

Kenneth R. Cooper

2 September 2019

Development Review Board
Planning & Zoning Department
City of Albuquerque
600 2nd St NW
Albuquerque, NM 87102

**RE: JUSTIFICATION FOR REPLATTING, 1402 8TH ST NW
CASE NUMBER SD-2019-00164; PROJECT NUMBER PR-2019-002370**

Dear Board:

This case is for a Minor Subdivision action to remove the interior lot lines for the three legal lots that have been owned and occupied as a single parcel at the captioned address since approximately 1930. This action complies with IDO Section 14-16-6-6(I)(1)(b) and will result in the property being legally described as a single lot. Special Exception No. VA-2019-00197, dated 07/31/19, granted me a variance from IDO Section 14-16-5-I(C)(2)(b)2 and allows me to have a parcel more than 25% larger than the average lot size on the block.

This action is required to allow for the permitting and construction of a single-family residence on the replatted property. Under the current code, a structure may not be built across lot lines, as was the original house on the property. The existing lots are only 27-feet wide, which is too narrow for the purpose of redevelopment.

Please contact me if you have any questions pertaining to this matter.

Yours truly,

A handwritten signature in black ink, appearing to be "K. Cooper", written over a horizontal line.