

**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**

December 7, 2018

Juan Mejias  
4600 Hilton ST NE  
ABQ NM 87110

**Project# PR-2018-001811**  
**Application# VA-2018-00193 -Variance**

### **LEGAL DESCRIPTION:**

for all or a portion of Lot 11, Block 13, Carlisle del Cero Addition, zoned R-1C, located at 4600 Hilton ST. NE, containing approximately 0.179 acre(s). (G-17)

On December 5, 2018, 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 4600 Hilton Ave. 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.
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 (9 feet from the front property line and a minimum 3 feet from the sides (22'6" on the west and 9" on the north); 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, if constructed as shown. The Traffic Engineer has determined that the carport wall is not a hazard to traffic visibility.
5. The carport will not be taller than the primary building on the lot. The carport height is 10 feet; the height of the house is 15 feet.

6. The applicant notified the Hodgin Neighborhood Association and offered to meet regarding the request. The applicant sent additional e-mail stating that this application would be submitted.
7. 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 **DECEMBER 20, 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  
Austin's Carports [austinscarports@gmail.com](mailto:austinscarports@gmail.com)