

**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**

April 26, 2019

David Steele  
4310 Marquette  
ABQ NM 87108

**Project# PR-2019-002306**  
**Application# VA-2019-00144 –Variance-IDO**

### **LEGAL DESCRIPTION:**

for all or a portion of LOT 2, BLOCK 4, BROADMOOR ADDN., zoned R-1B, located at 4310 MARQUETTE AVE NE between WASHINGTON ST NE and MORNINGSIDE DR NE, containing approximately .1492 acre(s). (K-17)

On April 24, 2019, the Development Review Board (DRB) held a public hearing concerning the above referenced application and approved the request, based on the following Findings:

1. This is a request to allow a carport within a required setback.
2. The proposed carport at 4310 Marquette, 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. There are five carports on Sierra PL NE and one on Chula Vista PL NE, between Ridgeley Ave and Marquette Ave NE
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 be architectural similar to the existing house.
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 (3 feet from the front property line and a minimum 3 feet from the sides (7 feet from the front and over 6 feet 6 inches from the side ); 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

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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 10 feet 3 inches; the house is 14 feet at the peak.
7. The applicant received letters of support from the adjacent property owners.
8. The applicant notified the Nob Hill Neighborhood Association and attended the April 8, 2019 board meeting. The board voted 5-2 in favor of supporting the request.
9. The approval is valid for one year; the applicant must construct the carport within that time frame or the variance is voided as of April 26, 2020.

**APPEAL:** If you wish to appeal this decision, you must do so within 15 days of the DRB's decision or by **MAY 9, 2019**. 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

Tom Hladick Groff Lumber 7902 4<sup>th</sup> ST NW

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