

On The Level Builders
21 Honeyfield Ln
Peralta, NM, 87042

March 11, 2024

City Of Albuquerque
Development Hearing Officer (DHO)

To whom it may concern,

The waiver in question for 4901 Glenwood Hills NE is to build a new garage and encroach 32 inches of the 20' wall setback for the proposed new garage construction. The waiver should be approved for these reasons listed below. According to IDO section 14-16-6-6(P)(3), any waiver meeting criteria such as varying from normal requirements and standards to encourage effective use of open space, or ingenuity in design of a subdivision will be approved. The project in question will most definitely encourage effective use of open space by extending the current garage. Not only will the home have more available sq ft, but the home will also be more practical, encouraging other homeowners in the area to think with more ingenuity. There are no pre-existing obstructions that cannot be easily relocated. The area or site has not been recognized as having historical, archeological, and/or architectural significance by the city. The established neighborhood character or landscaping on the site would not be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location. The waiver will also avoid being materially contrary to the public safety, health, or welfare by disposing properly of construction debris and having proper signs to notify residents of any potential hazard. Furthermore, the waiver will not hinder any type of future planning or public right of way acquisition because only 32 inches are being asked for. The waiver will not conflict significantly with the goals and provisions of any city or county. The waiver will not allow, encourage, or make possible undesired development in the 100-year floodplain. The intent and purpose of this IDO will not be materially undermined by this waiver. The requested waiver will meet the applicable Development Standards for the zone district where the lot is located. This waiver is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-6-6(P). The request is not for a waiver to IDO sidewalk requirements. There is no overhead distribution line of 12 kilovolts or less already serving the lot. No adjacent areas are already served by overhead distribution facilities. Subsurface conditions do not make underground lines economically unreasonable. The immediate and adjacent areas are not presently served by distribution lines between 12 and 40 kilovolts. Overall, the waiver meets and is justified with the criteria stated in IDO section 14-16-6-6 (P3) and should be approved.

Sincerely,
David Campbell