

CITY OF ALBUQUERQUE LAND USE FACILITATION PROGRAM PROJECT MEETING REPORT

Project #: 1007399
Property Description/Address:
7144 Dodge Trail NW, Lot 58, Block 3 of Cimarron Hill Subdivision.

Date Submitted: September 4, 2008
Submitted By: Tonya Covington

Meeting Date/Time: September 3, 2008, 6:30PM
Meeting Location: Taylor Ranch Community Center
Facilitator: Tonya Covington
Co-facilitator: None

Parties:

Bruce Barth, Applicant
Greg Raver, Agent
Taylor Ranch N.A. (TRN)

Background/Meeting Summary:

The applicant/agent requests a conditional use to allow a proposed detached carport in the side yard setback, 7144 Dodge Trail NW, Lot 58, Block 3 of Cimarron Hill Subdivision. Bruce Barth explained his plans to expand his current deck, extend his current patio and add a carport in the back yard of his home. The carport will be covered with red tiled gable roof to match the house. The carport will probably be the last to be completed and it could be a year before it is finished. The exception for conditional use is needed because the boundary of the carport is so close to the six-foot fence on the property boundary. Current walls will not be touched. Proposed height of the carport is 10 feet tall. Carport will not hang over the fence or sidewalk. Neighbors commented that Mr. Barth was very gracious.

Outcome:

Areas of Agreement:

- Applicant and neighbors are concerned with the aesthetics of the neighborhood.
- Neighbors and applicant appreciate the carport roof matching the house roof.

Unresolved Issues, Interests and Concerns:

- Neighbors asked and received a commitment that the carport roof style would not change.

Key Points:

It was important to the neighbors that the carport roof style remain as planned.

Meeting Specifics:

- 1) Current application – Requesting a conditional use to allow a proposed detached carport in the side yard setback
 - a) 7144 Dodge Trail NW, Lot 58, Block 3 of Cimarron Hill Subdivision

Next Steps: None

Action Plan:

- Applicant will proceed with ZHE hearing on September 16, 2008 unopposed by the Taylor Ranch Neighborhood Association

Action Items: None

ZHE Application Hearing Details

- 1) Hearing Scheduled for Tuesday, September 16, 2008
- 2) Hearing Details:
 - a) The Office of the Zoning Hearing Examiner conducts monthly quasi-judicial PUBLIC HEARINGS regarding Special Exceptions to the Zoning Code (Please refer to Section 14.16.4.2 of the Comprehensive City Zoning Code)
 - b) There are certain criteria that applicants must meet in order to obtain an approval of decision for their special exception request.
- 3) Hearing Process:
 - a) Comments from facilitated meetings will go into a report which goes to the Hearing Examiner
 - b) All interested parties may appear at the hearing and voice their opinions or submit written comments prior to the day of public hearing.
 - c) The Zoning Hearing Examiner will render a determination of approval, approval with conditions or denial within 15 days after the close of the public hearing
 - d) The determination can be appealed to the Board of Appeals

Any further questions or comments can be referred to:

Lucinda Montoya
934-3918
Lucindamontoya@cabq.gov

Names & Affiliations of Attendees:

Bruce Barth	Applicant
Jolene Wolfrey	TRN
Susan Rodriguez	TRN
Rene Horvath	TRN