

**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**

September 20, 2018

Russell Wright  
1721 Utah ST NE  
ABQ, NM 87110

**Project# PR-2018-001556**  
Application# VA-2018-00108

### **LEGAL DESCRIPTION:**

All or a portion of LOT 27 BLOCK 6, SNOW HEIGHTS ADDITION, zoned R-1B, located at 1721 UTAH ST NE, containing approximately 0.1538 acre(s). (J-19)

On September 19, 2018, the Development Review Board (DRB) voted to APPROVE PR-2018-001556 VA-2018-00108, a Variance for a Carport in a required setback based on the following Findings:

1. The proposed carport at 1721 Utah Ave 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. There are several existing carports on the same block and in the surrounding 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 (5 feet from the front property and a minimum 3 feet 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, if constructed as shown.
4. The Traffic Engineer has determined that the carport wall is not a hazard to traffic visibility.
5. The carport will be 7'6" feet in height, not taller than the 10 foot tall primary building on the lot.

Official Notice of Decision

Project # PR-2018-001556 VA-2018-00108

September 19, 2018

Page 2 of 2

6. The applicant notified the Inez and Snow Heights Neighborhood Associations and offered to meet regarding the request. The Neighborhood Association did not request a meeting; the applicant sent additional e-mail stating that this application would be submitted.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **OCTOBER 4, 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