

CITY OF ALBUQUERQUE

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

June 20, 2018

Herman and Hazel Molina
725 Omaha St. NE
ABQ, NM 87123

Project 001242
VA-2018-00022

LEGAL DESCRIPTION:

all or a portion of: LOT 15, BLOCK 5, VISTA ORIENTE SUBDIVISION, zoned R-1B, located at 725 OMAHA ST NE, containing approximately 0.177 acre(s). (K-22) Staff Planner: Maggie Gould

PO Box 1293

On June 20, 2018, the Development Review Board (DRB) voted to APPROVE Project 001242/VA-2018-00022, a Variance, based on the following Findings:

Albuquerque FINDINGS:

NM 87103

1. The request is for a Variance to allow a carport within the required front setback for 725 Omaha Street NE.

2. The request meets the Variance Criteria in 14-16-6-6(L)(3)(d):

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A. The proposed carport 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.

B. 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.

C. The design of the carport complies with the provisions in Subsection 14-16-5-5(F)(2)(a)2 (Carports).

Official Notice of Decision

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The carport meets the minimum 3 foot setback from the property line; 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 with the clear site triangle; the subject site is not within a designated Comprehensive Plan center or corridor.

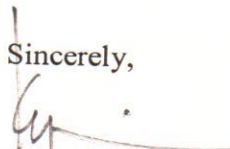
- D. The Traffic Engineer has determined that the carport wall is not a hazard to traffic visibility.
- E. The carport will be 9 feet in height, not taller than the 12 foot tall primary building on the lot.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **JULY 5, 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 528 2nd Street SW ABQ, NM 87102