

**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

August 10, 2018

Larry Dominguez
409 Cagua Dr. NE
ABQ, NM 87108

Project# 2018-001349
Application # VA-2018-00048

LEGAL DESCRIPTION:

all or a portion of: Lot 8, Block 23A, Santilla Place Subdivision, zoned R-1B, containing approximately 0.14 acre(s). (K- 18) Staff Planner: Maggie Gould

On August 8, 2018, the Development Review Board (DRB) voted to APPROVE Project 001318/VA-2018-00048, a Variance, based on the following Findings:

FINDINGS:

1. The proposed carport at 409 Cagua NE, zoned R1-B, 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 carport meets the minimum 3 foot setback from the property line (3 feet from the front property and a minimum 3feet from the sides; 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 in a Main Street Corridor.
4. The Traffic Engineer has determined that the carport wall is not a hazard to traffic visibility.
5. The carport will be 9 feet in height, not taller than the 10 foot tall primary building on the lot.
6. The applicant notified the Fair West Neighborhood Association and offered to meet

Official Notice of Decision

Project # PR-2018-001349 Application# VA-2018-00048

August 8, 2018

Page 2 of 2

regarding the request. The Neighborhood Association did not request a meeting, the applicant sent additional stating that this application would be submitted and heard on August 8th.

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **August 23, 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