

**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

December 7, 2018

Joseph Gaudin and Stefanie Terry
6124 Downey St NE
ABQ NM 87109

Project# PR-2018-001827
Application#
VA-2018-00197 Preliminary Plat

LEGAL DESCRIPTION:

for all or a portion of LOT 52, BLOCK 3, DESERT TERRACE UNIT 5, zoned R-1C, located at 6124 DOWNEY ST NE, containing approximately 0.1742 acre(s). (F-18)

On December 5, 2018, the Development Review Board (DRB) held a public hearing and public hearing concerning the above referenced application and approved the request, delegation to Planning to address remaining minor issues as stated in the comments and as discussed at the hearing, based on the following Findings:

1. This is a request to allow a carport within a required setback.
2. The proposed carport at 6124 Downey Street NE, zoned R1-C, 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.
3. 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.
4. 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 (3feet from the front property line and a minimum 3 feet from the sides (5.5 feet on the west and more than 50 feet on the north); 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.

5. The Traffic Engineer has determined that the carport wall is not a hazard to traffic visibility.
6. The carport will not be taller than the primary building on the lot. The carport height is 9 feet; the height of the house is 10 feet.
7. The applicant notified the El Camino Hermoso HOA and the Del Norte NA and offered to meet regarding the request. The applicant sent additional e-mail stating that this application would be submitted.
8. The approval is valid for one year; the applicant must construct the carport within that time frame.

Condition:

1. Carport must be same style as carports shown in projects PR-2018-001812 and 1811

APPEAL: If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **DECEMBER 20, 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
Austins Carports