APPLICATION FOR SPECIAL EXCEPTION
CITY OF ALBUQUERQUE, PLANNING DEPARTMENT

Office of the Zoning Hearing Examiner
600 2nd Street, NW, Suite 300, 87102
505.924.3918

APPLICATION INFORMATION–PLEASE PRINT

JAMIE K. MEADS
PROFESSIONAL / AGENT NAME (FIRST, LAST)
1402 TRUJILLO RD SW
MAILING ADDRESS
ALBUQUERQUE NM 87105
CITY STATE ZIP CODE

TELEPHONE (INCLUDE AREA CODE)
(H) ___-___-____
(W) ___-___-____
(C) 505-463-3569

JIM CLARK
OWNER NAME (FIRST, LAST–IF ANY)
1503 SUMMER AVE NW
MAILING ADDRESS
ALBUQUERQUE NM 87104
CITY STATE ZIP CODE

(H) ___-___-____
(W) ___-___-____
(C) 505-306-9918

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION–PLEASE PRINT

1503 SUMMER AVE NW, ALBUQUERQUE, NM 87104
STREET ADDRESS OF SPECIAL EXCEPTION ZIP CODE

6
LOT(S) TRACT(S) 3
BLOCK(s)

Summer Garden AddN
SUBDIVISION / ADDITION / MRGCD MAP NO

101305837639812027
UNIFORM PROPERTY CODE

CRITERIA FOR DECISION– I have been given the Criteria for Decision requirements. Initial Here JKM

EXPLANATION OF REQUEST– On additional sheet(s) of paper, please state why you want this Special Exception, based on the Criteria for Decision Requirements.

DRAWINGS OF REQUEST– **ATTACH THREE (3) COPIES.** Please follow instructions on the back of this form and attach the appropriate drawings.

ACKNOWLEDGEMENT– I hereby acknowledge that, to the best of my knowledge, this application is correct and complete and that I have received one or more signs that I have agreed to post and maintain as provided and where instructed. I understand that failure to properly post sign(s) is grounds for deferral of my case

Jamie K Meads / Jim Clark 2010080074
SIGNATURE DATE 03/11/2010

ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY

PROJECT #: 1008226

APPLICATION #: 10 ZHE 80074

APPLICATION FOR: (CHECK AS APPROPRIATE)
- ☒ (ZHE01) Conditional Use
- ☐ (ZHE02) Expansion of a NonConforming Use
- ☐ (ZHE03) NonConforming Use / Status Established Building
- ☐ (ZHE04) Variance: ☐ Distance ☐ Setback ☐ Height ☐ Parking ☐ Size ☐ Other

SECTION NO. 14-16-2-6(B)(7) REFERENCE SECTION NO: Sawmill wells park pg 97

(LEGAL AD) ACTION DESCRIPTION Conditional use to allow massage therapy.

SECTOR DEVELOPMENT AREA: Sawmill - Wells Park

ZONED: S-R ZONE MAP PAGE: J - 13 NO. OF SIGNS ISSUED: 2

1503 Summer Av NW
POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION

FEE: $ 145.00

Michael Anaya 03-12-10
APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) DATE

04-20-10
DATE OF PUBLIC HEARING

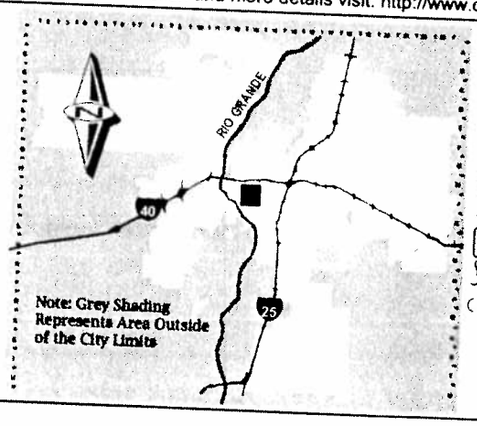
(APN) 441018 / 4971000 $ 35.00
(CMP) 441032 / 3424000 $ 10.00
(ZHE) 441006 / 3451000 $ 100.00

City Of Albuquerque
3/12/2010
WS# 008 TRANS# 0004
RECEIPT# 00116330-00116330
PERMIT# 2010080074 TRSBLC
Trans Amt $145.00
APN Fee $35.00

For more current information and more details visit: http://www.cabq.gov/gis

AGIS
Albuquerque Geographic Information System

Map amended through: 2/4/2010



Zone Atlas Page:

J-13-Z

Selected Symbols

- SECTOR PLANS
- Design Overlay Zones
- City Historic Zones
- H-1 Buffer Zone
- Petroglyph Mon.
- Escarpment
- 2 Mile Airport Zone
- Airport Noise Contours
- Wall Overlay Zone

0 750 1,500 Feet

March 11, 2010

City of Albuquerque
Zoning Enforcement Division
600 2nd St NW, 7th Floor
Albuquerque, NM 87102
505.924.3850

To Whom It May Concern:

With this application, I respectfully request that you consider authorizing a zoning exception for conditional use for the property located at:

1503 Summer Ave NW
Albuquerque, NM 87104.

The property in question is currently owned by my fiancé, Jim Clark. We intend to make this our primary residence on or after May 15, 2010.

I am a professional massage therapist, licensed by the state of New Mexico, and would like to begin treating private massage therapy clients at the location specified beginning on or after June 1, 2010.

By the nature of this work, I schedule only one client at a time, usually with approximately 15 or more minutes between the end of one session and the beginning of the next session. Therefore, I anticipate a very minimal - in fact, likely unnoticeable - increase in vehicular traffic associated with this service.

Also, again by the nature of this work, I attempt to maintain a very peaceful and relaxing atmosphere for my clients, with very low-volume music and low or normal conversation tones, neither of which would create any disturbance for the surrounding community.

I am confident that the proposed use will not be injurious to the adjacent property, the neighborhood, or the community, and furthermore will not be significantly damaged by surrounding structures or activities.

Thank you for your time and consideration. I look forward to addressing any questions or concerns you may have at the zoning hearing scheduled for Tuesday, April 20, 2010.

Very sincerely yours,

Jamie K Meads

Jamie K Meads
NM LMT # 5364
1402 Trujillo Rd SW
Albuquerque, NM 87105
505.463.3569

March 11, 2010

City of Albuquerque
Zoning Enforcement Division
600 2nd St NW, 7th Floor
Albuquerque, NM 87102
505.924.3850

To Whom It May Concern:

My fiancée, Jamie K Meads, is submitting for your consideration an application requesting approval of a zoning exception for conditional use of the property located at:

1503 Summer Ave NW
Albuquerque, NM 87104.

For the record, as the property owner, I authorize and fully support her proposal to offer professional massage therapy services at the address listed above beginning on or after June 1, 2010.

Furthermore, I thank you for your consideration of this matter. Please feel free to contact me with any questions or concerns you may have.

Sincerely,

Jim Clark

Jim Clark
1503 Summer Ave NW
Albuquerque, NM 87104
505.306.9918

LAND USE ZONES

S-R SAWMILL - RESIDENTIAL ZONE

The S-R Zone replaces R-1 and some of the other land use zones in existing residential neighborhoods (Wells Park, West Sawmill and John Baron Burg).

The S-R Zone is established to:

- Maintain the existing small scale residential character of Sawmill/Wells Park's existing neighborhoods.
- Conserve the existing housing stock and range of living options by allowing apartment buildings, duplexes, and two detached homes on a lot that existed before adoption of this plan.
- Increase affordable housing by encouraging development of larger lots with limited townhouse development.
- Allow second dwellings on lots 7,000 square feet and larger. These second units will allow elderly family members and young adult family members starting out to live near each other. The second units may also become sources of rental income for property owners.
- Allow small businesses that existed in residential areas before adoption of this plan to remain.
- Eliminate R-C Residential-Commercial zoning in residential neighborhoods.

A. PERMISSIVE USES:

The following uses are permitted provided applicable General SU-2 Regulations for the Sector Plan area are met.

A.1. Uses listed as permissive in the R-1 Zone in the Comprehensive Zoning Code and the following uses listed as conditional in the R-1 Zone:

•Accessory living quarters provided the lot is a minimum of 7,000 square feet.
•Carport provided it meets Comprehensive Zoning Code set-back and construction requirements
•Second kitchen within a house provided the lot is a minimum of 7,000 square feet.

NOTE: Accessory living quarters, carports, and second kitchens are listed as permissive uses because they are less intense uses than those already listed in A.2. and A.3. of this zone.

NOTES AND ILLUSTRATIONS

A. Permissive Uses in the R-1 Zone are generally as follows:

1. One house per lot
2. Accessory Uses:
   - Accessory structure
   - Agricultural animal keeping
   - Garage and yard sale
   - Antenna
   - Family care facility
   - Family day care home
   - Home occupation and sign
   - Parking
   - Recreational vehicle, boat, etc.
   - Sign
   - Trailer parking
   - Hobby breeder
3. Some community residential programs
4. Growing plants
5. Public park
6. Public school
7. Public utility structure

This list is not complete. See R-1 Residential Zone in the Zoning Code for details and restrictions on these uses.

(7) Health care, including physicians, massage, therapy, etc. (but not nursing homes), as physically limited under home occupations.

(8) Public library.

(9) Public utility structure which is not permissive.

(10) Recreational facility (non-profit), such as community center, swimming pool, tennis club.

(11) Second kitchen within a house, provided:

(a) The kitchen is incidental to occupancy of the entire house in common by members of one family (as herein defined); that, in fact, there would not be two separate and distinct dwelling units, each exclusively occupied by some family members.

(b) If such use is approved, the Zoning Hearing Examiner shall record the terms of the action with the County Clerk, together with a signed acceptance of such terms by the owners. The terms of the city action shall run with the land.

(12) Shade structure including a covered patio, a gazebo, a pergola, a ramada or similar roofed structure, either detached or attached, in the required rear yard setback area, provided:

(a) No part is within three feet of a property line.

(b) No building wall is ever built within the required setback area.

(c) No more than 50% of the required rear yard setback area is covered by a roof.

(d) The structure shall not exceed 12 feet in height nor shall it exceed the height of the principal building on the site.

(e) A second floor deck is prohibited.

(f) The specific structure proposed is in harmony with the building site and with surrounding sites.

(13) Storage structure or yard for equipment, material, or activity incidental to a specific construction project, provided it is of a temporary nature and is moved after the specific construction project is completed or work on the project has been dormant for a period of six or more months, and further provided that it is limited to a period of one year. Incidental signs may also be approved.

(14) Walls, fences, and retaining walls, in a setback area where height is normally limited to three feet, up to five feet high when less than ten feet from the property line, and up to six feet high when ten or more feet from the property line, provided:

(a) It is attractive and in harmony with its site, the style of the wall or fence blending architecturally with the adjacent residences and with the general streetscape, it is consistent with the requirements of Section § 14-16-3-19,and it is at least one of the following:

1. At least 11 feet from the public sidewalk or planned public sidewalk location, or 14 feet

ZONE GRID

No Features found.

OWNERSHIP

Rec	UPC CODE	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIPCODE	PROPERTY CLASS	TAX DISTRIC
1	101305837639812027	TYE JUDITH A & CLARK JIM	1503 SUMMER AVE NW	ALBUQUERQUE	NM	87104	R	A1AM

ZONING

Rec	ZONING	DESCRIPTION
1	S-R	

ZONE GRID

Rec	ZONE ATLAS GRID
1	J13

PARCELS

Rec	NUMBER	NAME	DESIGNATION	QUADRANT	LOT	BLOCK	SUBDIVISION	PIN
1	1503	SUMMER	AV	NW	6	3	SUMMER GARDEN ADDN	ABQ112518

ZONE GRID

No Features found.

ZONE GRID

No Features found.

NEIGHBORHOODS

Rec	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIONNAME	COASDE.AGIS.NEIGHBORHOODASSOCIATIONS.ASSOCIATIO
1	SAWMILL AREA	R

SECTOR PLANS

Rec	SECTOR PLAN NAME
1	SAWMILL-WELLS PARK

COUNCIL

Rec	COUNCILOR NAME	COUNCIL DISTRICT
1	Debbie O'Malley	2

ZIPCODES

Rec	ZIPCODE
1	87104

ZONE GRID

No Features found.