



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

John Huchmala
PROFESSIONAL/AGENT NAME (FIRST, LAST) (H) _____ TELEPHONE (INCLUDE AREA CODE) _____
4000 St. Joseph Pl., NW
MAILING ADDRESS (W) 5 0 5 - 8 3 1 - 8 1 3 6
Albuquerque NM 87120 (C) _____ CITY STATE ZIP CODE

Archdiocese of Santa Fe
OWNER NAME (FIRST, LAST-IF ANY) (H) _____
4000 St. Joseph Pl., NW
MAILING ADDRESS (W) 505 - 831 - 8100
Albuquerque, NM 87120 (C) _____ CITY STATE ZIP CODE

LEGAL DESCRIPTION OF PROPOSED SPECIAL EXCEPTION-PLEASE PRINT

1224 & 1226 Walter NE 87102
STREET ADDRESS OF SPECIAL EXCEPTION
UNPLATTED TRACT 1 & 2 ZIP CODE
UNPLATTED TRACT(S) BLOCK(S)
SUBDIVISION / ADDITION / MRGCD MAP NO 1-015-058-034-275-20210
UNIFORM PROPERTY CODE

CRITERIA FOR DECISION-

I have been given the Criteria for Decision requirements. Initial Here

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.

TRAFFIC ENGINEERING REVIEW-

REQUIRED FOR ALL WALLS AND FENCES IN THE FRONT AND STREET SIDE YARD SETBACKS. Initial Here
Call the Traffic Investigations Supervisor at 505.857.8685 for Site Plan Review. Delay of your case will result if you do not obtain comments from the Traffic Analysis Supervisor. N/A

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

John C. Huchmala
SIGNATURE DATE 10/13/08

-----ZONING ENFORCEMENT OFFICE INTERNAL USE ONLY-----
PROJECT #: 1007538 APPLICATION #: 08ZHE80410

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. 14-16-2-16(A)(10)(2) REFERENCE SECTION NO. 14-16-2-13(B)(2) AND
(LEGAL AD) ACTION DESCRIPTION A CONDITIONAL USE TO ALLOW A PARKING LOT TO BE REGULATED IN THE R-1 ZONE
FOR A PROPOSED PARKING LOT IN A SU-2/RCM ZONE.

SECTOR DEVELOPMENT AREA: MARTINEZTOWN / SANTA BARBARA SDP
ZONED: SU-2/RCM ZONE MAP PAGE: 1-15 NO. OF SIGNS ISSUED: 2
WALTER ST NE + STONE ST NE - SOUTHEAST CORNER
POST SIGN(S) / STREET ADDRESS OF PROPOSED SPECIAL EXCEPTION RECEIPT DATE: 10/14/08

JONATHAN TUENER
APPLICATION RECEIVED BY Z.E.O. (PRINT FULL NAME) DATE: 10/14/08
FEE: \$ 145.00
RECEIPT NUMBER: 2008080410
PERMIT NUMBER: 2008080410
TR (APN) 441018 / 4971000 \$ 35.00
C (CMP) 441032 / 3424000 \$ 10.00
Z (ZHE) 441006 / 3927000 \$ 100.00

11-18-08
DATE OF PUBLIC HEARING



ARCHDIOCESE OF SANTA FE

The Catholic Center

October 13, 2008

Conditional Use Request:

**Tract 1 - 1226 Walter NE
Tract 2 - 1224 Walter NE**

Zoning Hearing Examiner:


The San Ignacio Parish, established in Martineztown in 1916 and being in continuous operation since, hereby requests Conditional Use for the two above referenced lots for parking. The parish purchased the two properties which were unlivable, boarded up and an eyesore in the community. The structures were demolished and removed and the parish has paved the property for parking. Present zoning of the lots is SU-2 RCM. The lots were purchased to augment parish parking and relieve street parking in the immediate neighborhood, as parking is minimal behind the church. The properties lie adjacent to the south of the parish property, separated by Stone St. Access for parking to these lots will be from Stone St.

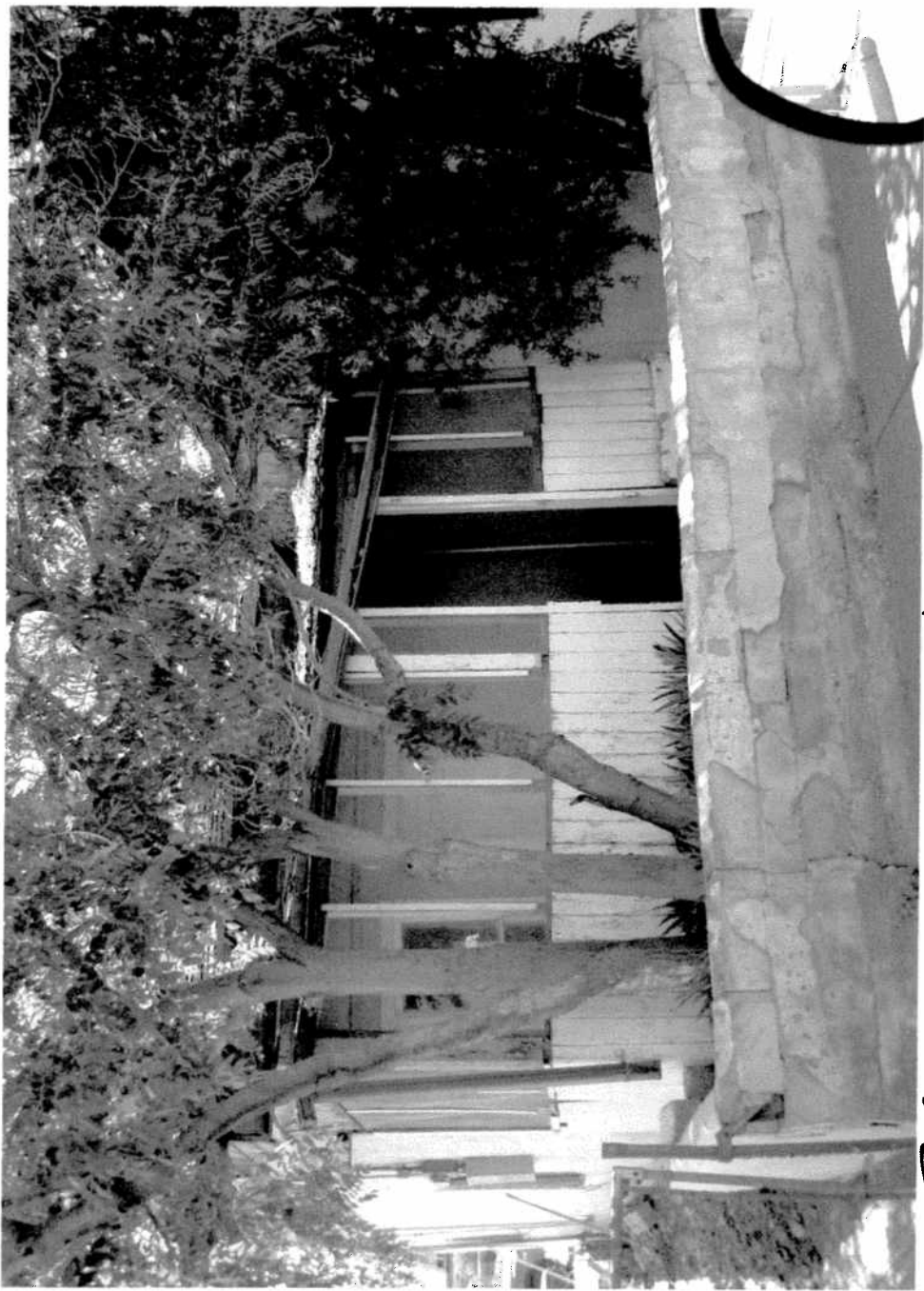
The parish owns the park directly west of the church which is maintained by the City. In our need to create more parking the parish has decided not to convert the park to parking as these two lots should be sufficient to handle the present overflow and the parish feels the park in place serves a more useful community purpose than a church parking lot.

Use of these lots for parking will not be injurious to adjacent properties or the neighborhood as it will allow for parking in a paved area, rather than in front of individual residences that are adjacent to the church. In the past, neighbors have complained of blocked driveways and congested streets due to overflow parking. Adjacent neighbors have now expressed satisfaction with the parish for eliminating this problem. Also, the removal of the sub-standard structures has improved the neighborhood eliminating points of potential illegal activities.

Upon favorable consideration of this request for Conditional Use, the parish will complete the parking area with striping, and landscaping. Hydrology has been reviewed in conjunction with the issuance of the paving permit.

Thank you for your review of this request and please see the attached supportive materials to this application which help support our request.

By 
John A. Huchmala, Property Manager
Archdiocese of Santa Fe



TRACT 2 1224 WALTER



TRACT 1 1226 WALTER

Before demolition



AFTER DEMOLITION

LOOKING SOUTH FROM STONE ST. AND PARISH