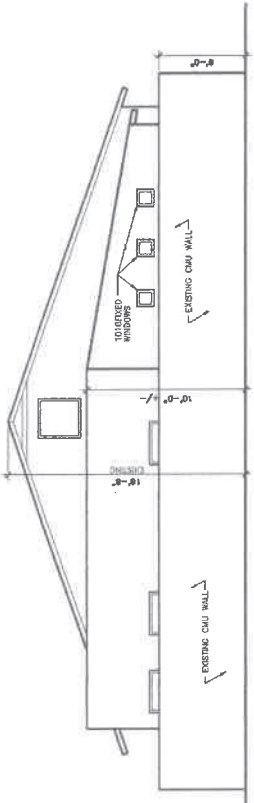
### 4. SIGN AND DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY (PRE-APPLICATION DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY AND ARE NON-BINDING)

[Signature] 9.20.21  
STAFF / DATE

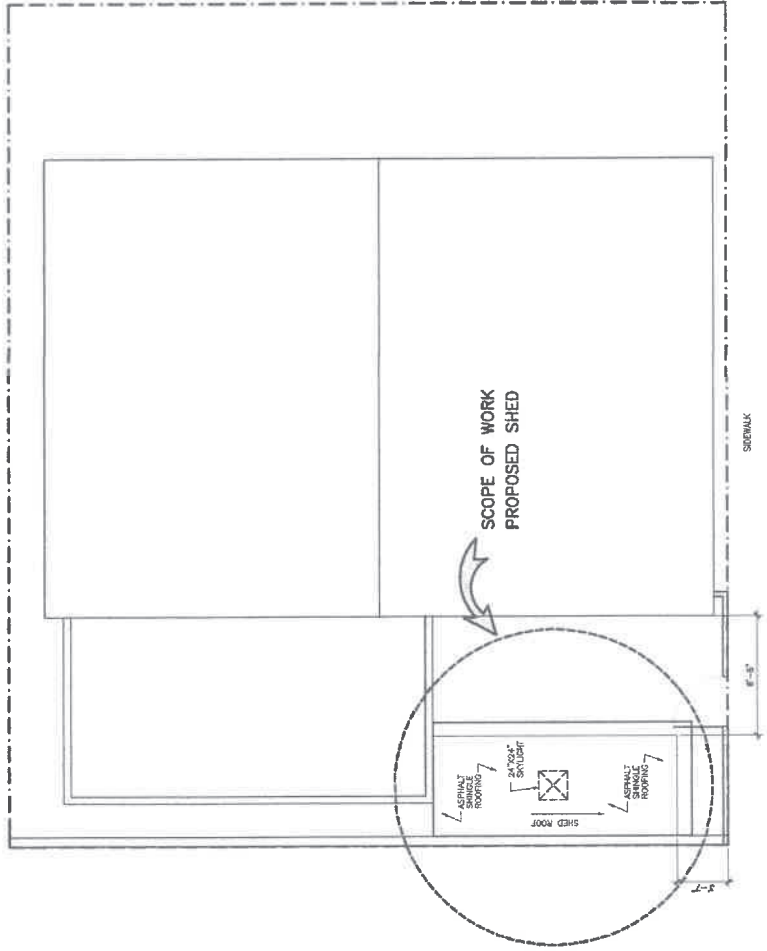
[Signature] 9/20/21  
APPLICANT OR AGENT / DATE



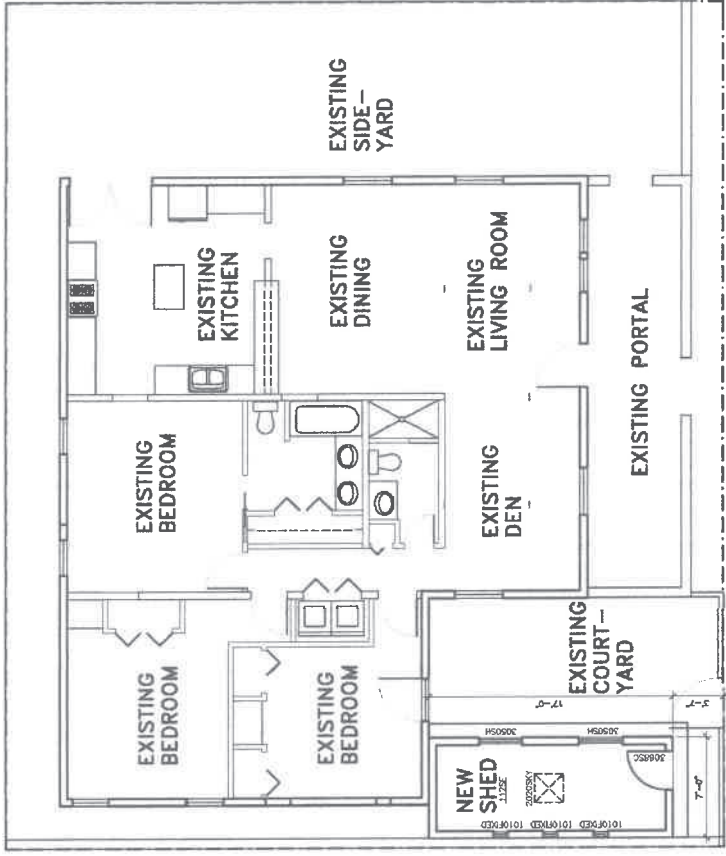
**WEST ELEVATION (STREET VIEW)**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"



**SITE PLAN**  
SCALE: 1/4"=1'-0"



**FLOOR PLAN**  
SCALE: 1/4"=1'-0"

NEW SHED CONSTRUCTION  
**JOSH AND MOLLY KRAUSE**  
912 FORRESTER AVE, NW ALBUQUERQUE  
NEW MEXICO

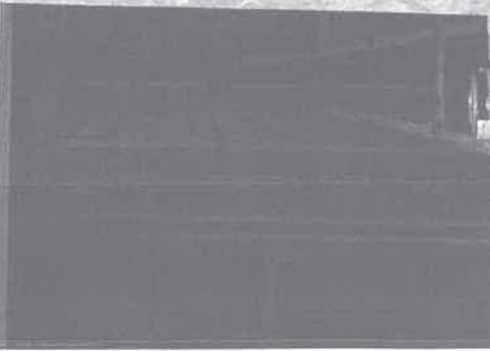
**SHED LAYOUT**

SHEET TITLE  
DATE

**A1**  
SET IN  
SHEE CASE CDS  
DATE 06/01/2021  
REV 07/27/21

912 FORRESTER AVE.





**PREFAB**  
100% - 100% ALLIANCE  
With Superior  
Dry-Cast  
Concrete  
Options







# NOTIFICATIONS




**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART I - PROCESS</b>	
Use <a href="#">Table 6-1-1</a> in the Integrated Development Ordinance (IDO) to answer the following:	
Application Type: <b>Certificate of Appropriateness Major</b>	
Decision-making Body: <b>Landmarks Commission</b>	
Pre-Application meeting required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Neighborhood meeting required:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Mailed Notice required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Electronic Mail required:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Is this a Site Plan Application:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <b>Note: if yes, see second page</b>
<b>PART II – DETAILS OF REQUEST</b>	
Address of property listed in application:	912 Forrester Ave NW, ABQ, NM 87102
Name of property owner:	Josh & Melinda Krane
Name of applicant:	Josh & Melinda Krane
Date, time, and place of public meeting or hearing, if applicable:	
Address, phone number, or website for additional information:	
<a href="http://www.cabq.gov/planning/boards-commissions/landmarks-commission">www.cabq.gov/planning/boards-commissions/landmarks-commission</a>	
<b>PART III - ATTACHMENTS REQUIRED WITH THIS NOTICE</b>	
<input checked="" type="checkbox"/> Zone Atlas page indicating subject property.	
<input checked="" type="checkbox"/> Drawings, elevations, or other illustrations of this request.	
<input type="checkbox"/> Summary of pre-submittal neighborhood meeting, if applicable.	
<input checked="" type="checkbox"/> Summary of request, including explanations of deviations, variances, or waivers.	
<b>IMPORTANT: PUBLIC NOTICE MUST BE MADE IN A TIMELY MANNER PURSUANT TO <a href="#">SUBSECTION 14-16-6-4(K)</a> OF THE INTEGRATED DEVELOPMENT ORDINANCE (IDO). PROOF OF NOTICE WITH ALL REQUIRED ATTACHMENTS MUST BE PRESENTED UPON APPLICATION.</b>	

I certify that the information I have included here and sent in the required notice was complete, true, and accurate to the extent of my knowledge.

 (Applicant signature)
 9/18/21 (Date)

**Note:** Providing incomplete information may require re-sending public notice. Providing false or misleading information is a violation of the IDO pursuant to IDO Subsection 14-16-6-9(B)(3) and may lead to a denial of your application.



**OFFICIAL PUBLIC NOTIFICATION FORM  
FOR MAILED OR ELECTRONIC MAIL NOTICE  
CITY OF ALBUQUERQUE PLANNING DEPARTMENT**



<b>PART IV – ATTACHMENTS REQUIRED FOR SITE PLAN APPLICATIONS ONLY</b>
Provide a site plan that shows, at a minimum, the following:
<input type="checkbox"/> a. Location of proposed buildings and landscape areas.
<input type="checkbox"/> b. Access and circulation for vehicles and pedestrians.
<input type="checkbox"/> c. Maximum height of any proposed structures, with building elevations.
<input type="checkbox"/> d. For residential development: Maximum number of proposed dwelling units.
<input type="checkbox"/> e. For non-residential development:
<input type="checkbox"/> Total gross floor area of proposed project.
<input type="checkbox"/> Gross floor area for each proposed use.

**From:** [Joshua Krause](#)  
**To:** [Naji, Leslie](#)  
**Cc:** [chair@abqdna.com](#); [treasurer@abqdna.com](#); [Carmona, Dalaina L.](#)  
**Subject:** Re: 912 Forrester Ave Project Proposal  
**Date:** Tuesday, October 5, 2021 11:50:24 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[Dear\\_Neighbors.docx](#)

---

## External

Apologies. The letter is attached here.

Thanks,  
Josh

On Tue, Oct 5, 2021 at 11:48 AM Joshua Krause <[joshcolinkrause@gmail.com](mailto:joshcolinkrause@gmail.com)> wrote:  
Hello Again,

Attached are:

1. My letter to neighbors within 100 ft regarding our shed.
2. The drawings of the shed.
3. The zoning map.

Thanks,  
Josh

On Thu, Sep 30, 2021 at 2:46 PM Naji, Leslie <[lnaji@cabq.gov](mailto:lnaji@cabq.gov)> wrote:

Please accept the attached document as part of the Krause's notification submittal.



**LESLIE NAJI**  
senior planner,  
landmarks commission  
o 505.924.3927  
e [lnaji@cabq.gov](mailto:lnaji@cabq.gov)  
[cabq.gov/planning](http://cabq.gov/planning)

---

**From:** Joshua Krause <[joshcolinkrause@gmail.com](mailto:joshcolinkrause@gmail.com)>



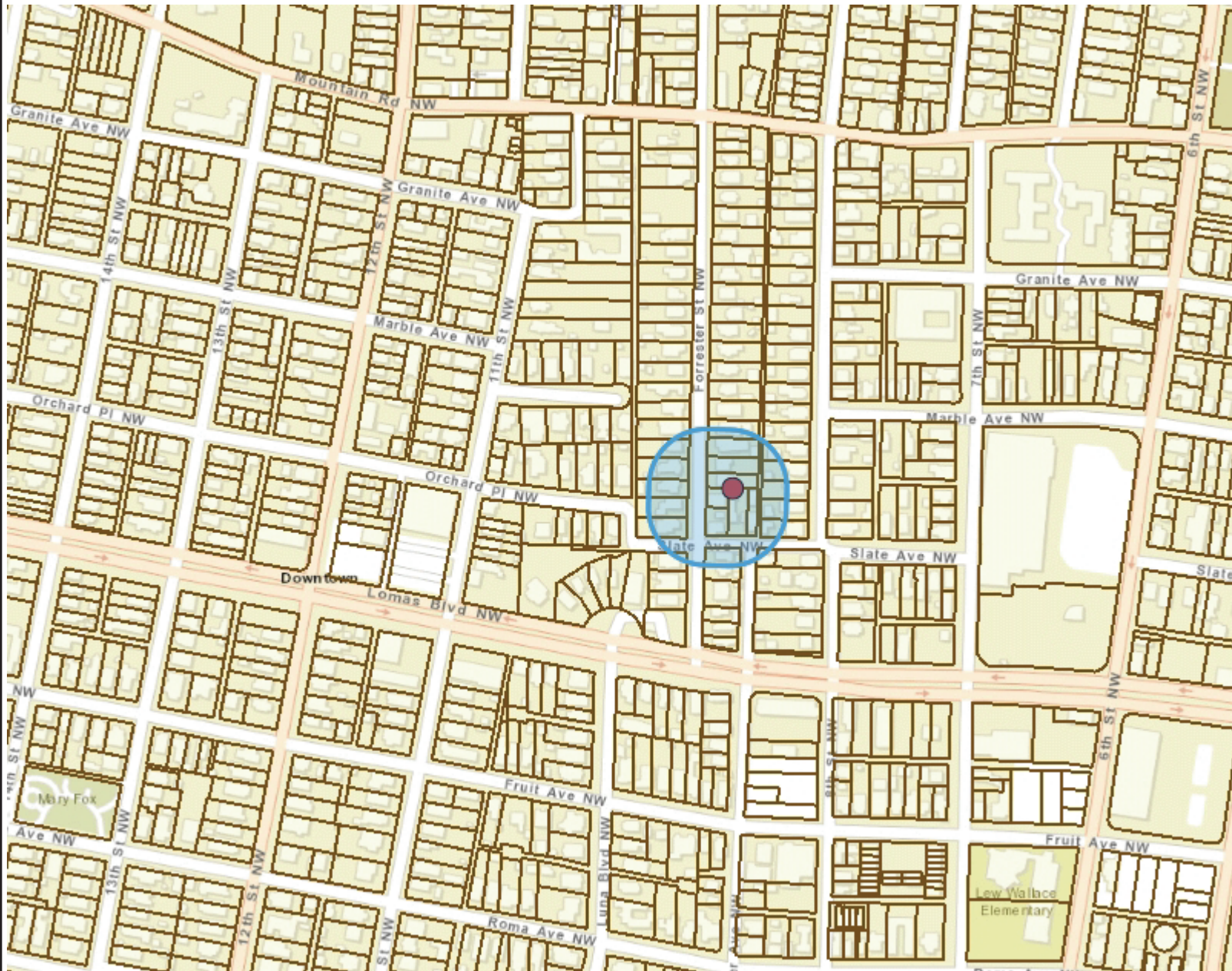


# 912 Forrester



## Legend

□ Bernalillo County Parcels



## Notes

Buffer: 150 Ft.  
ROW Forrester ST NW: 50 Ft.

762 0 381 762 Feet

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
9/29/2021 © City of Albuquerque

1: 4,570

The City of Albuquerque ("City") provides the data on this website as a service to the public. The City makes no warranty, representation, or guaranty as to the content, accuracy, timeliness, or completeness of any of the data provided at this website. Please visit <http://www.cabq.gov/abq-data/abq-data-disclaimer-1> for more information.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

BELCHER BARBARA L  
917 8TH ST NW  
ALBUQUERQUE NM 87102

CITIMORTGAGE INC  
1000 TECHNOLOGY DR  
O' FALLON MO 63304

WEWERKA MICHAEL & MEDLEY K  
1014 FRUIT AVE NW  
ALBUQUERQUE NM 87102-1920

LEYBA LAURENE M & LEYBA  
LAWRENCE M  
815 SLATE AVE NW  
ALBUQUERQUE NM 87102-1961

APEX EQUITY LLC  
7704 HERMANSON ST NE  
ALBUQUERQUE NM 87110-1526

HUNTER THOMAS O & LINDA S TR  
HUNTER RVT  
4124 SUNLAND CIR NW  
ALBUQUERQUE NM 87107-2730

BARBA PHILIP J & SARAH M  
812 SLATE AVE NW  
ALBUQUERQUE NM 87102-1911

RIGHETTINI TAMARA L & OTIS  
BRADLEY A  
903 FORRESTER AVE NW  
ALBUQUERQUE NM 87102-1905

CARROLL LOVETA R & JOHN M  
PO BOX 7624  
ALBUQUERQUE NM 87194-7624

BIRD LOLA E  
909 FORRESTER AVE NW  
ALBUQUERQUE NM 87102

MARSTON ROGER & ZAMORA SUSAN  
PO BOX 4702  
ALBUQUERQUE NM 87196-4702

FORTUNADA LLC  
PO BOX 6908  
ALBUQUERQUE NM 87197-6908

TODD ALISON R  
814 FORRESTER AVE NW  
ALBUQUERQUE NM 87102

LUSTGARTEN KIRSTEN  
920 FORRESTER AVE NW  
ALBUQUERQUE NM 87102-1906

MASTROVITO EDWARD J  
901 8TH ST NW  
ALBUQUERQUE NM 87102-2054

JAMESON THOMAS B & GARCIA FELICE  
914 FORRESTER AVE NW  
ALBUQUERQUE NM 87102

KRAUSE JOSHUA C & MELINDA L  
912 FORRESTER AVE NW  
ALBUQUERQUE NM 87102

DRAPER DANIELLE DENISE  
916 FORRESTER AVE NW  
ALBUQUERQUE NM 87102-1906

VA LOUIE  
823 FORRESTER AVE NW  
ALBUQUERQUE NM 87102-1903

HUGGINS MATTHEW J  
913 8TH ST NW  
ALBUQUERQUE NM 87102

SANDOVAL OMA E TR SANDOVAL RVT  
923 FORRESTER AVE NW  
ALBUQUERQUE NM 87102

SANDOVAL KENNETH M  
907 FORRESTER AVE NW  
ALBUQUERQUE NM 87102

KEYOHARA ISADORA CARMEN  
919 FORRESTER ST NW  
ALBUQUERQUE NM 87102



**Sent:** Thursday, September 30, 2021 1:29 PM

**To:** [chair@abqdna.com](mailto:chair@abqdna.com); [treasurer@abqdna.com](mailto:treasurer@abqdna.com); Naji, Leslie <[lnaji@cabq.gov](mailto:lnaji@cabq.gov)>; Carmona, Dalaina L. <[dcarmona@cabq.gov](mailto:dcarmona@cabq.gov)>

**Subject:** 912 Forrester Ave Project Proposal

**External**

Hello Ms. Siebert and Mr. Clark,

We are applying to build a shed in our north yard at 912 Forrester Ave NW, Albuquerque, NM 87102. I've been instructed to share the information below and attached with you both.

Please let me know if you have any questions.

Thanks,

Josh Krause

505-573-7850

Public Notice Inquiry For:

Other (please specify in field below)

If you selected "Other" in the question above, please describe what you are seeking a Public Notice Inquiry for below:

Buidling a shed on downtown property

Contact Name

Josh Krause

Telephone Number

5055737850

Email Address

[joshcolinkrause@gmail.com](mailto:joshcolinkrause@gmail.com)

Company Name

Company Address

912 Forrester Ave NW

City

Albuquerque

State

NM

ZIP

87102

Legal description of the subject site for this project:

912 Forrester Ave NW

Physical address of subject site:

912 Forrester Ave NW

Subject site cross streets:

Slate and Mountain

Other subject site identifiers:

This site is located on the following zone atlas page:

J-14-Z

--

Joshua Krause

[joshua@nacainspiredschoolsnetwork.org](mailto:joshua@nacainspiredschoolsnetwork.org)

Director of Curriculum and Professional Development

NACA Inspired Schools Network

|

--

Joshua Krause

[joshua@nacainspiredschoolsnetwork.org](mailto:joshua@nacainspiredschoolsnetwork.org)  
Director of Curriculum and Professional Development  
NACA Inspired Schools Network

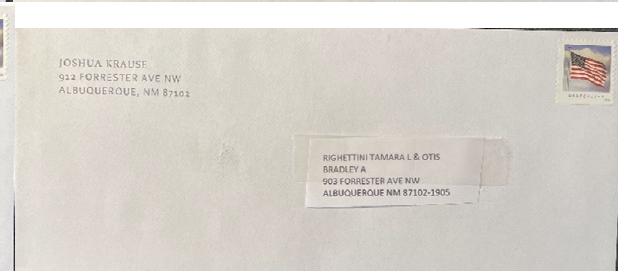
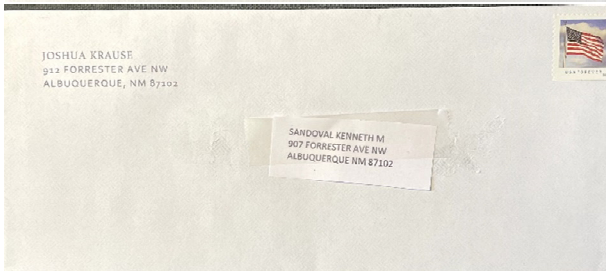
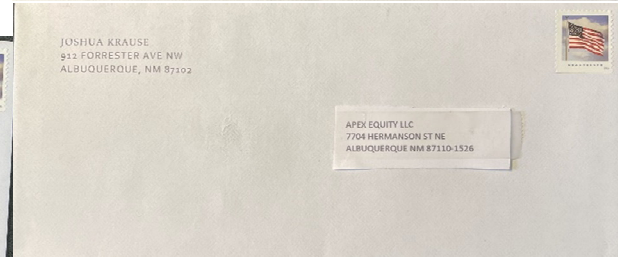
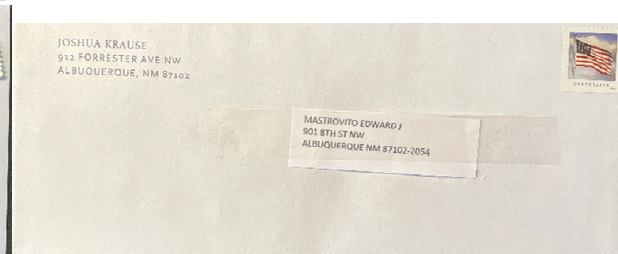
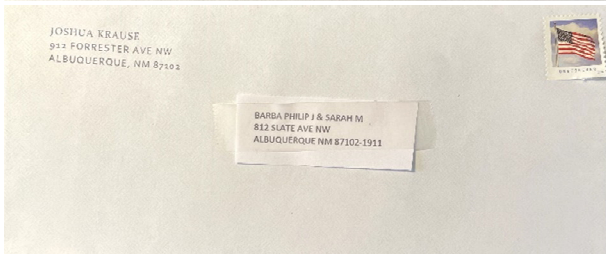
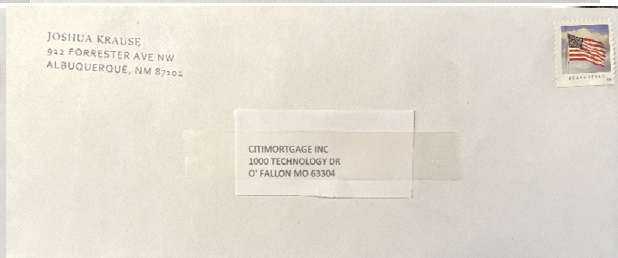
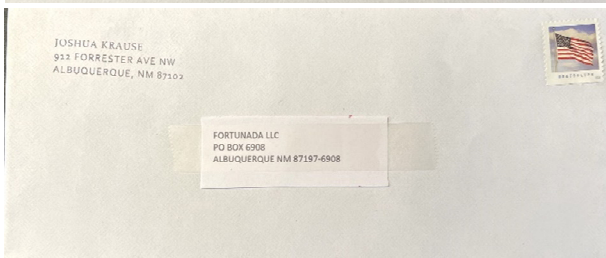
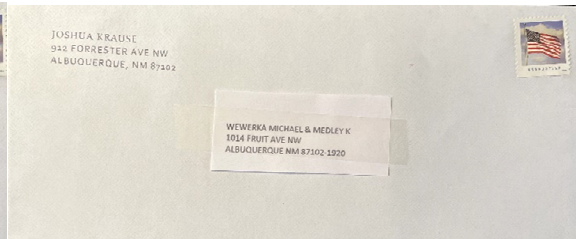
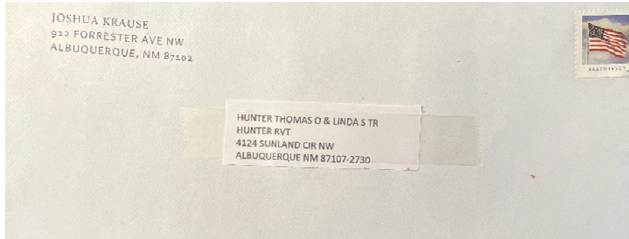
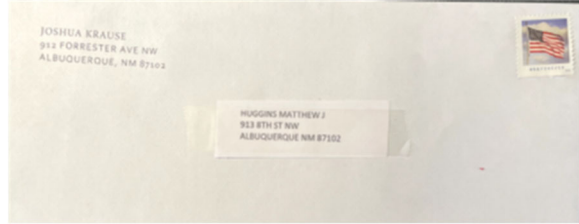


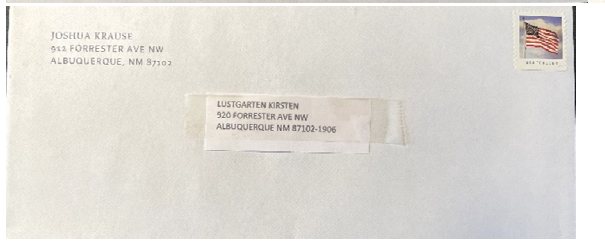
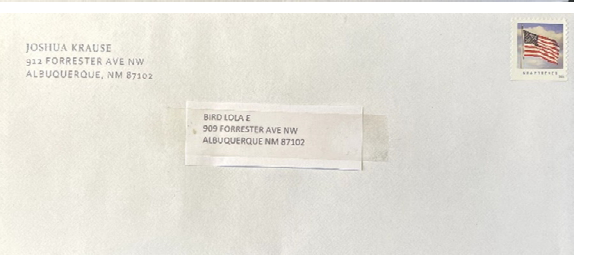
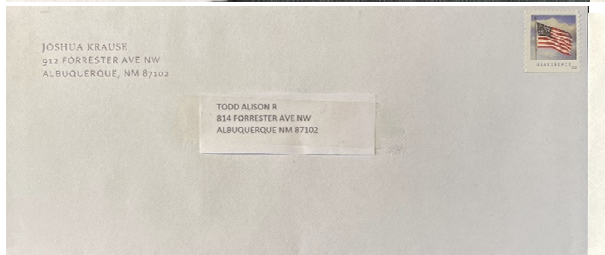
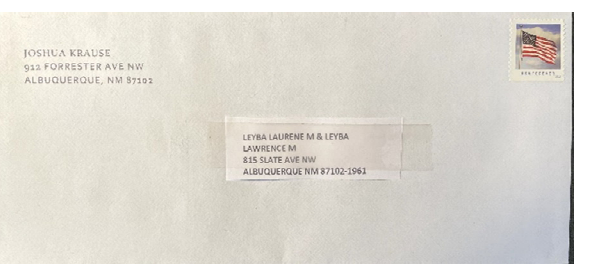
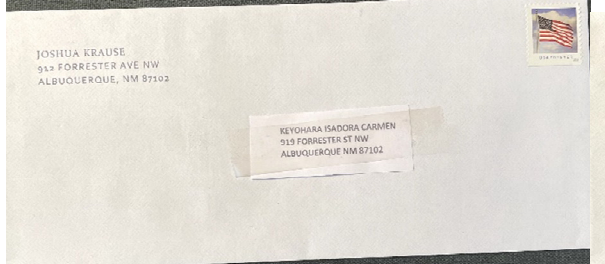
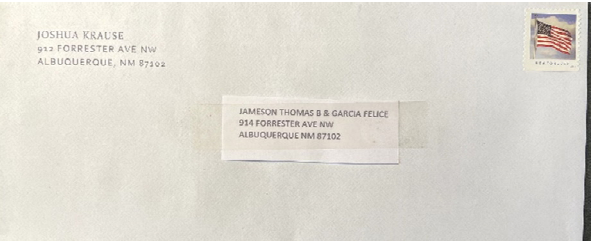
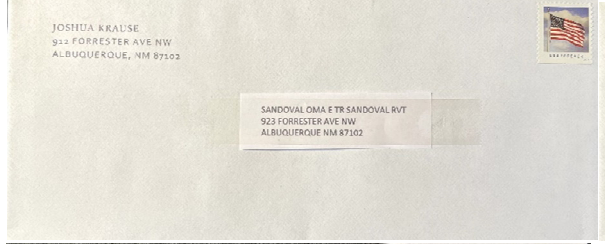
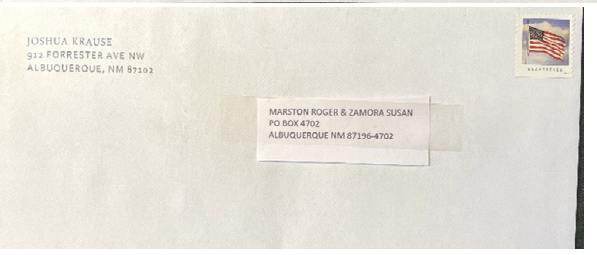
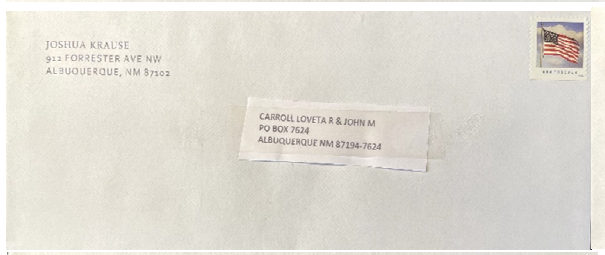
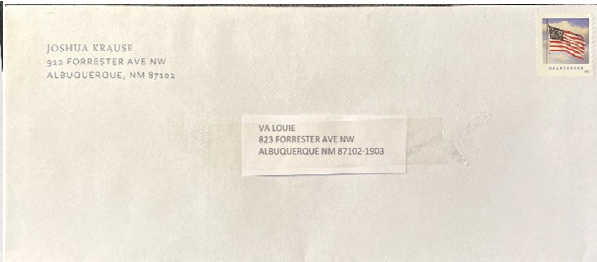
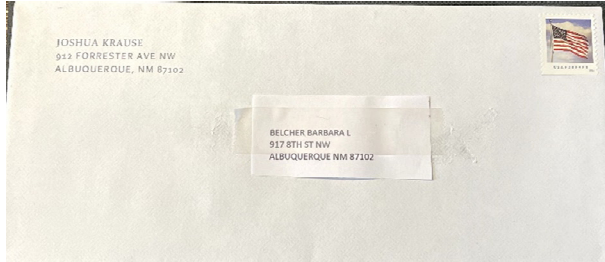
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Joshua Krause  
[joshua@nacainspiredschoolsnetwork.org](mailto:joshua@nacainspiredschoolsnetwork.org)  
Director of Curriculum and Professional Development  
NACA Inspired Schools Network



Mailed notification to property owners within 100 feet.









# CITY OF ALBUQUERQUE

## Planning Department

### Building Safety

### STORAGE / ACCESSORY BUILDINGS

#### Plans & Permit Information

Submit two (2) sets of plans plus 1 extra site plan and water conservation sheet. Plans shall be drawn to scale upon substantial paper and shall be of sufficient clarity to indicate the nature and extent of the work proposed and show in detail that it will conform to the provisions of the technical Codes and all relevant laws, ordinances, rules and regulations.

When plan review is complete the designee will be notified by telephone. Please arrange to have a contact person, telephone and extension number listed on the application. Comments are available on line at <http://www.cabq.gov/planning/our-department/building-safety> Quick Links [Plan Review Comments](#) or call 505-924-3320.

The building permit will be issued when approved by each division. The permit will only be issued to a homeowner or general contractor (GB-2 or GB-98) licensed in the State of New Mexico. **If the permit is not issued within six (6) months from the date of submittal, the application will expire.**

#### ADOPTED CODES:

- 2015 International Residential Code
- 2015 Uniform Plumbing Code
- 2015 Uniform Mechanical Code
- 2017 National Electrical Code
- 2009 International Energy Conservation Code

The plans shall include the following data:

#### IRC (505) 924-3905

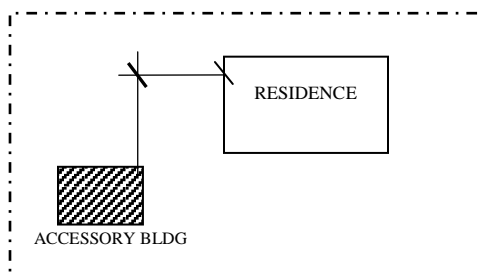
#### **Design Criteria**

- Ground snow load – 20 psf
- Frost line depth – 16”
- Wind speed – 115 mph (3 second gust)
- Seismic Design Category – C

The City of Albuquerque Uniform Administrative Code states that a building permit will not be required for one-story detached accessory buildings used as tool storage sheds, playhouses and similar uses, provided the building does not exceed 120 square feet.

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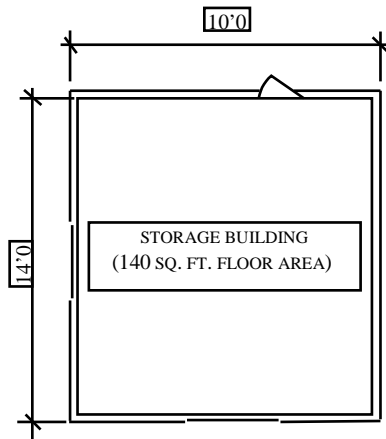
### Zoning Requirements



- No side or rear setback for accessory building on interior lots

---

## Storage Buildings over 120 Sq. Ft.



### Site Plan

- Location of building on property
- Show distance from property line and existing structures

### Floor Plan

- Building dimensions
- Electrical
- Door and window size and locations by dimension

### Exterior Bearing Wall Section

- Include roof and wall sheathing
- Specify all materials and construction
- Walls less than 5 ft. to property line shall be one-hour fire resistive construction

### Roof Frame Plan

- Type, size and spacing of trusses, joist, girders, rafters, beams, posts and all connectors
- Size and locations of headers at doors and windows

### Foundation or Floor Frame Plan

- Foundation layout and dimensions including all interior and exterior footings, piers and stem walls
- Footing sections location, width, depth, below and above grade include size and spacing of steel reinforcement

### Elevation Plan

- Elevations of all walls with door or window openings to include overall height.

**DISCLAIMER:** Handouts should not be used as substitutes for codes and regulations. As an applicant, you are responsible for compliance with all code and rule requirements, whether or not they are described in a handout. The required drawings will depend upon the size, nature and complexity of the project.