

CSI-Cartesian Surveys Inc.

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November 8, 2019

Ms. Jolene Wolfley
DRB Chair
City of Albuquerque
600 2nd Street NW
Albuquerque NM 87103

Re: 2539 Harold Place NE, DRB 2019-002308, Sidewalk Waiver

Madame Chair,

CSI-Cartesian Surveys Inc., acting as agent for Mr. and Mrs. Fritts, owners and residents of 2539 Harold Place NE in the matter of the platting action referenced above. We respectfully request a sidewalk waiver for that portion located in front of their residence. The site is in an established neighborhood with existing roadways and sidewalks on both sides of the street.

Property History

The Fritts' purchased the property about 2 years ago as their home in which they intended to build a workshop/garage on the vacant portion of the lot next to their residence. They have tried to get a building permit to build and were required to replat the land to eliminate the interior lot line so that they could build. After finding themselves in an area of consistency, they were required to get a lot size variance from zoning. They are now required to obtain a sidewalk waiver in order to prevent another unforeseen cost associated with the sidewalk replacement.

DPM Standard Requirement and Existing conditions

Required per the DPM	4 foot sidewalks on both sides of the street
Existing conditions	3.5 foot sidewalk

Justification

The street has standard curbing with 0.62 feet wide plus a coinciding sidewalk being 3.5 feet wide having the same elevation. This provides a total width of 4.12 wide traveling surface on both sides of the street. The City recently replaced several areas of the sidewalk along this street, including the ADA ramps at the street intersections and both have a consistent width of the 3.5 feet.

This waiver is not materially contrary to the public safety, health or welfare. Preserving the existing sidewalk width will provide the pedestrians with an adequate and uniform sidewalk surface consistent with sidewalk in front of the adjoin properties.

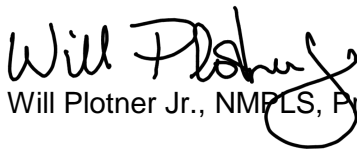
This waiver does not cause significant material adverse impacts on surrounding properties, as the continuous sidewalk sections match the sidewalk sections on both adjoining lots and the sidewalk to the block ends, including the newly installed ADA ramps.

There are many sections of the DPM that provide standards for new development and increasing lot numbers, increasing density and thus justify the costs associated with the standard, required improvements. This particular platting action is contrary to those protective standards and is decreasing the number of lots so the numbers of users of the sidewalk will remain the same. This platting action is eliminating an interior lot line, thus decreasing density; therefore the standards which were used when this development was built, should be maintained.

I respectfully request that you provide the Fritts' with a waiver from the sidewalk replacement requirement based upon on facts as presented herein.

If you have any questions, please feel free to give me a call.

Thank You

A handwritten signature in black ink, appearing to read "Will Plotner Jr.", with a stylized flourish at the end.

Will Plotner Jr., NMPLS, President