

Description of the proposed subdivision:

I am proposing a four from two subdivision replat of the above lots. The total area of the above lots is 0.7443 acres. There are four existing residences on the two lots. The proposed subdivision would create a lot for each of the existing residences. Three of the residences (Lots 1, 2, & 3) would share a driveway as they do under existing conditions. Lots 1, 2, & 3 would share maintenance responsibility of the shared driveway. The residences on proposed Lots 1 & 2 both have grinder pump low pressure sewer systems. They are equiped with backflow prevention and share a single sewer line downstream of their independent grinder pumps. Lots 1 & 2 would share maintenance responsibility for the sewer line in the shared portion of the line.

Justification of the proposed subdivision:

The current dividing line of the existing two lots bisects one of the existing residences (a residence build in the 1940s [estimate]). This impedes the sale of one lot independent of the other.

This subdivision sketch plat was originally presented to the DRB for comment in June, 2012. One of the comments at that time was that the accessory building on proposed Lot 2 could not be on its own lot without a residence. The residence on proposed Lot 2 was converted from an accessory building to a residence in 2013 (See Exhibit A). Sawmill-Residential zoning allows for two residences on a single lot, but existing Lot 1-A currently has three residences. This was allowed by the Zoning Department with the understanding that I would be re-platting to meet zoning requirements. The new sketch plat was presented in January, 2014. Engineering requested the first 25 feet of the shared driveway be paved. This has been done (See Exhibit B). There are no sidewalks, curbs, or gutters on 15th St. NW. I am applying for variances to match existing conditions.

Thank you for consideration of this request,

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