

May 21, 2025

Members of the Historic Districts Review Board
City of Santa Fe
200 Lincoln Ave.
Santa Fe, NM 87501

RE: 438 Apodaca Hill, Santa Fe NM
Proposal to construct new free standing Carport

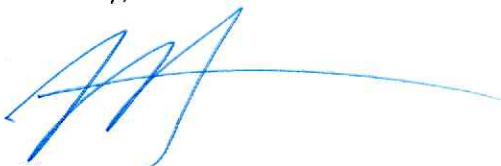
Dear Board Members,

This proposal is for a new free standing 260 SF carport to be located at the south side of the property at 438 Apodaca Hill. The carport will be on the east side of the existing driveway, 9'-6" from the front property line, and separated by approx. 50'-0" from the existing residence. The carport will be open on all four sides supported by 6X6 (stained Cabot-Natural) posts & Beams with parapets above, stuccoed (La Habra-X-524 Alamo) to a height of 11'-6" above the finished grade.

The original existing residence was constructed in approx. 1920. A major addition and remodel by the current owners, Chuck Williams and Lee Lewin was completed in 1988-99, and they completed an addition and portals in 2015 to the NW side of the residence. In 2024, a portal was constructed on the NE side of the residence.

Thank you for your consideration of this proposal.

Sincerely,



Jeffrey J. Seres, A.I.A.



Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:		Site Address: <u>438 APODACA HILL</u>	
Date Submitted: <u>5.21.2025</u>		Proposed Construction Description: <u>260 S.F. FREE STANDING CARPORT, OPEN ALL SIDES</u>	
Property Owner of Record: <u>CHUCK WILLIAMS & LEE LEWIN</u>		TOTAL ROOF AREA: _____	
Applicant/Agent Name: <u>JEFFREY SERES</u>		Lot Coverage: <u>22.2%</u> <input type="checkbox"/> Open Space Required: <u>N/A</u>	
Contact Person Phone Number: <u>(505) 239-8577</u>		Setbacks: Proposed Front: <u>9'-6"</u> Minimum: <u>7'-0"</u> 2 nd Front?: _____ Proposed Rear: <u>12'-4"</u> Minimum: <u>15'-0"</u> Proposed Sides: <u>1'-0"</u> Minimum: <u>5'-0"</u>	
Zoning District: <u>R-1</u>		Height: Proposed <u>11'-6"</u> Maximum Height: _____ or <input checked="" type="checkbox"/> Regulated by Historic Districts Ordinance <input type="checkbox"/> Regulated by Escarpment District	
Overlay: <input type="checkbox"/> Escarpment _____ <input type="checkbox"/> Flood Zone* _____ <input type="checkbox"/> Other: _____		Parking Spaces: Proposed <u>4</u> Accessible <u>0</u> Minimum: <u>2</u>	
Submittals Reviewed with PZR: <input checked="" type="checkbox"/> Legal Lot of Record <input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Building Plans <input checked="" type="checkbox"/> Existing Site Plan <input checked="" type="checkbox"/> Proposed Site Plan <input checked="" type="checkbox"/> Elevations		Bicycle Parking**: Proposed: <u>0</u> Minimum: <u>0</u> ** Commercial Requirement	
Supplemental Zoning Submittals Required for Building Permit: <input type="checkbox"/> Zero Lot Line Affidavit			
Access and Visibility: <input type="checkbox"/> Arterial or Collector** <input type="checkbox"/> Visibility Triangle Required			
Use of Structure: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial Type of Use: _____			
Terrain: <input type="checkbox"/> 30% slopes <u>N/A</u>			

* Requires an additional review conducted by Technical Review Division.
** Requires an additional review conducted by the Traffic Engineering Division.

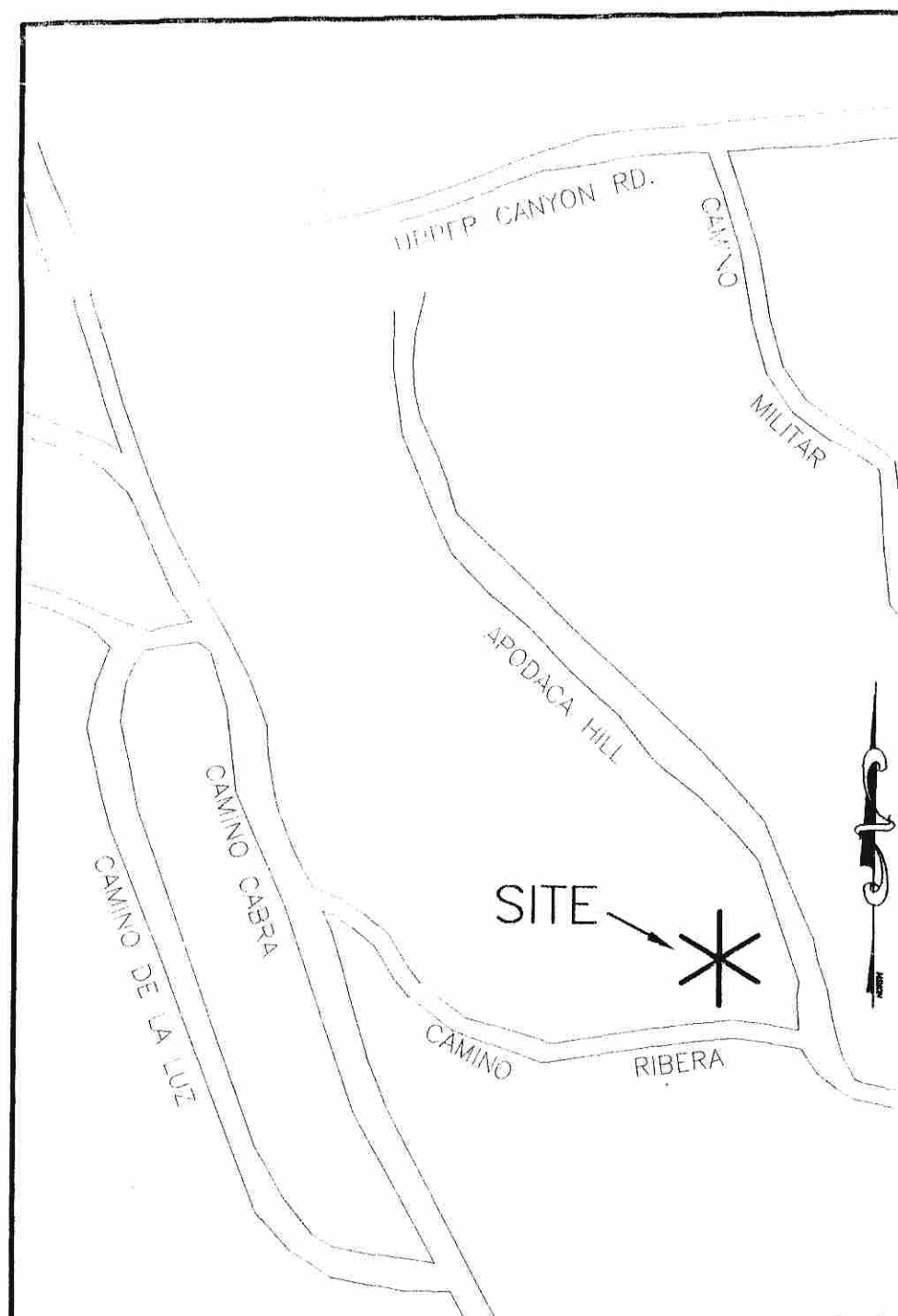
THIS REVIEW DOES NOT GRANT ZONING APPROVAL FOR BUILDING PERMIT. FINAL ZONING REVIEW WILL BE PERFORMED AT THE TIME OF BUILDING PERMIT APPLICATION.

JEFFREY SERES [OWNER APPLICANT AGENT]
PRINT NAME

hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting Land Use Department staff prior to submittal for Historic Districts Review Board review.

SIGNATURE: [Signature] DATE: 5.21.2025

To Be Completed By City Staff:		2025-010753-PAR
Additional Agency Review if Applicable:		
<input type="checkbox"/> Escarpment Approval by _____	Date: <u> / / </u>	
<input type="checkbox"/> Flood Plain Approval by _____	Date: <u> / / </u>	
<input type="checkbox"/> Traffic Engineering Approval by _____	Date: <u> / / </u>	
Notes: _____		
Zoning Approval:		
<input type="checkbox"/> Preliminary Approval <input checked="" type="checkbox"/> With conditions <input type="checkbox"/> Rejected		
Comments/Conditions: <u>Clarity on site plans garage as side-loaded entrance</u>		
REVIEWER: <u>Rachael Hammett</u>	DATE: <u>07/14/2025</u>	
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.		



VICINITY MAP
Not To Scale

NOTES AND REFERENCE DOCUMENTS

1) THE BASIS FOR BEARINGS FOR THIS SURVEY WAS DERIVED FROM A PLAT OF SURVEY TITLED "REPLAT SHOWING TRACT 3-A-2 AND A LOT CONSOLIDATION OF TRACT 3-B OF THE DREW SUBDIVISION," AS SAID PLAT WAS RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN PLAT BOOK 305., PAGE 017, AS INSTRUMENT NO. 906,247..

2) DEED AND PLAT REFERENCES:

S. SERNA TRACT: AS SHOWN ON PLAT OF SURVEY TITLED "PLAT SHOWING SURVEY OF PROPERTY FOR RALPH RIVERA," AS SAID PLAT WAS PREPARED BY SAMUEL P. DAVALOS, NMPE AND LS, DATED NOVEMBER 11 AND 14, 1953, AND APPEARS TO BE THE SAME PARCEL DESCRIBED IN THE WARRANTY DEED RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN MISC. BOOK P-5, PAGE 205.

PARCEL 1 (HATCHED AREA): INTENDED TO BE THE 773.5 SQUARE FOOT PARCEL DESCRIBED IN THE QUITCLAIM DEED RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN MISC. BOOK 1173, PAGE 323, AND SHOWN ON A PLAT OF SURVEY TITLED "PLAT OF SURVEY FOR CHARLES WILLIAMS AND LEE LEWIN," AS SAID PLAT WAS PREPARED BY DAVID E. COOPER NMLS 9052, DATED MARCH 1987, AND AMENDED NOVEMBER 20, 1987.

PARCEL 2 (SHADED AREA): INTENDED TO BE THE 3327.1 SQUARE FOOT PARCEL DESCRIBED IN THE QUITCLAIM DEED RECORDED IN THE OFFICE OF THE SANTA FE COUNTY CLERK AS INSTRUMENT NO. 1549451, AND SHOWN ON A PLAT OF SURVEY TITLED "PLAT OF SURVEY FOR CHARLES WILLIAMS AND LEE LEWIN," AS SAID PLAT WAS PREPARED BY DAVID E. COOPER NMLS 9052, DATED MARCH 1987, AND AMENDED NOVEMBER 20, 1987. REFER TO INSTRUMENT NO. 1549451 FOR RESTRICTIONS PERTAINING TO THIS PARCEL.

3) RECORDING OF THIS PLAT DOES NOT CONSTITUTE APPROVAL BY THE CITY OF SANTA FE OF ANY ENCROACHMENTS INTO PRIVATE PROPERTY.

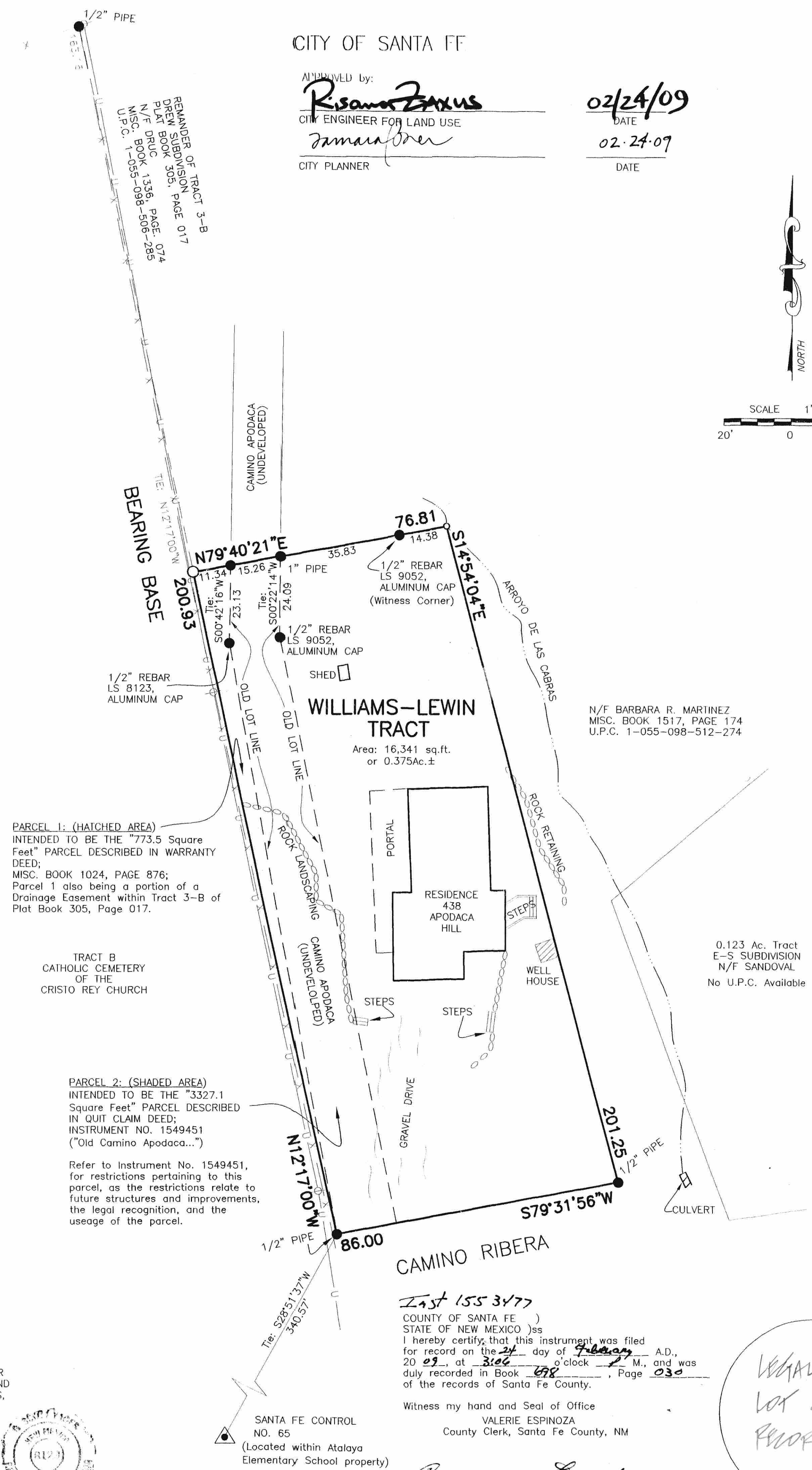
4) THE LANDS SHOWN HEREON ARE SUBJECT TO ALL RESERVATIONS, RESTRICTIONS, COVENANTS, AND EASEMENTS OF RECORD AND NOT OF RECORD THAT PERTAIN TO THE SAID PROPERTY.

5) THE PERIMETER BOUNDARY PORTION OF THIS PLATTING IS INTENDED TO REPRESENT A RETRACEMENT SURVEY OF THE TRACTS OF LAND SHOWN ON THE PLATS OF SURVEY DESCRIBED IN NOTES 1 AND 2, USING FOUND AND ACCEPTED MONUMENTATION, AS NOTED.

6) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC1987 AND SUBSEQUENT AMENDMENTS.

7) PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH APPLICABLE CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.

8) BUILDABLE AREAS FOR PLATTED PARCELS WILL BE DETERMINED AT THE TIME OF BUILDING PERMIT APPLICATION AS DETAILED IN THE LAND DEVELOPMENT CODE.



PARCEL 1: (HATCHED AREA)
INTENDED TO BE THE "773.5 Square Feet" PARCEL DESCRIBED IN WARRANTY DEED; MISC. BOOK 1024, PAGE 876; Parcel 1 also being a portion of a Drainage Easement within Tract 3-B of Plat Book 305, Page 017.

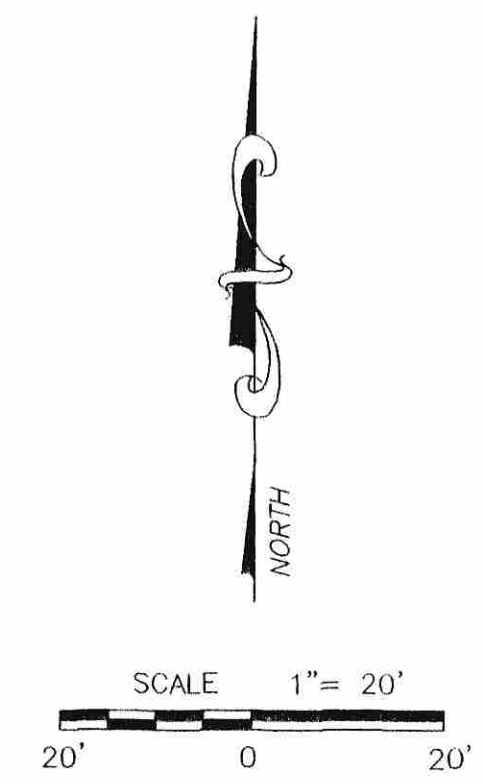
PARCEL 2: (SHADED AREA)
INTENDED TO BE THE "3327.1 Square Feet" PARCEL DESCRIBED IN QUIT CLAIM DEED; INSTRUMENT NO. 1549451 ("Old Camino Apodaca...")

Refer to Instrument No. 1549451, for restrictions pertaining to this parcel, as the restrictions relate to future structures and improvements, the legal recognition, and the usage of the parcel.

CITY OF SANTA FE

APPROVED by:
Risana Zaxus
CITY ENGINEER FOR LAND USE
Jamain Over
CITY PLANNER

02/24/09
DATE
02-24-09
DATE



SURVEYOR CERTIFICATE

I hereby certify that this plot and the field survey that it represents were completed by me or under my direction, are true and correct to the best of my knowledge and belief and comply with the standards set for Land Surveyors practicing in the State of New Mexico.

I FURTHER CERTIFY THAT THIS SURVEY IS NOT A LAND DIVISION OR SUBDIVISION AS DEFINED IN THE NEW MEXICO SUBDIVISION ACT, AND THAT THIS IS A BOUNDARY SURVEY PLAT OF AN EXISTING PARCELS, AS NOTED, DATE OF FIELD WORK: NOV., 2008.

Scott Yager
SCOTT YAGER NMLS 8123
1/20/09
DATE



SANTA FE CONTROL NO. 65 (Located within Atalaya Elementary School property)

East 155 3477
COUNTY OF SANTA FE)
STATE OF NEW MEXICO)
I hereby certify that this instrument was filed for record on the 24 day of February A.D., 20 09, at 3:00 o'clock P.M., and was duly recorded in Book 698 Page 030 of the records of Santa Fe County.

Witness my hand and Seal of Office
VALERIE ESPINOZA
County Clerk, Santa Fe County, NM

Valerie Espinoza
Deputy

LEGAL
LOT OF
RECORD

ATTEST

CERTIFICATE PURSUANT TO SANTA FE, NEW MEXICO LAND SUBDIVISION REGULATIONS, SECTION 3-20-2, N.M.S.A., 1978

KNOW ALL MEN BY THESE PRESENTS
THAT THE UNDERSIGNED OWNERS AND PROPRIETORS OF THE TRACTS SHOWN HAVE CAUSED THE CONSOLIDATION OF THE SAID TRACT INTO ONE TRACT, AS SHOWN. ALL THAT APPEARS ON THIS PLAT THAT PERTAINS TO THE SAID TRACTS, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS.

THE TRACT SHOWN HEREON LIES WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

Charles A. Williams
CHARLES ALLEN WILLIAMS, for the Charles Allen Williams and Lee Ellen Lewin Revocable Trust

State of New Mexico)
County of Santa Fe) ss
The foregoing instrument was subscribed, sworn to and acknowledged before me this 3rd day of February, 20 09.
My Commission Expires 12-14-12
Notary Public

Lee Ellen Lewin
LEE ELLEN LEWIN, for the Charles Allen Williams and Lee Ellen Lewin Revocable Trust

State of New Mexico)
County of Santa Fe) ss
The foregoing instrument was subscribed, sworn to and acknowledged before me this 3rd day of February, 20 09.
My Commission Expires 12-14-12
Notary Public

LEGEND

- CALCULATED POINT; not set.
- SURVEY MONUMENT; found and used, as noted
- SURVEY MONUMENT; Set this survey; 1/2" Rebar "YAGER, 8123" Aluminum Cap
- ▲ CITY OF SANTA FE CONTROL MONUMENT
- OVERHEAD UTILITY LINE AND POWER POLE

INDEXING INFORMATION FOR COUNTY CLERK

OWNER: CHARLES WILLIAMS, LEE LEWIN
RECORD DEED: MISC. BK. 1173, P. 323,
INSTRUMENT NO. 1525501,
INSTRUMENT NO. 1549451
UPC NO. 1-055-098-519-506

INDEXING INFORMATION FOR COUNTY CLERK

PROJECTED SECTION	A LOT CONSOLIDATION PLAT		
29	Prepared For The WILLIAMS-LEWIN TRACT		
TWNP	BEING A CONSOLIDATION OF THE S. SERNA TRACT,		
17N	Parcel 1: Misc. Book 1024, Page 876, and Parcel 2: Instrument No. 1549451		
RANGE	438 APODACA HILL SANTA FE, NEW MEXICO		
10E	DATE: 01-20-09 SCALE: 1" = 20'		
N.M.P.M.	SHEET		
TALAYA HILL GRANT	YAGER LAND SURVEYS		
SANTA FE	2/12/14 6-1		

CONSULTANTS

Architect	Engineer
-----------	----------

Architect	Engineer
-----------	----------

WILLIAMS-LEWIN
RESIDENCE

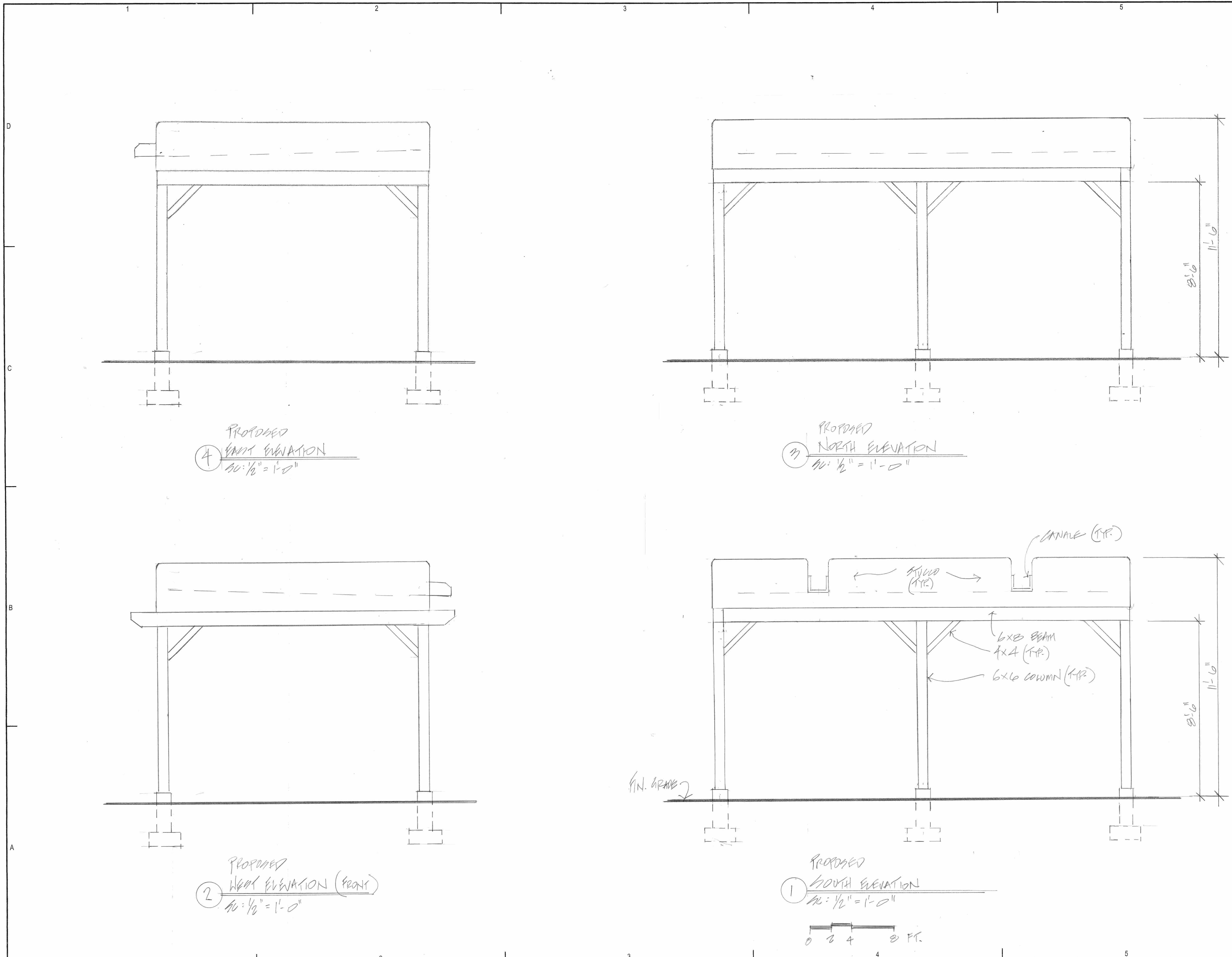
438 APOCALA HILL
SANTA FE, N.M.

Key Plan

No	Date	Description
Revision Schedule		
ISSUE: <i>ADP</i>		
PROJECT NUMBER: <i>SA 25007</i>		
DRAWN BY: <i>JWS</i>		
CHECKED BY: <i>JJS</i>		
DATE: <i>21 MAY 2025</i>		

SHEET TITLE		
ELEVATIONS PROPOSED		

A-201



SERES architecture llc

122 Lorenzo Road
Santa Fe, New Mexico 87501
505-982-7191
505-239-8577 C
jeffreyses@gmail.com

© 2025 Seres architecture, LLC. Duplication or reproduction by any means without the express written consent of Seres architecture, LLC Inc. is a violation of federal and international law. The information contained in this document is the intellectual property of Seres architecture, LLC and all rights thereto are reserved.

CONSULTANTS

Architect Engineer

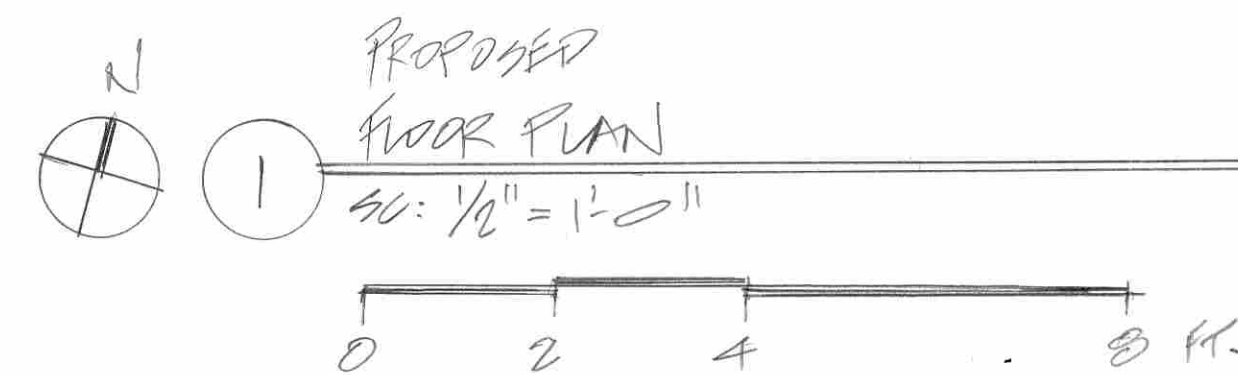
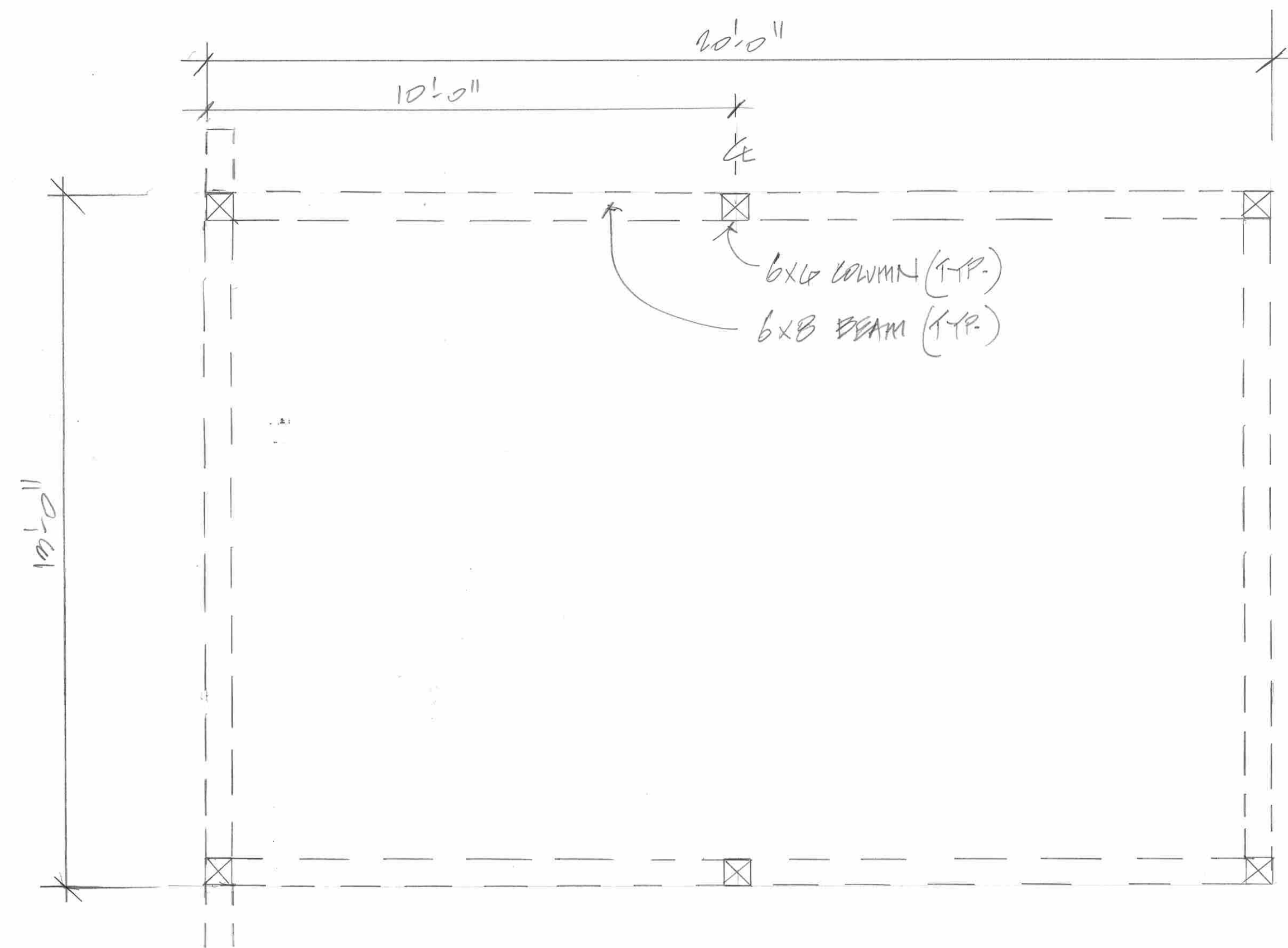
WILLIAMS-LEWIN
RESIDENCE

433 ARDORA HILL
SANTA FE, N.M.

Key Plan

NTS

No	Date	Description
Revision Schedule		
ISSUE: HREP		
PROJECT NUMBER: SA 2509		
FILE:		
DRAWN BY: JJS		
CHECKED BY: JJS		
DATE: 21 MAY 2025		
SHEET TITLE		
FLOOR PLAN PROPOSED		
A-101		



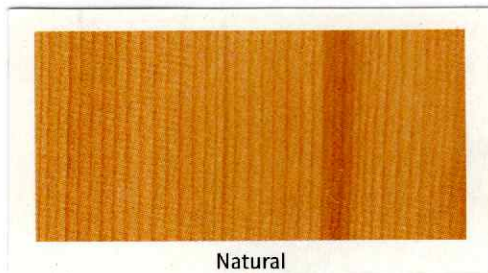
438 Apodaca Hill

5-21-2025

Exterior Finish Samples



Stucco La Habra X-524 ALAMO



Wood Stain Cabots Natural