DEVELOPMENT REVIEW BOARD
Code Enforcement Comments

Disclaimer: Comments provided are based upon information received from applicant/agent. If new or revised information is submitted, additional comments may be provided by Planning staff.

Jeff Palmer-Code Enforcement Supervisor
Planning Department
jppalmer@cabq.gov ***DATE:*** *6/08/2022*

AGENDA ITEM NO: 11

DRB PROJECT NUMBER:
PR-2019-001985
PS-2022-00110 – SKETCH PLAT

PROJECT NAME
CSI – CARTESIAN SURVEYS, INC. agent for **HOMEWISE INC.** requests the aforementioned action(s) for all or a portion of: **LOT 8-A, BLOCK 6, LEWIS AND SIMONDS ADDITION** zoned **R-1A**, located at **812 ARNO ST SE between SANTA FE AVE SE and PACIFIC AVE SE** containing approximately **0.2043** acre(s). **(K-14)**

PROPERTY OWNERS: HOMEWISE INC

REQUEST: CREATE TWO NEW LOTS FROM ONE EXISTING LOT

COMMENTS:

1. Property is zoned R-1A, and must meet all Dimensional Standards, including setbacks shown in IDO section 5-1(C), Table 5-1-1 (Front = 10 ft, Side = 5 ft Interior, Rear = 10 ft.)
2. Replat must meet all standards of IDO section 5-4, Subdivision of Land; see section 5-4(C) Compliance with Zoning Requirements. It must decrease the extent of nonconformance to setback requirements, or a Variance may be required for the difference in setback required.
3. Replat of property cannot increase an existing nonconformity or create a new nonconformity of the IDO.
4. Property is in an Area of Consistency, and must meet allowed Contextual Lot size as per IDO 5-1(C)(2).
5. Contextual Lot Size calculations are as follows for the block of 812 Arno St SE (see map below):
    - Average Lot Size (excluding 812 Arno SE) = 0.1519 acre
    - Lowest Allowed Lot Size of 75% = 0.1139 acre
    - Highest Allowed Lot Size of 125% = 0.1899 acre
6. Proposed lot sizes:
    - Lot 8-A-1 = 0.1107 acre: Below allowed lowest lot size, but within the 10% range to allow you to apply for a Deviation Request of within 10% of allowed size.
    - Lot 8-A-2 = 0.0936 acre: Below allowed lot size, must apply for and obtain a Variance to allowed lot size from the Zoning Hearing Officer.

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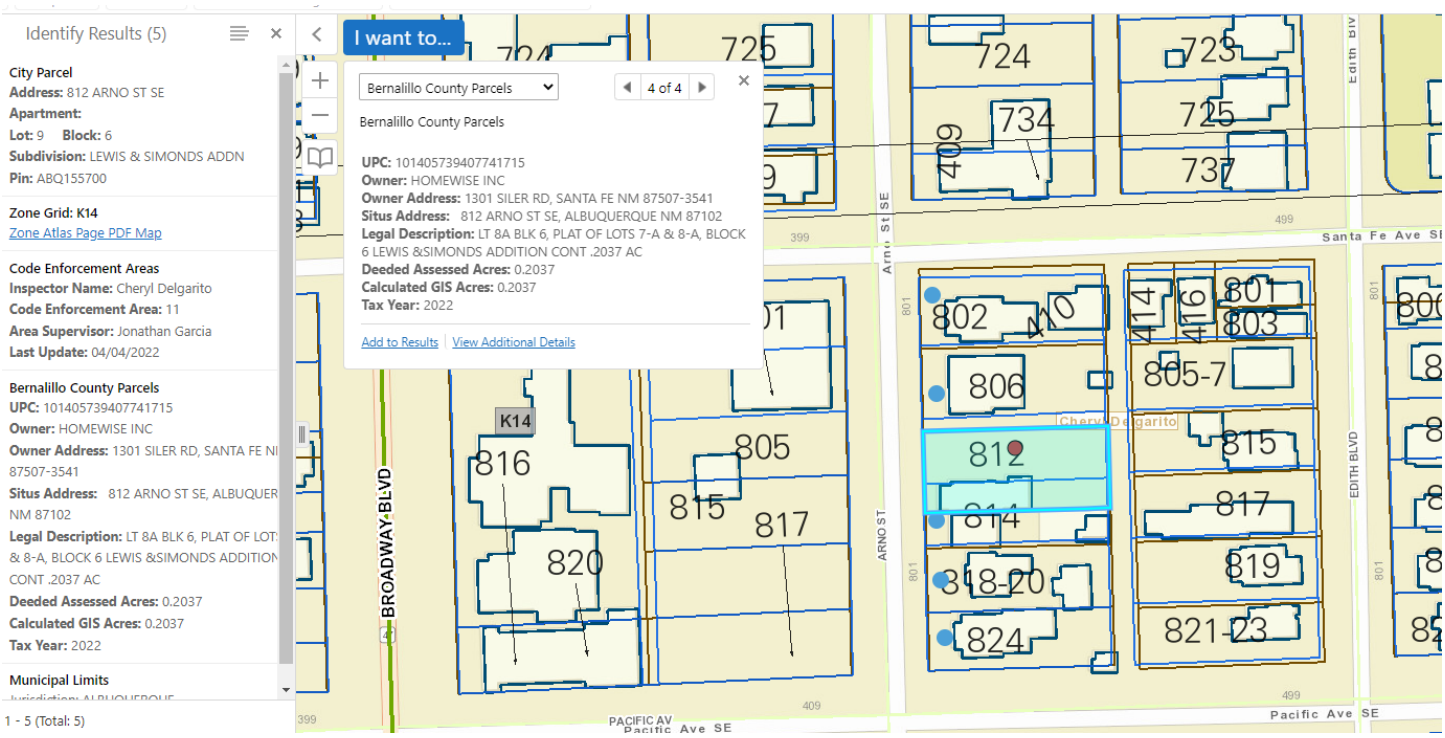
DATE: *6/08/2022*

Map of Properties included in Contextual Lot Size Calculations for 812 Arno SE: