OFFICIAL NOTIFICATION OF DECISION

July 18, 2018

Robert Gallegos
10408 Irene Ave. NE
ABQ, NM 87109

Project 2018-001319
VA-2018-00044

LEGAL DESCRIPTION:
all or a portion of: Lot 2, Block 86, Princess
Jeanne Park Addition, zoned R-1B, containing
approximately 0.15 acre(s), J-21 Staff Planner:
Maggie Gould

On July 18, 2018, the Development Review Board (DRB) voted to APPROVE Project 001319/VA-
2018-00044, a Variance, based on the following Findings:

FINDINGS:

1. The proposed carports 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.

2. 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.

3. The design of the carport complies with the provisions in Subsection 14-16-5-
5(F)(2)(a)(2) (Carports).
The carports meet the minimum 3 foot setback from the property line (3 feet 7 inches
feet from the front property and 5 feet 5 inches from the side for the western carport
and 7 feet 9 inches from the front property line and 3 feet 6 inches from the side for
the eastern carport); 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; the subject site is not within a designated
Comprehensive Plan center or corridor.

4. The Traffic Engineer has determined that the carport wall is not a hazard to traffic
visibility.

5. The carport will be 10 feet in height, not taller than the 12 foot tall primary building
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6. The carports do not exceed the 60% maximum coverage allowed for a parking area shown in table 5-5-6.
7. The applicant notified the Princess Jeanne Neighborhood Association and offered to meet about the request. The applicant did not receive a response. The applicant also notified the Princess Jeanne Neighborhood Association to inform them that the request would be submitted to the DRB.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB’s decision or by AUGUST 9, 2018. 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

cc: Austin’s Carports 5 28 2nd Street SW ABQ, NM 87102