



AGENDA

MEETING OF
THE BOARD OF
ADJUSTMENT
OCTOBER 06, 2020 AT 6:00
PM
ATTEND VIRTUALLY

SPECIAL PROCEDURES FOR VIRTUAL ATTENDANCE AND PUBLIC COMMENT:

In response to the State's declaration of a Public Health Emergency, the Mayor's Proclamation of Emergency, and the ban on public gatherings of more than 10 (10) people, this meeting will be conducted virtually using Zoom.

Viewing on YouTube: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at <https://www.youtube.com/channel/UCuW5Fb7iWuKpTdsWYNDurgA>. The YouTube live stream can be accessed at this address from most computers, mobile devices, and smartphones. A video recording of the meeting will be posted on YouTube and available for viewing after the meeting.

Attending on Zoom: Members of the public may attend the Zoom meeting on a computer, mobile device, or phone. The video conference link and teleconference number will be posted on the City of Santa Fe's Calendar of Events website at least seventy-two (72) hours before the meeting: <https://www.santafenm.gov/events>. The direct Zoom link is:
<https://us02web.zoom.us/j/89317472918?pwd=TnZnMmVFT0pIQXdJUEpCR0ZBUWhWZz09>

Passcode: 743238

Attending Zoom by Phone: Members of the public can attend the Zoom meeting by phone by dialing: US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Webinar ID: 893 1747 2918

Public Comment:

- By video: A person attending the Zoom meeting by using a computer, mobile device, or smart phone may provide public comment during the meeting. Attendees should use the "Raise Hand" function to be recognized by the chair to speak at the appropriate time.



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- **By phone:** A person attending the Zoom meeting by phone may provide public comment during the meeting but **must** provide advance notice to City staff. Please contact Noah Berke (505-490-5930, nlberke@santafenm.gov) no later than Friday, October 2, 2020, and provide your **full name, address, and the phone number** you will be using to call in to the teleconference. Without your phone number, the chair will not be able to recognize you to speak at the meeting.
- **In writing:** A person may submit written public comments in advance of the meeting by email (LandUsePublicComment@santafenm.gov), by U.S. Postal Service (City of Santa Fe, ATTN: Noah Berke, PO Box 909, Santa Fe, NM 87504-0909), or by dropping off a comment at the physical drop box which will be located outside City Hall at the entrance to Land Use Lobby facing Marcy Street. Please include your full name and address, and identify the specific agenda item you are commenting on. To be included in the official record and considered at the hearing, written public comment **must** be received no later than Friday, October 2, 2020.

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. APPROVAL OF AGENDA

D. APPROVAL OF MINUTES:

1. January 7, 2020

E. APPROVAL OF FINDINGS/CONCLUSIONS

F. OLD BUSINESS

G. NEW BUSINESS

1. **Case #2020-2491. 613 B Canyon Road Setback Variance.** Hoopes + Associates, Architects Co. Ltd., Agent, for Canyon Room Holdings, LLC, Owner, requests approval of a variance to SFCC Table 14-7.2-1 to raise the height of a structure that is non-conforming in regards to setbacks. The property is zoned RC8AC (Residential Compound Arts and Crafts-eight dwelling units per acre), is approximately 0.22 acres, and is within the Downtown and Eastside Historic District. (Lee Logston, Case Manager, lrlogston@santafenm.gov, 955-6136).



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2. **Case #2020-2494. 113 Washington Avenue Variance.** Liaison Planning Services Inc., Agent, for Rosewood Inn Of The Anasazi, Owner, request a variance to Table 14-7.4(A)-1 “Table of Dimensional Requirements for Townscape Districts” for the Marcy Townscape Sub-district, to allow a height of 56’ where 42’ is the maximum. The property is approximately .45 acres, zoned BCDMAR (Community Commercial [Business Capital District] – Marcy Townscape Sub-district) and located within the Downtown and East Side Historic District. (Dan Esquibel, Case Manager, daesquibel@santafenm.gov, 955-6587) **(TO BE POSTPONED TO OCTOBER 20, 2020)**

H. STAFF COMMUNICATIONS

MATTERS FROM THE BOARD

I. ADJOURN

Persons with disabilities in need of accommodations, contact the City Clerk’s office at 955-6521, five (5) working days prior to meeting date.

Board of Adjustment
January 7, 2019

| Item | Motion/Description | Page |
|--|---|------|
| Call to Order | Gary Friedman, Chair of the Board of Adjustment called the meeting to order at 6:04 p.m. in the City Councilor's Conference Room. | 1 |
| Roll Call | A quorum was established with roll call. | 1 |
| Approval of the Agenda | Ms. Winston moved to approve the agenda as amended with a second from Ms. Dearing which passed by voice vote. | 1 |
| Approval of the Minutes from December 3, 2019 | Mr. Maahs moved to approve the minutes as corrected with a second from Ms. Winston which passed by voice vote | 1 |
| Approval of Findings/Conclusions None | None. | 2 |
| Old Business | None. | 2 |
| New Business: 1. Case #2019-1324 76 East San Francisco Street Height Variance. Architectural Alliance, Agent, for Peter Komis, Owner, requests a variance to Subsection 14-7.4 (A) to build an elevator additional above the maximum allowable sub district height of thirty six feet. The property is zoned BCD-PLA (Business Capitol District Plaza/San Francisco Subdistrict.) | Ms. Winston moved to approve the variance in Case # 2019-1324 to exceed the maximum allowable height of 36' feet as regulated by Table 14-7.4 (A) Table of Dimensional Requirements for Townscape Districts subject to staffs conditions of approval, with a second from Ms. Hawkins which passed by voice vote. Ms. Winston moved to approve Findings of Fact and Conclusions of Law regarding Case #2019-1324 with a second from Ms. Dearing which passed by voice vote. | 2-4 |
| Matters from Staff | | 4 |
| Matters from the Committee | | 4 |
| Adjourn | With all business conducted for the Board of Adjustment, the meeting was adjourned at 6:36 p.m. | 4 |

Board of Adjustment
City Councilors' Conference Room
200 Lincoln Ave. Santa Fe
Tuesday January 7, 2019

1. CALL TO ORDER

Gary Friedman, Chair of the Board of Adjustment called the meeting to order at 6:04 p.m. in the City Councilor's Conference Room. A quorum was established with roll call.

ROLL CALL

Present:

Gary Friedman, Chair
Rachel Winston, Vice Chair
Donna Reynolds
Doug Maahs
Coleen Dearing
Patricia Hawkins

Absent:

Daniel Werwath

Staff and Others Present:

Noah Berke, City Land Use
Carlos Gemora, City Land Use
Sally Paez, City Attorney's Office
Linda Vigil, Stenographer

2. PLEDGE OF ALLEGIANCE

NOTE: All items in the packet for all agenda items were incorporated herewith by reference. The original packet is on file with the City Land Use Staff. Any additional attachments will be labeled as exhibits.

3. APPROVAL OF AGENDA

Chair Friedman would like the agenda amended since there is not a flag in the room to remove the Pledge of Allegiance.

MOTION: Ms. Winston moved to approve the agenda as amended with a second from Ms. Dearing which passed by voice vote.

4. REVIEW AND APPROVAL OF MINUTES FROM December 3, 2019

Corrections:

Page 2, Ms. ~~Wyant~~ Ms. Wynant in staff report.

MOTION: Mr. Maahs moved to approve the minutes as corrected with a second from Ms. Winston which passed by voice vote.

Ms. Dearing abstains as she was not present.

5. OLD BUSINESS

None.

6. NEW BUSINESS

1. **Case #2019-1324 76 East San Francisco Street Height Variance. Architectural Alliance, Agent, for Peter Komis, Owner, requests a variance to Subsection 14-7.4 (A) to build an elevator additional above the maximum allowable sub district height of thirty six feet. The property is zoned BCD-PLA (Business Capitol District Plaza/San Francisco Subdistrict.) (Carlos Gemora, Case Manager, cegemora@santafenm.gov, 955-6670)**

Staff Report:

Mr. Gemora explained the application. The address is a multistory commercial building. The building like many in the area is non-conforming regarding height. The maximum allowable height is 36 feet, they would like to build an addition for an elevator to gain ADA access to the basement and building. The shaft would replace the stairwell. The background of the staff report there is a history of the case. The Historic Districts Review Board (HDRB) restricted the design to make sure the addition was located to the rear of the building. They denied the height allowance.

Mr. Gemora explained it was appealed to the Governing Body, they approved a reversal of the HDRB's decision. Staff believes they have met the variance criteria, they agree the lack of safe ADA access to the building constitutes a hardship. Staff agrees that alternative options have been explored, the reasonable use of the building is met.

Mr. Gemora states the main condition of approval that staff recommends is limited to what the Governing Body approved. Limiting height variance to 11 feet 11 inches above the existing parapets, and requires storage on the roof level.

Questions from the Board:

None.

Applicant Report:

Mr. Frank Herdman is here on behalf of the applicant. Staff has covered how the variance criteria has been met, all conditions will be met.

Mr. Eric Enfield of Architectural Alliance, Inc. states elevators are allowed to go up beyond the height of the parapet. There are photos that shows some elevators and stair towers as examples to allow for mechanical penthouse which is in the code.

Mr. Peter Komis is the owner of the building and manages the trust. He really needs it for safety and for those who need to service air conditioners etc.

Mr. Herdman explained the packet explained the photos in the packet starting on page 26. Mr. Herdman explained the wooden stairwell, there is roof access and you would need to place a step ladder which is dangerous.

Public Comment:

Tara Block Archuleta (3010 Sandia Circle Santa Fe) is a resident and is currently VP of First National Bank, when looking at the building and inspecting for appraisal she wants to make sure there is easier access and hopes it will bring in more tourists. Part of the building has been vacant for ten years.

Questions from the Board:

Ms. Dearing understands they have to make two separate motions, one to approve the variance and one to approve the Findings of Fact and Conclusions of Law.

Ms. Reynolds asked why the HDRB denied it.

Mr. Herdman believes it was a fundamental misunderstanding. They believed the elevator would be visible to the plaza.

Mr. Enfield states they have been working on this for three years. City Land Use staff has been helpful.

Ms. Reynolds asked if the Governing Board granted them approval why they didn't also know they needed a variance.

Mr. Herdman states he believed if they had a special exception then you don't need a variance, staff disagreed so they elected to go through the process.

Ms. Reynolds asked if they had dropped their storage facility to 8 feet would it have been permitted.

Mr. Enfield clarified in the packet the photos, the HDRB denied it because it meant it wasn't just vertical transportation. The space is a necessary piece of the configuration of the tower by code, there needs to be a vestibule to protect the elevator from the elements.

Mr. Gemora states the HDRB denied the storage room for multiple reasons, the Governing Body overturned that item. When they initially started this case, they explained this was an addition and they are requiring the variance for anything over the 36 feet.

Ms. Reynolds asked why it is considered an addition.

Mr. Gemora explained his speculation is that the Governing Body didn't add it to be critical for vertical transportation, not to have additional storage.

Mr. Enfield that the purpose of the elevator was not only for access to the floors but to the roof for maintenance.

Mr. Maahs asked if the Board could determine if the wasted space could be used for storage. That is not allowed.

Mr. Gemora explained the Governing Body's Findings of Fact and Conclusions of Law states they could exceed it if there was not any storage space. Their conditions of approval also state they are allowed 11 feet 11 inches, they are proposing 11 feet 3 inches.

Ms. Reynolds asked if the photos at the end of the packet are to show other ones already there.

Mr. Herdman states as part of the presentation, the point was to show the rooftops are necessary and common all around downtown. That was the purpose.

MOTION: Ms. Winston moved to approve the variance in Case # 2019-1324 to exceed the maximum allowable height of 36' feet as regulated by Table 14-7.4 (A) Table of Dimensional Requirements for Townscape Districts subject to staffs conditions of approval, with a second from Ms. Hawkins which passed by voice vote.

MOTION: Ms. Winston moved to approve Findings of Fact and Conclusions of Law regarding Case #2019-1324 with a second from Ms. Dearing which passed by voice vote.

7. MATTERS FROM STAFF

Mr. Berke reports there will not be a meeting next month, there are not any applications.

Ms. Hawkins thanked them for delivering the packets but would like them to ring the doorbell and not leave it at the door.

Mr. Maahs asked what the cut off time is to submit something for the March meeting. Mr. Berke explained it is January 20th.

8. MATTERS FROM THE COMMITTEE

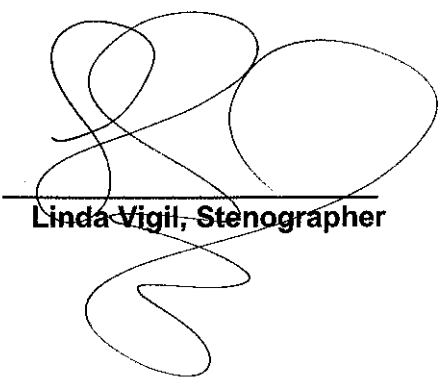
None.

9. ADJOURN

With all business conducted for the Board of Adjustment, the meeting was adjourned at 6:36 p.m.

SIGNATURES

Gary Friedman, CHAIR

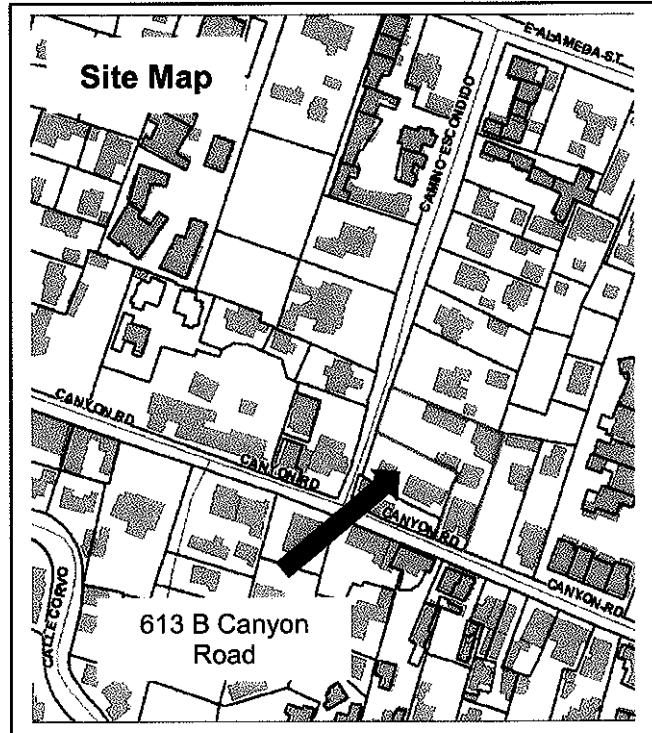


Linda Vigil, Stenographer



Land Use Department Board of Adjustment Staff Report

Case No: 2020-2491
Hearing Date: October 6, 2020
Applicant: Canyon Room Holdings, LLC,
Owner
Request: Setback Variance
Location: 613 B Canyon Road
Case Mgr.: Lee Logston
Zoning: RC8-AC (Residential Compound
8 Arts & Crafts District)
Overlay: Historic
Pre-app Mtg: June 25, 2020
ENN Mtg: August 5, 2020
Proposal: Variance to raise the roof height
of a structure that is
nonconforming in regards to
setbacks



Case #2020-2491. 613 B Canyon Road Setback Variance. Hoopes + Associates, Architects Co. Ltd., Agent, for Canyon Room Holdings, LLC, Owner, requests approval of a variance to SFCC Table 14-7.2-1 to raise the height of a structure that is non-conforming in regards to setbacks. The property is zoned RC8AC (Residential Compound Arts and Crafts- eight dwelling units per acre), is approximately 0.22 acres, and is within the Downtown and Eastside Historic District. (Lee Logston, Case Manager, llogston@santafenm.gov, 955-6136).

I. RECOMMENDATION:

Staff recommends **APPROVAL** of the variance request (Case #2020-2491) with the conditions of approval outlined in this report.

Two motions will be required, in the following order, for this case:

- *Approve or deny the Variance to SFCC Table 14-7.2-1 for Case #2020-2491;*
- *Approve or deny the Findings of Fact and Conclusions of Law for Case #2020-2491, as proposed in Exhibit A(2).*

II. EXECUTIVE SUMMARY

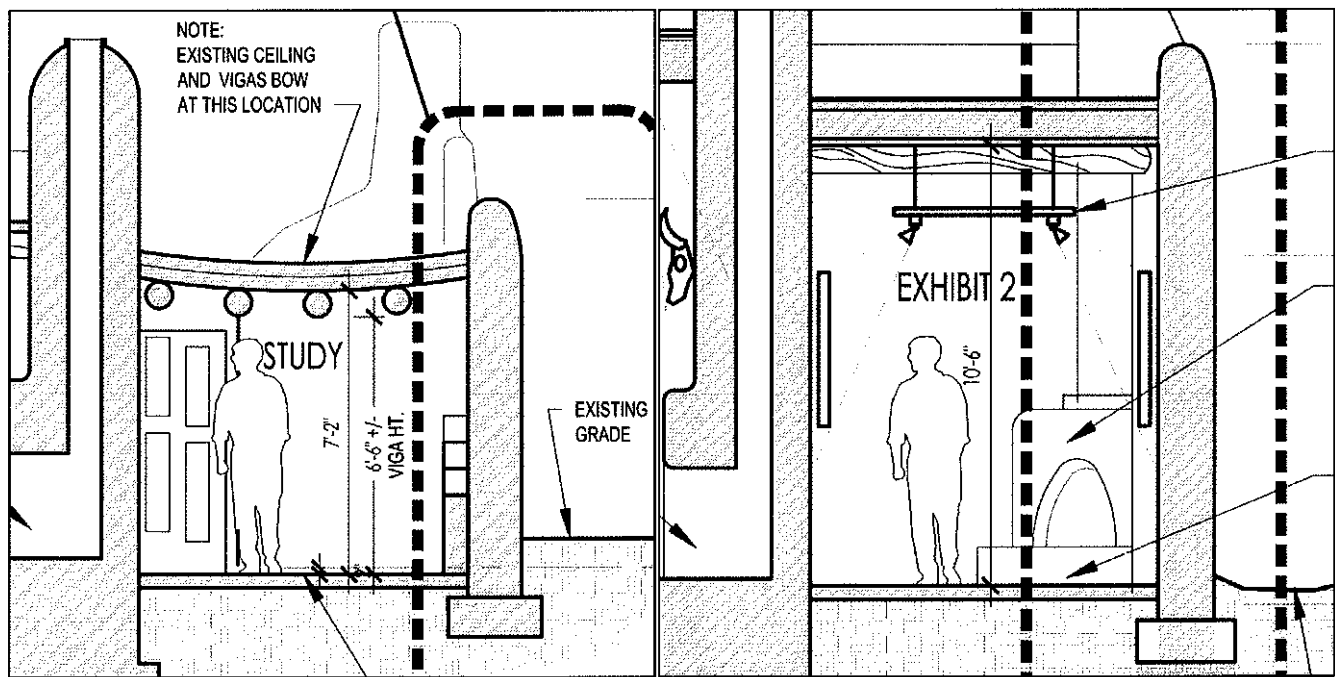
The Applicant requests a variance to SFCC Table 14-7.2-1 to raise the height of a structure that is non-conforming in regards to setbacks. SFCC Table 14-7.2-1 establishes a minimum side yard of five feet in the RC8 district, and a minimum rear yard of five feet if there is a six to eight foot wall. The subject building, however, ranges from 0.6 to 1.2 feet from the side property line, and is 1.3 feet at its closest point from the rear. The Applicant wishes to raise the roof of the structure in order to meet modern building code requirements and to provide better interior function.

The Applicant has complied with SFCC Subsections 14-3.1(E) "Pre-Application Conferences", 14-3.1(F) "Early Neighborhood Notification Procedures", and 14-3.1(H) "Notice Requirements" for Public Hearings.

III. BACKGROUND

The subject property is the "Old Vigil House" at 613 B Canyon Road. It is located north of Canyon Road, behind the Bill Hester Fine Art (gallery) and sits below street grade. It was built sometime in the late 1940's before SFCC established current setbacks. The Applicant wishes to renovate the building for use as an art gallery.

Some ceiling heights in this older home do not meet today's code requirements for minimum allowable interior height. If the building met zoning setbacks, no variance would be required and this proposal would only be subject to historic review and building permit review. The current height of the structure to the top of the parapet ranges from approximately nine to ten and a half feet from ground level, with interior ceiling height as low as six and a half feet.



SFCC Table 14-7.2-1 requires a minimum side and rear yard setback in the RC8 zone of five feet, and allows a maximum height of 14 feet within ten feet of both property lines. The Applicant is not requesting to exceed 14 feet within this required yard. While the structure is very close to property lines, there are no structures anywhere close to the rear property line on adjacent properties. The only building close to the Applicant's building is on the east. Approximately three and a half to four feet separate the two buildings. A portion of the center of the building will be raised to 16 feet as allowed by the Historic Preservation Division.

VII. VARIANCE APPROVAL CRITERIA

Subsection 14-3.16(A) governs the authority, procedures and restrictions for a Variance and states that "Land Use Boards may approve variances to the provisions of Chapter 14 as provided in Section 14-2 and elsewhere in this chapter and in accordance with this section. Variances may be granted to provisions regulating the size, location and appearance of structures... . A variance shall not be granted to provisions that restrict the type or intensity of principal or accessory uses permitted within a district... ."

The variance process balances reasonable use of the Applicant's property against compliance with the letter and intent of adopted regulations. The proposal must be consistent with at least one of the circumstances listed in Criteria 1a through 1d, and must be consistent with all of Criteria 2 through 5.

| | |
|--|--|
| <p>Criterion1: Necessary Findings To grant a Variance, a land use board shall make the following finding per Subsection 14-3.6(C)(1) as follows: One or more of the following special circumstances applies: (a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid; or (b) the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid; or (c) there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more restrictive provision as provided in Section 14-1-7; or (d) the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).</p> | <p>Criterion Met: (Yes/No) YES</p> |
|--|--|

- (a) Due to historic viga ceiling and roof construction, the interior ceiling is as low as six and a half feet in places. This does not meet current building code standards. The structure does possess unique physical characteristics compared to many in the area. It was built before SFCC established setbacks, therefore this characteristic existed at the time of the regulation from which the variance is sought.
- (b) Not applicable
- (c) Not applicable
- (d) Not applicable

| | |
|--|---|
| Criterion 2: The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14. | Criterion Met: (Yes/No) YES |
|--|---|

The proximity of the structure to the property lines is a condition that exists throughout the historic district, but current required setbacks prevent the Applicant from raising the height of the roof, which needs to be raised in order to raise the ceiling to meet building code, to what would otherwise be allowed. This circumstance makes it infeasible to bring the interior of the structure up to current building code standards, which are based on health and safety.

| | |
|---|---|
| Criterion 3: The intensity of the development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14. | Criterion Met: (Yes/No) YES |
|---|---|

Raising the height of the roof would not increase the intensity of the development, nor exceed that which is allowed on other properties in the vicinity that are subject to the same height provisions. Normally, raising the height would intensify the non-conforming setback, but the variance alleviates that. The variance is not sought to allow greater height than is allowed for surrounding properties, but rather the variance is sought to bring the structure up to the same standard as surrounding properties.

| | |
|--|---|
| Criterion 4: The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered: (a) whether the property has been or could be used without variances for a different category or lesser intensity of use; and (b): consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan. | Criterion Met: (Yes/No) YES |
|--|---|

The Applicant seeks to bring the structure into compliance with International Building Code minimum standards for ceiling height, and is not requesting to exceed normal first story height, therefore, it is the minimum variance that will make possible the reasonable use of the property.

(a) The structure has been used as a residence in the past. Whether residential or commercial use, building standards based on health and safety would not permit such a low ceiling today. The intensity of use is not an issue, but rather minimum building standards. Whether used for a different or lesser intensity of use, the structure is substandard.

(b) The general plan encourages both residential and commercial use in this zone. A gallery use is in character with the zoning and predominant land use within this zone.

Criterion 5:
The variance is not contrary to the public interest;

Criterion Met:
 (Yes/No)
YES

The variance request is not contrary to the public interest in that the Applicant is not requesting to exceed height that is otherwise allowed in the zone. Throughout the historic districts, there are many structures that do not meet setbacks for new construction. Granting the variance will improve the utility of the structure, improve safety, and will result in a building pattern that is no different from much of the historic districts.

Criterion 6:
There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14

Criterion Met:
 (Yes/No/Not Applicable)
N/A

Not applicable. Any other standards of Chapter 14 will be met at the time of the building permit and will not require variances.

IV. EARLY NEIGHBORHOOD NOTIFICATION

No members of the public attended the virtual ENN on August 5, 2020.

V. EXPIRATION

Per SFCC Section 14-3.19(B)(5), approval of a variance expires if it is not exercised within three years. Should the Board approve the variance and adopt Findings of Fact at this hearing, the expiration date would be October 6, 2023.

VI. ATTACHMENTS:

EXHIBIT A:

1. Draft Findings of Fact/Conclusions of Law

EXHIBIT B: Maps and Photos

1. Aerial Photo
2. Site Photos

EXHIBIT C: Applicant Materials

APPROVED BY:

| Title | Name | Initials |
|----------------------------------|-----------------------|-----------------|
| Planning and Land Use Director | Elias Isaacson, AICP | ESI |
| Land Use Planner Manager | Noah Berke, AICP, CFM | NLB |
| Land Use Department Case Manager | Lee Logston, AICP | LL |

City of Santa Fe, New Mexico

Exhibit A

Draft Findings of Fact & Conclusions of Law

**City of Santa Fe
Board of Adjustment
Findings of Fact and Conclusions of Law**

Case #2020-2491

613 B Canyon Road Setback Variance

Owner's/Applicant's Name - Canyon Room Holdings, LLC

Agent's Name - Charles Rosenberg, Hoopes + Associates, Architects, Ltd. Co.

THIS MATTER came before the Board of Adjustment (Board) for hearing on October 6, 2020 upon the application (Application) of Hoopes + Associates, Architects, Ltd. Co., as agent for Canyon Road Holdings, LLC (Applicant).

The Application pertains to a property located at 613 B Canyon Road totaling approximately 0.22 acres (Property), which is zoned RC8AC (Residential Compound Arts and Crafts – eight dwelling units per acre). The Applicant requests approval of a variance to the Santa Fe City Code (SFCC) Table 14-7.2-1 to raise the height of a structure that is non-conforming with regard to setbacks. The Applicant plans to raise the roof of an existing structure to house an art gallery.

After conducting a public hearing and having heard from staff and all interested persons, the Board hereby FINDS, as follows:

FINDINGS OF FACT

General

1. At the hearing, the Board received reports from staff, testimony and evidence from the Applicant, and testimony offered by any interested members of the public.
2. The Santa Fe City Code (SFCC) Section 14-3.1 sets out certain procedures to be followed on the Application, including, without limitation, (a) a pre-application conference [SFCC Section 14-3.1(E)]; (b) an Early Neighborhood Notification (ENN) meeting [SFCC Section 14-3.1(F)(2)(a)(iii)&(iv)]; and (c) compliance with notice and public hearing requirements [SFCC Section 14-3.1(H)-(I)].
3. A pre-application conference was held on June 25, 2020 in accordance with SFCC Section 14-3.1(E).
4. Pursuant to SFCC Section 14-3.1(H), notice of the ENN meeting was properly given.
5. Pursuant to SFCC Section 14-3.1(F), a virtual ENN meeting was held via Zoom on August 5, 2020. No members of the public attended.
6. Pursuant to the SFCC Section 14-3.16(A), “[l]and use boards may approve variances to the provisions of Chapter 14 ... regulating the size, location and appearance of structures.”
7. City staff reviewed the Application and related materials and information submitted by the Applicant for conformity with applicable SFCC requirements and provided the Board with a written report of its findings (Staff Report), which evaluated the factors relevant to the Application.
8. Staff recommended that the Board should approve the variance.

Variance

9. SFCC Table 14-7.2-1 establishes a minimum side yard of five feet in the RC8 district, and a minimum rear yard of five feet if there is a six to eight foot wall.
10. The structure at issue in this case ranges from 0.6 to 1.2 feet from the side property line, and is 1.3 feet at its closest point from the rear property line.
11. Under SFCC Section 14-12.1, the structure is a legal nonconforming structure with regard to setbacks because it was built before the adoption of current setback requirements.
12. Under SFCC Section 14-10.3, a legal nonconforming structure shall not be enlarged or altered in a way that increases the degree or extent of its nonconformity.
13. The Applicant wishes to raise the roof of the structure in order to meet modern building code requirements and to provide better interior function.
14. Approval of the application would increase the extent of the nonconformity, so the application cannot be granted without a variance.
15. Pursuant to SFCC Section 14-2.4(C)(3), the Board has the authority to authorize in specific cases a variance from the terms of Chapter 14 as provided in SFCC Section 14-3.16.
16. Pursuant to SFCC Section 14-3.16(B)(1), the Board is required to approve, approve with conditions, or deny the variance application, based on the application, input received at the public hearing, and the approval criteria.
17. SFCC Section 14-3.16(C) sets out approval criteria and requires the Board to make complete findings of fact sufficient to show that these criteria have been met before granting a variance.
18. Pursuant to SFCC Section 14-3.16(C)(1)(a), the Board finds that the variance is justified because the structure possesses unique physical characteristics, because due to historic viga ceiling and roof construction, the interior ceiling is as low as six and a half feet in places, which does not meet modern building standards. Furthermore, the structure was built before SFCC established setbacks; therefore, this characteristic existed at the time of the regulation from which the variance is sought.
19. Pursuant to SFCC Section 14-3.16(C)(2), the Board finds that special circumstances make it infeasible to develop the property in compliance with the standards of Chapter 14, in that the structure was built before current setbacks were established by SFCC, and it is infeasible to bring the interior of the structure up to modern building standards, which are based on health and safety.
20. Pursuant to SFCC Section 14-3.16(C)(3), the Board finds that raising the height of the roof would not increase the intensity of the development, nor exceed that which is allowed on other properties in the vicinity that are subject to the same height provisions. The variance is not sought to allow greater height than is allowed for surrounding properties, but rather the variance is sought to bring the structure up to the same standard as surrounding properties.
21. Pursuant to SFCC Section 14-3.16(C)(4), the Board finds that the Applicant seeks to bring the structure into compliance with International Building Code minimum standards for ceiling height, and is not requesting to exceed normal first story height, therefore, it is the minimum variance that will make possible the reasonable use of the property. Furthermore, building standards based on health and safety would not permit such a low ceiling today. The intensity of use is not an issue here, but rather minimum building standards. Whether used for a different or lesser intensity of use, the structure is substandard. Furthermore, the general plan encourages both residential and commercial use in this zone. A gallery is in character with the zoning and predominant land use within this zone.

22. Pursuant to SFCC Section 14-3.16(C)(5), the Board finds that the variance request is not contrary to the public interest in that the Applicant is not requesting to exceed height that is otherwise allowed in the zone. Throughout the historic districts, there are many structures that do not meet setbacks for new construction. Granting the variance will improve the utility of the structure, improve safety, and will result in a building pattern that is no different from much of the historic districts.
23. Pursuant to SFCC Section 14-3.16(C)(6), the Board finds that this criterion is not applicable.

CONCLUSIONS OF LAW

Under the circumstances and given the evidence and testimony submitted during the hearing, the Board CONCLUDES as follows:

General

1. Pursuant to SFCC Section 14-3.1, all procedures regarding the pre-application conference, ENN meeting, and notice of public hearing requirements have been followed.

Variance

2. The Applicant has the right under the SFCC to request a variance.
3. The Board has the power and authority at law and under the Code to review the proposed variance and to approve or disapprove the request.
4. The Applicant met the applicable Submittal Requirements.

WHEREFORE, IT IS ORDERED ON THE 6th DAY OF OCTOBER 2020 BY THE BOARD OF ADJUSTMENT OF THE CITY OF SANTA FE:

Considering the foregoing findings and conclusions, the Board recommends approval of the variance.

Gary Friedman
Chairperson


Date

FILED:

Yolanda Y. Vigil
City Clerk

Date

APPROVED AS TO FORM:


Sally A. Paez
Assistant City Attorney

October 6, 2020
Date

City of Santa Fe, New Mexico

Exhibit B

Maps and Photos

- 1. Aerial Photo**
- 2. Site Photos**

Exhibit B1: Aerial View

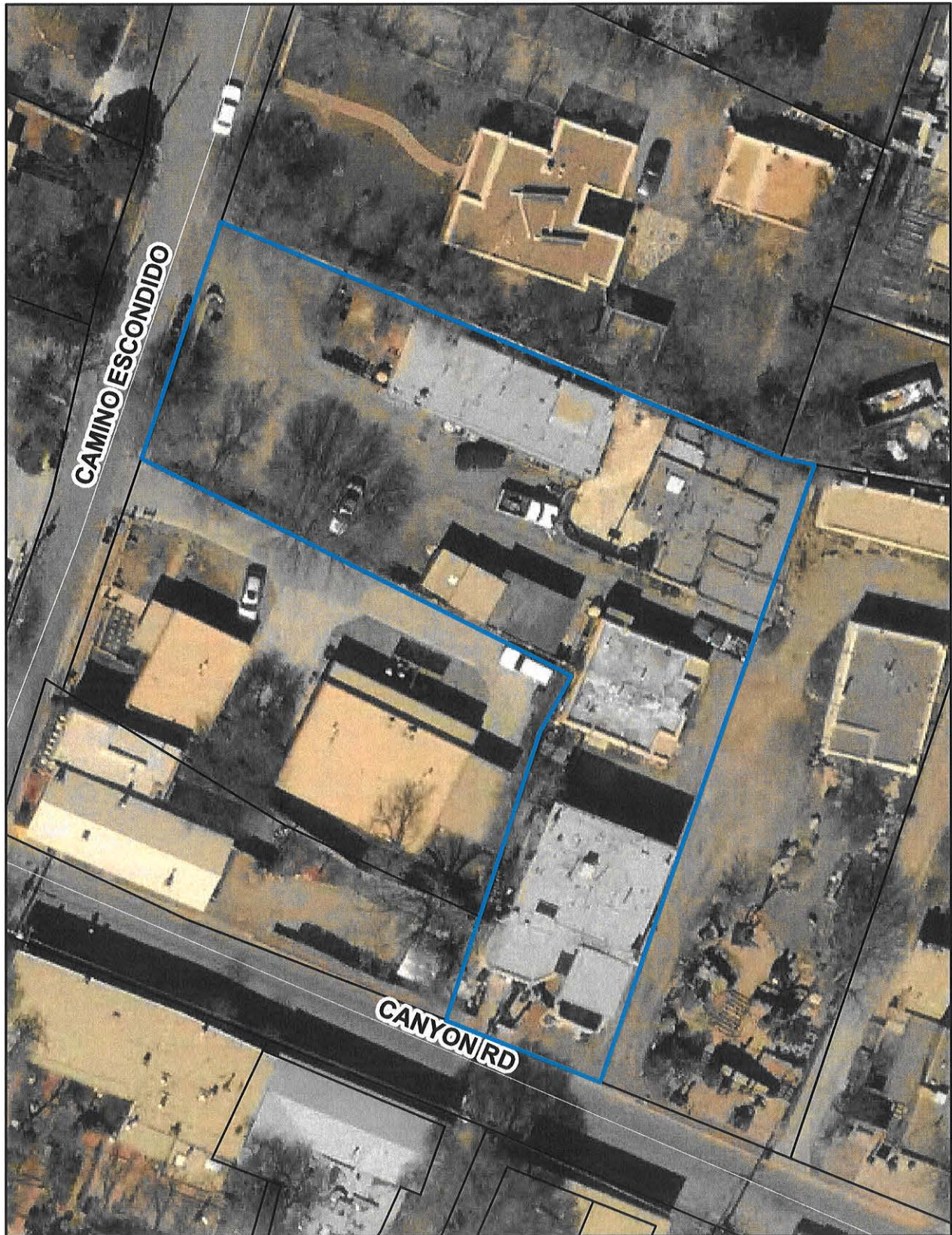


Exhibit B2: Site Photos



Google Earth

From Canyon Road, facing northwest



Front Façade



East Façade



Portion of North Façade

City of Santa Fe, New Mexico

Exhibit C

Applicant Materials

August 14, 2020

Land Use Department
Current Planning Division
200 Lincoln Avenue
Santa Fe, NM 87501

**RE: Letter of Application
Proposed Variance at
613 B Canyon Road
Santa Fe, NM 87501**

Dear City Planning;

Hoopes + Associates Architects (acting as agent for the property owner) is requesting a set-back variance from the City of Santa Fe.

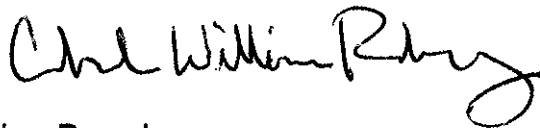
Location: is the "old Vigil house" at 613 B Canyon Road. It exists just one property east of Camino Escondido. The house is sited north and below (in elevation) TO Canyon Road. There are two adjacent buildings between it and Canyon Road on the same tract of land know as "Tract B" and consisting of 0.215 acres. The building on Canyon Road is currently Bill Hester Fine Art (gallery), formerly "Celebrations" restaurant.

Intent: is to raise the roof/parapet. Some ceiling heights in this older home do not meet today's code requirement for minimum allowable height and therefore we wish to raise the roof area that lies within today's current setbacks from property line. This requires a variance to increase the height (in setback) of a legal non-conforming condition. We propose an approximate increase of 3'-8" +/- at lowest existing parapet at east facade of building.

ENN: In accordance with the requirements of the City of Santa Fe we held an Early Neighborhood Notification ZOOM meeting (invited video conference) for discussion of this variance application on August 5, 2020. We mailed out 160 + envelopes to adjacent properties within 300 ft. Nobody, other than Zoning Official, showed up or participated in the ENN ZOOM meeting. So, I guess we have no objections from neighbors.

Attached: please find our Statement addressing Approval Criteria, Legal Lot of Record documents, plat, photo survey and proposed architects' drawings. If you have any questions or comments please contact me at the number below. Thank you.

Sincerely,



Charles William Rosenberg,
Project Architect

Attachments:
Approval Criteria Statement, Legal Lot of Record,
Vicinity Map, Plat and Site Plan, etc.

August 14, 2020

Land Use Department
Current Planning Division
200 Lincoln Avenue
Santa Fe, NM 87501

**RE: Approval Criteria Statement
For Proposed Variance at
613 B Canyon Road
Santa Fe, NM 87501**

Dear City Planning;

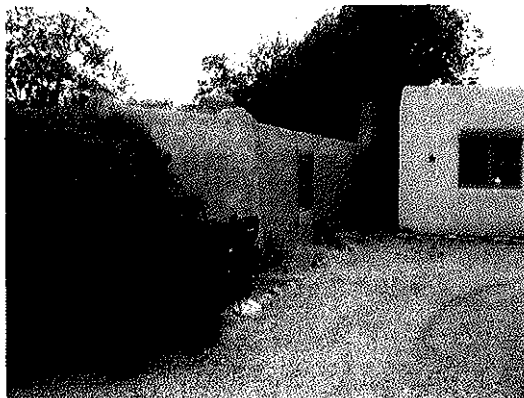
Hoopes + Associates Architects (acting as agent for the property owner) is requesting a setback variance from the City of Santa Fe at above-referenced location. The Variance process requires us to meet Approval Criteria per City of Santa Fe Land Development Code Chapter 14, Section 14-3.16 (C) (1) through (5). See below, my responses are in bold purple.

(C) Approval Criteria

Subsections 14-3.16(C)(1) through (5) and, if applicable, Subsection 14-3.15(C)(6), are required to grant a variance.

(1) One or more of the following special circumstances applies:

- (a) unusual physical characteristics exist that distinguish the land or structure from others in the vicinity that are subject to the same relevant provisions of Chapter 14, characteristics that existed at the time of the adoption of the regulation from which the variance is sought, or that were created by natural forces or by government action for which no compensation was paid; **This Approval Criteria is met due to the unusually low ceiling height that exist in this structure. Whereas other structures in the vicinity are not subjected to reside in these conditions – see neighbor comparison photo here;***



- (b) *the parcel is a legal nonconforming lot created prior to the adoption of the regulation from which the variance is sought, or that was created by government action for which no compensation was paid;*
 - (c) *there is an inherent conflict in applicable regulations that cannot be resolved by compliance with the more-restrictive provision as provided in Section 14-1.7; or*
 - (d) *the land or structure is nonconforming and has been designated as a landmark, contributing or significant property pursuant to Section 14-5.2 (Historic Districts).*
- (2) **The special circumstances make it infeasible, for reasons other than financial cost, to develop the property in compliance with the standards of Chapter 14. This Approval Criteria is met due to the existing setback prohibits raising the ceiling/roof height as the property line is close to this structure. Today's current zoning regulations (setbacks) were imposed on the property after the building was (presumed) constructed in the late 1940's.**
- (3) *The intensity of development shall not exceed that which is allowed on other properties in the vicinity that are subject to the same relevant provisions of Chapter 14. This Approval Criteria is met, as we are not asking for intensifying the development.*
- (4) *The variance is the minimum variance that will make possible the reasonable use of the land or structure. The following factors shall be considered: This Approval Criteria is met as it is reasonable that we are just asking for some relief on height to meet *International Building Code* minimum standard for ceiling height.*
- (a) *whether the property has been or could be used without variances for a different category or lesser intensity of use;*
 - (b) *consistency with the purpose and intent of Chapter 14, with the purpose and intent of the articles and sections from which the variance is granted and with the applicable goals and policies of the general plan.*
- (5) **The variance is not contrary to the public interest. This Approval Criteria is met because we are not asking for height above what is higher than allowed by Zoning. In this case, 14 ft max within ten ft of property line. Whereas, zoning allows 25 ft beyond the ten ft setback and Historical Preservation Division as allowed a 16'-1" maximum. We are staying within these mandated maximum City of Santa Fe height requirements.**
- (6) *There may be additional requirements and supplemental or special findings required by other provisions of Chapter 14. N/A*

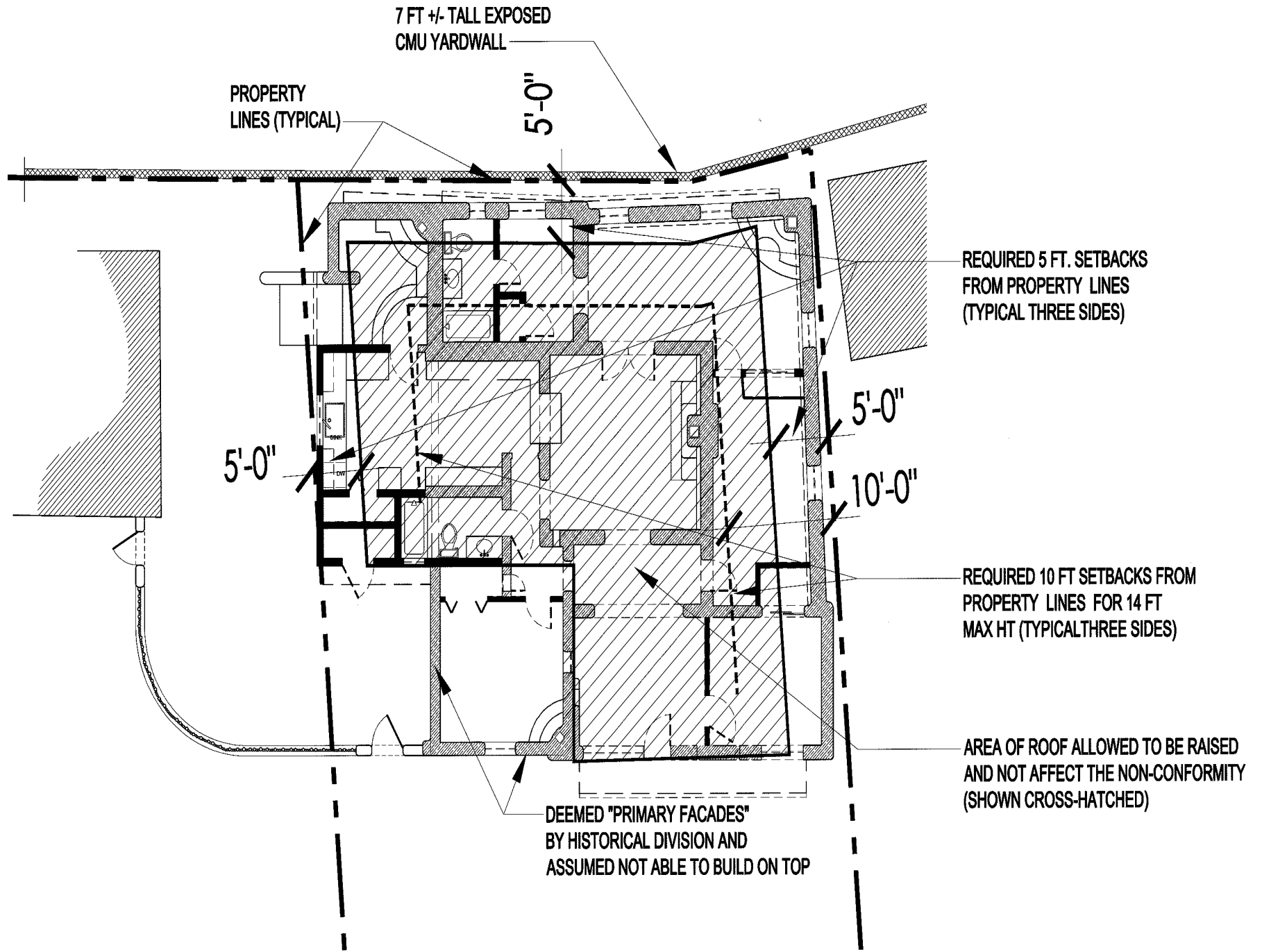
If you have any questions or comments please contact me at the number below.
Thank you.

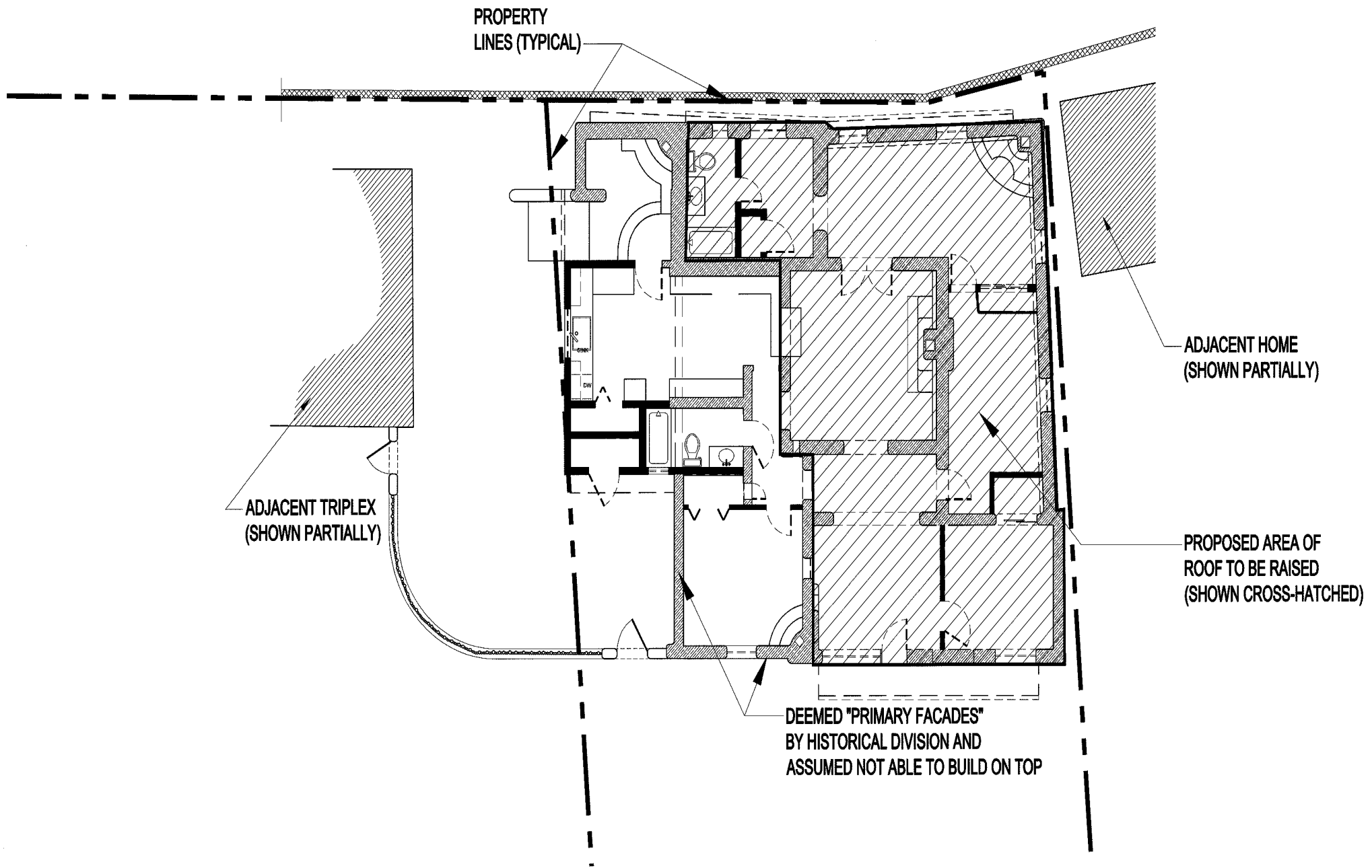
Sincerely,



Charles William Rosenberg,
Project Architect

Attachments:
Approval Criteria Statement, Legal Lot of Record,
Vicinity Map, Plat and Site Plan





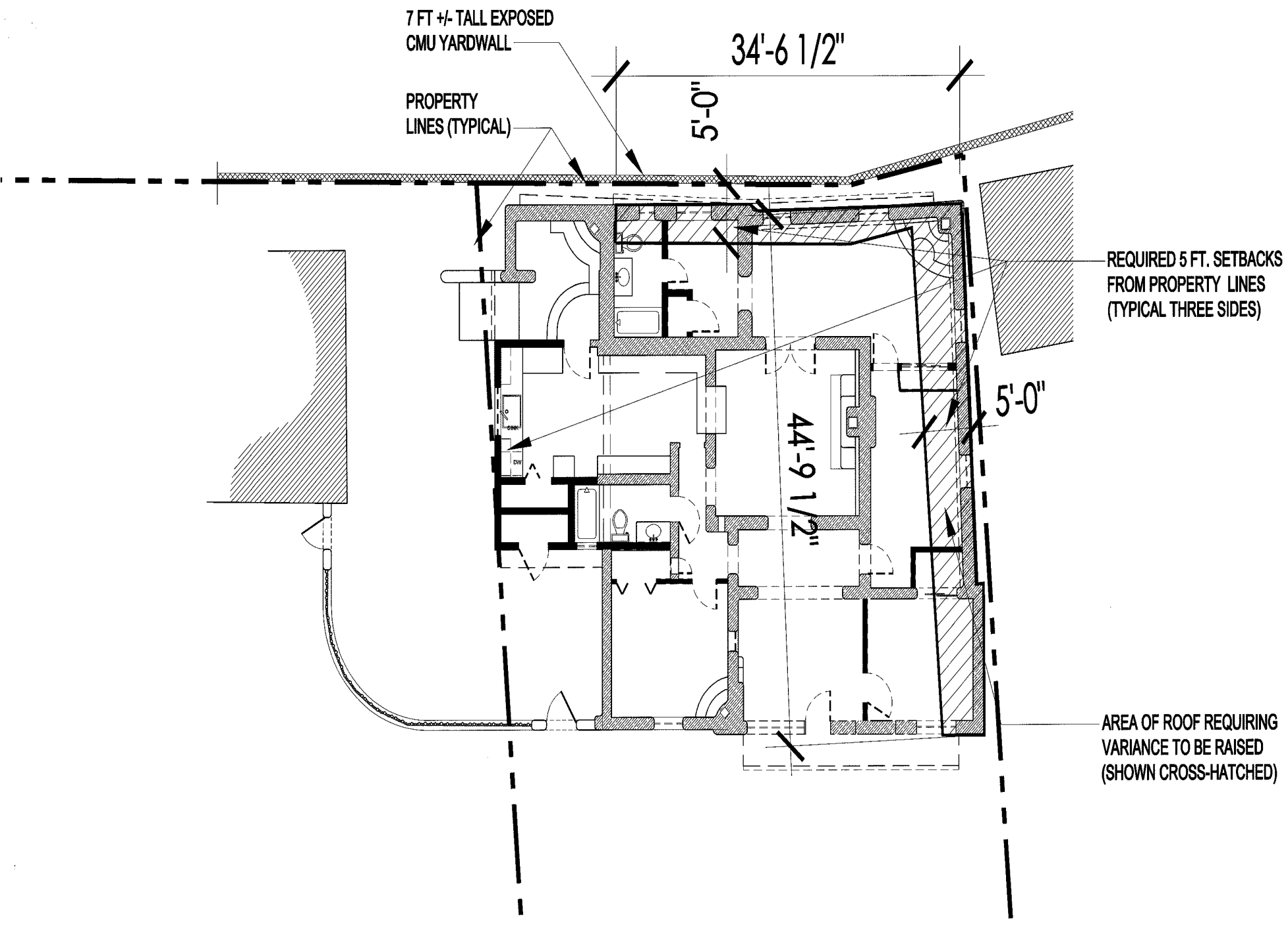
PROPERTY
LINES (TYPICAL)

ADJACENT TRIPLEX
(SHOWN PARTIALLY)

ADJACENT HOME
(SHOWN PARTIALLY)

PROPOSED AREA OF
ROOF TO BE RAISED
(SHOWN CROSS-HATCHED)

DEEMED "PRIMARY FACADES"
BY HISTORICAL DIVISION AND
ASSUMED NOT ABLE TO BUILD ON TOP



CITY OF SANTA FE

CASE # 2020-002491-PLBD

BUILDING RENOVATIONS

AT
613 CANYON ROAD - UNIT B
SANTA FE, NEW MEXICO 87501

GENERAL NOTES

- DO NOT SCALE DIMENSIONS FROM DRAWINGS. USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS ONLY. NOTIFY THE ARCHITECT IMMEDIATELY IF CONFLICTS EXIST. DIMENSIONS ARE TO FACE OF STUD AND CONCRETE WALLS UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS MARKED AS '2' OR 'VIF' SHALL BE VERIFIED IN THE FIELD.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO INITIATING THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL FIELD CHANGES PRIOR TO INSTALLATION.
- CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES PRIOR TO THE BEGINNING OF CONSTRUCTION TO ENSURE THE PROPER AND EFFICIENT SEQUENCING AND EXECUTION OF THE WORK.
- ALL WORK, INCLUDING PLUMBING, ELECTRICAL AND MECHANICAL, SHALL COMPLY WITH ALL PERTINENT LOCAL AND NATIONAL CODES.
- PROTECT ALL ADJACENT PROPERTIES AND IMPROVEMENTS FROM ALL DISTURBANCES AND DAMAGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF EXISTING LOCATIONS OF STRUCTURAL MEMBERS, MECHANICAL AND ELECTRICAL SYSTEMS, AND MISCELLANEOUS EQUIPMENT TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR MATERIALS AND ACTIVITIES SHALL NOT BLOCK ACCESS OR EGRESS FROM ANY BUILDING WHILE THE BUILDING IS OCCUPIED. THIS INCLUDES DEMOLITION WORK AND ALSO APPLIES TO NEIGHBORING BUILDINGS.
- ALL SUPPLEMENTAL DRAWINGS ISSUED BY THE ARCHITECT SHALL ALSO BECOME PART OF THE CONTRACT SET.
- ALL PLUMBING AND ELECTRICAL WORK TO BE CONCEALED, UNLESS OTHERWISE NOTED.

REFERENCE SYMBOLS

| | |
|--|--------------------|
| | WALL SECTION |
| | BUILDING SECTION |
| | EXTERIOR ELEVATION |
| | DOOR TAG |
| | WINDOW TAG |
| | INTERIOR ELEVATION |
| | ROOM NAME |
| | DESCRIPTION ELEV |
| | REVISION TAG |
| | DETAIL TAG |

ABBREVIATIONS

| | |
|--------|------------------------|
| A.F.F. | ABOVE FINISH FLOOR |
| T.O.S. | TOP OF SLAB |
| T.O.B. | TOP OF BEARING |
| T.O.P. | TOP OF PARAPET |
| T.O.R. | TOP OF FINISH ROOF |
| U.N.O. | UNLESS OTHERWISE NOTED |
| TYP. | TYPICAL |
| R.O. | ROUGH OPENING |

ARCH. SYMBOLS

| | |
|--|-------------------|
| | EARTH |
| | COMPACTED SOIL |
| | GRAVEL |
| | CMU |
| | RIGID FOAM INSUL. |
| | BATT INSULATION |
| | SPRAY FOAM INSUL. |

PROJECT OVERVIEW

SCOPE OF WORK:

RENOVATE AN EXISTING "CONTRIBUTING" EXISTING HOME. NEW WORK INCLUDES NO ADDITIONAL SQ. FOOTAGE, BUT DOES INCLUDE CHANGING FROM PREVIOUS RESIDENCE TO A RETAIL GALLERY SPACE. THE INTERIOR WILL BE RENOVATED. THE EXTERIOR RENOVATIONS INCLUDE NEW WINDOWS AND DOORS INSTALLED THROUGHOUT. ALSO, THE EXISTING ROOF WILL BE REMOVAL, RE-BUILT WITH NEW VIGAS AND RAISED IN HEIGHT. THE NEW YARDWALLS AND EXISTING STRUCTURE WITH BE RE-STUCCOED ENTIRELY.

OWNER: CANYON ROOM HOLDINGS, LLC
218 N. RIVERCREST
FORT WORTH, TX 76107

REGULATORY AGENCY: CITY OF SANTA FE

CONTACT INFORMATION: SANTA FE LAND USE DEPARTMENT
SANTA FE CITY HALL, 200 LINCOLN AVE.,
1ST FLOOR, SANTA FE, NEW MEXICO 87501
MAIN PHONE: (505) 855-6585

APPLICABLE CODES:
BUILDING CODE 2015 RESIDENTIAL BUILDING CODE (2015 IRC)
MECHANICAL CODE 2012 NEW MEXICO MECHANICAL CODE
ELECTRICAL CODE 2012 NEW MEXICO ELECTRICAL CODE
ENERGY CODE 2009 NEW MEXICO ENERGY CONSERVATION CODE
OTHER SANTA FE COUNTY SUSTAINABLE LAND DEVELOPMENT CODE (SLDC)
SANTA FE COUNTY FIRE CODE
NEW MEXICO NIGHT SKY PROTECTION ACT

CITY LAND USE SUMMARY:
ZONING CLASSIFICATION: RC8 A-C

HEIGHT LIMIT REQUIRED PER ZONING = 24 FT
HEIGHT LIMIT PER HISTORICAL REVIEW = 16'-1" (ACTUAL HT. = 16'-0")

SETBACKS PER ZONING: STREET 7 FT, SIDES 5 FT, REAR 5 FT (IF YARDWALL 6 TO 8 FT IS BUILT, OTHERWISE 15 FT REAR SETBACK)

LOT AREA: .215 ACRES (9,365.4 SQ. FT.)

HISTORIC DISTRICT: "DOWNTOWN - EASTSIDE"

OVERLAY DISTRICT: NOT IN THE RIDGETOP OR FOOTHILLS ESCARPMENT

PARKING: 1 SPACE PER 200 SQ. FT. OF NET LEASIBLE
(1,159 SQ. FT. ÷ 200 = 5.795), SAY 6 SPACES

GREEN CODE: NOT REQUIRED FOR COMMERCIAL

BUILDING CODE SUMMARY:
OCCUPANCY GROUP CHANGE FROM SINGLE FAMILY HOME TO "A-3" (ART GALLERY), BUT IS CONSIDERED "B" (BUSINESS) OCCUPANCY PER IBC SECTION 303.1.1 "SMALL BUILDINGS AND TENANT SPACES"

OCCUPANCY LOAD 14.9, SAY 15 (IBC OCC. LOAD OF 100 "GROSS" OCCUPANT; 1,493/100 = 14.9)

MIN. PLUMBING FACILITIES ONE UNISEX TOILET REQUIRED PER IBC EXCEPTION 2902.2 (#2)

CONSTRUCTION TYPE V-B
NUMBER OF STORIES 1

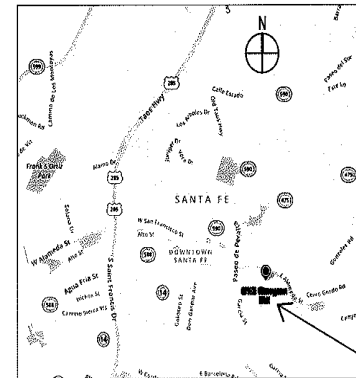
AREA CALCULATIONS:
PREVIOUS GROSS HEATED AREA* 1,856 SF
REMOVED HEATED AREA (NEW PORTAL) -138 SF
TOTAL GROSS HEATED 1,717 SF
* "GROSS FLOOR AREA" AS DEFINED BY CITY SANTA FE CHAPTER 14 LAND USE CODE

FIRE PROTECTION: SPRINKLERS NOT REQUIRED

SHEET INDEX

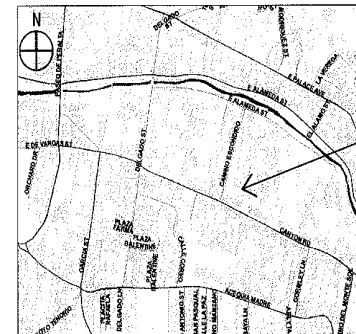
| | |
|-------------------------|---|
| A001 | COVER SHEET (THIS SHEET) |
| FLAT OF BOUNDARY SURVEY | |
| AS-101 | EXISTING ARCHITECTURAL SITE PLAN |
| AS-102 | ENLARGED EXIST. ARCHITECTURAL SITE PLAN |
| A-101 | EXISTING FLOOR PLAN |
| A-102 | EXISTING REFLECTED CEILING PLAN |
| A-103 | EXISTING ROOF PLAN |
| A-104 | NEW FLOOR PLAN |
| A-105 | NEW REFLECTED CEILING PLAN |
| A-106 | NEW ROOF PLAN |
| A-201 | EXIST. AND NEW EXT. ELEVATIONS (SOUTH) |
| A-202 | EXIST. AND NEW EXT. ELEVATIONS (WEST) |
| A-203 | EXIST. AND NEW EXT. ELEVATIONS (NORTH) |
| A-204 | EXIST. AND NEW EXT. ELEVATIONS (EAST) |
| A-301 | EXISTING AND NEW BUILDING SECTIONS |
| A-401 | EXISTING AND NEW WALL SECTIONS |

VICINITY MAP



PROJECT LOCATION

LOCATION MAP



PROJECT LOCATION

VARIANCE APPLICATION SET
IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPER & ASSOCIATES ARCHITECTS
233 MONTICUE AVE., SUITE 200
SANTA FE, NM 87501
P. 505.986.1919
W. www.hooperandassociates.com

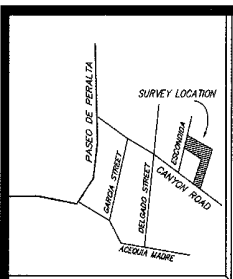
"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 168
613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 08/14/2020

VARIANCE APPLICATION
SUBMITTAL
COVER SHEET

A-001



COUNTY MAP



SCALE: 1"=20'



LEGEND

- Sewer Manhole
- Points found and used as noted.
- 1/2" Copied Iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- ▬ Concrete.
- Utility box.

NOTES

1. BASE OF BEARINGS: GPS OBSERVATION OF FOUND CORNERS ON THE NORTHERLY BOUNDARY OF TRACT 1, (S 66°48'42" E), NAD 83, NM STATE PLANE, CENTRAL ZONE, GRID.
2. TRACT A IS BASED ON A WARRANTY DEED, FROM SALOMAN JUAN & IRENE G. WIGIL TO IGNACIO L. WIGIL, DATED 31 DECEMBER, 1968, RECORDED AS INT. No. 255,585, RECORDS OF SANTA FE COUNTY, (HARVEY PLAT ER 1435).
- TRACT B IS BASED ON PERSONAL REP DEED, RECORDED IN BK. 1117, P. 320, DATED 29 NOV. 1994.
- REFERENCE SURVEY FOR IGNACIO WIGIL, BY MADE BY JAMES HARVEY, DATED MARCH 10, 1960.
- REFERENCE DEED FOR BOTH TRACTS, BK. 1129, P. 397-398.

CERTIFICATE

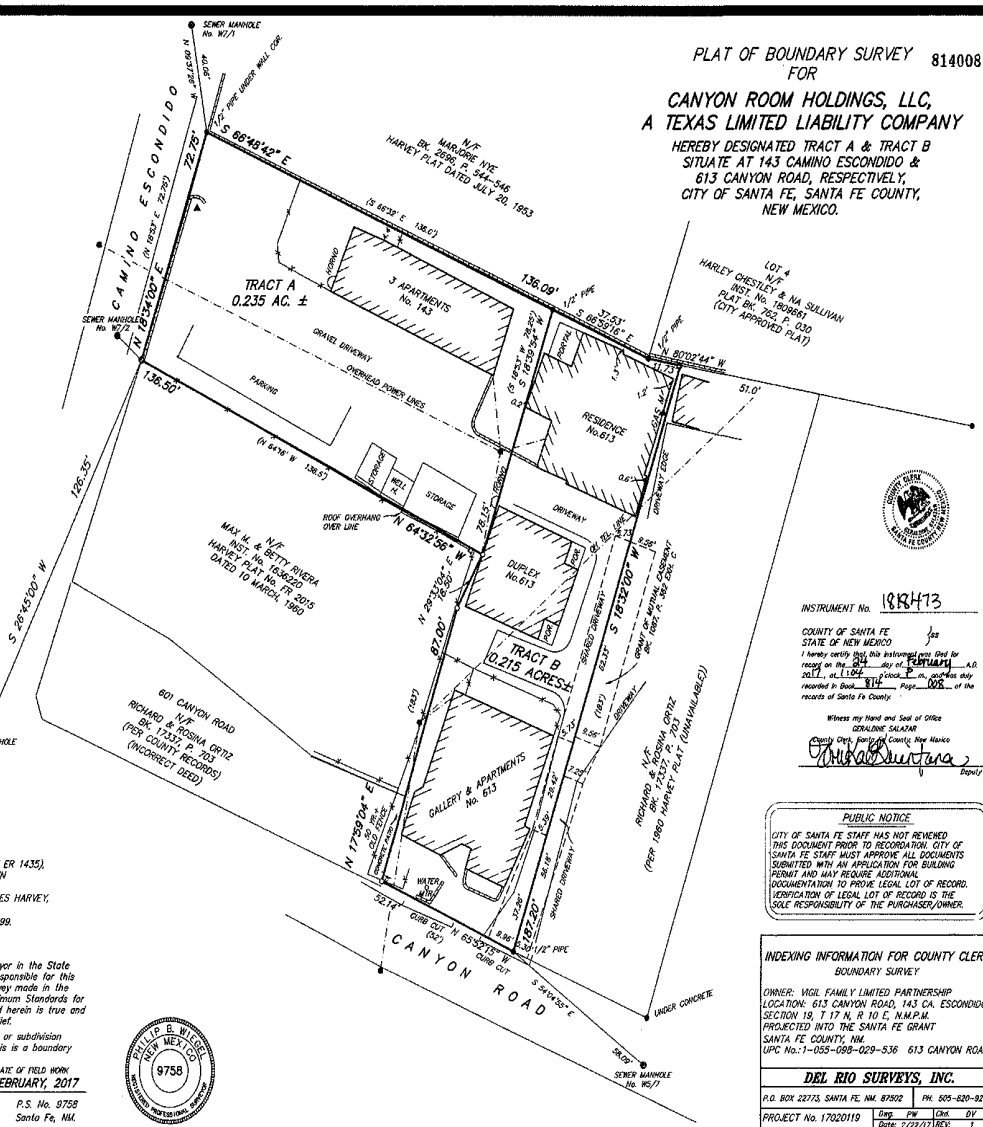
I, Philip B. Wigdel, a duly registered Professional Surveyor in the State of New Mexico hereby certify that I conducted and am responsible for this survey, that this survey and plot represent an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

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 plot of an existing tract or tracts.

DATE OF FIELD WORK: 22 FEBRUARY, 2017
 P.S. No. 9758
 Santa Fe, NM.



PLAT OF BOUNDARY SURVEY 814008
 FOR
**CANYON ROOM HOLDINGS, LLC,
 A TEXAS LIMITED LIABILITY COMPANY**
 HEREBY DESIGNATED TRACT A & TRACT B
 SITUATE AT 143 CAMINO ESCONDIDO &
 613 CANYON ROAD, RESPECTIVELY,
 CITY OF SANTA FE, SANTA FE COUNTY,
 NEW MEXICO.



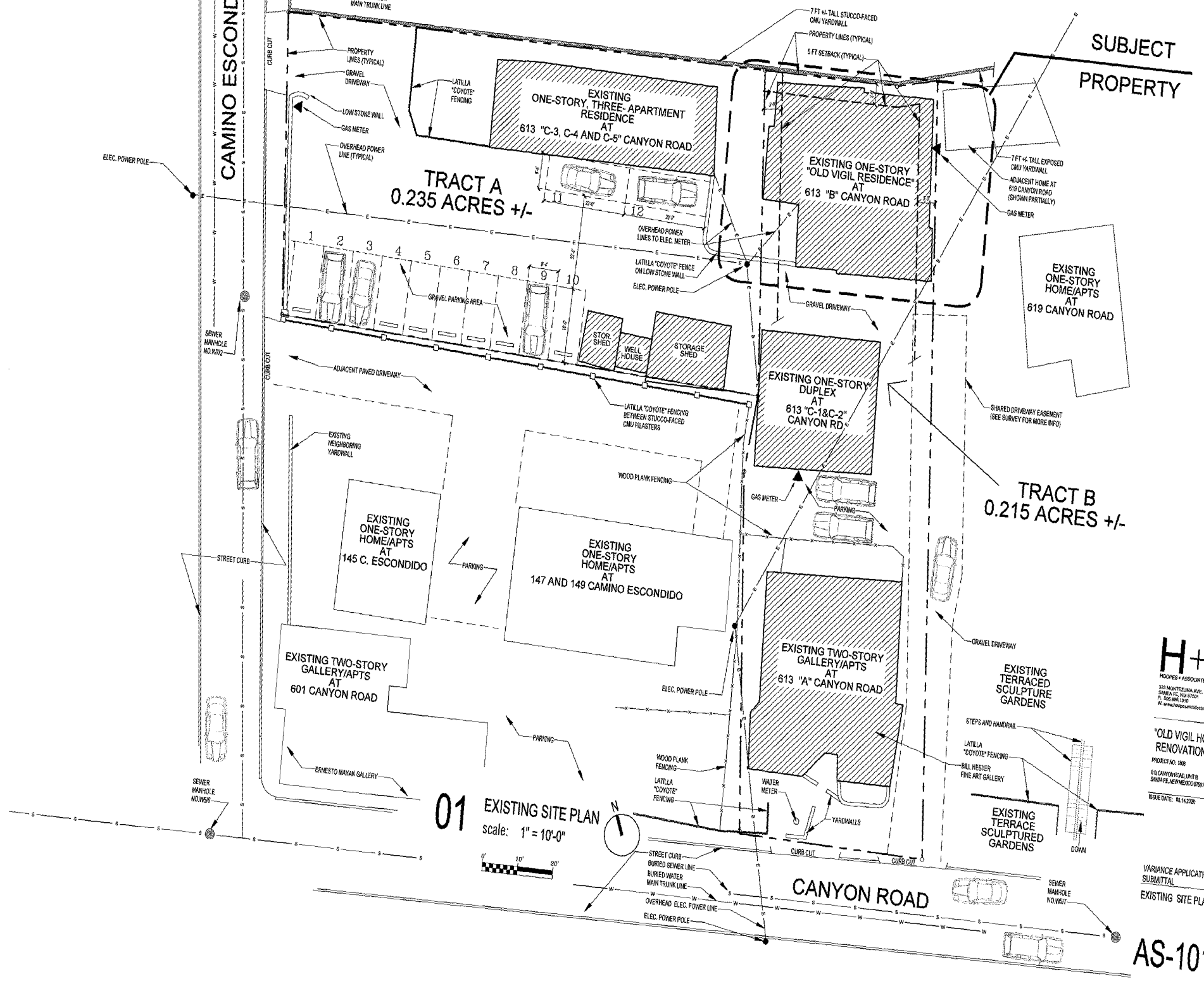
INSTRUMENT No. 188473
 COUNTY OF SANTA FE
 STATE OF NEW MEXICO
 I hereby certify that this instrument was filed for record on the 21 day of FEBRUARY, A.D. 2017, at 11:00 o'clock AM and was recorded in Book 814 Page 005 of the records of Santa Fe County.

Witness my Hand and Seal of Office
 GENERALINE GALAZAR
 County Clerk, Santa Fe County, New Mexico
[Signature]

PUBLIC NOTICE
 CITY OF SANTA FE STAFF HAS NOT REVIEWED THIS DOCUMENT PRIOR TO RECORRATION. CITY OF SANTA FE STAFF MUST APPROVE ALL DOCUMENTS SUBMITTED WITH AN APPLICATION FOR BUILDING PERMIT AND MAY REQUIRE ADDITIONAL DOCUMENTATION TO PROVE LEGAL LOT OF RECORD. VERIFICATION OF LEGAL LOT OF RECORD IS THE SOLE RESPONSIBILITY OF THE PURCHASER/OWNER.

INDEXING INFORMATION FOR COUNTY CLERK
 BOUNDARY SURVEY
 OWNER: WIGIL FAMILY LIMITED PARTNERSHIP
 LOCATION: 613 CANYON ROAD, 143 CA. ESCONDIDO SECTION 18, T 17 N, R 10 E, N.M.P.M.
 PROJECTED INTO THE SANTA FE GRANT
 SANTA FE COUNTY, NM.
 UPC No.: 1-055-098-029-536 613 CANYON ROAD

DEL RIO SURVEYS, INC.
 P.O. BOX 22773, SANTA FE, NM. 87502 PH: 505-820-9270
 PROJECT No. 17020119 Dwg. PW Cwk. BY
 Date: 2/22/17 REV: 1



SUBJECT PROPERTY

**TRACT A
0.235 ACRES +/-**

**TRACT B
0.215 ACRES +/-**

01 EXISTING SITE PLAN
scale: 1" = 10'-0"



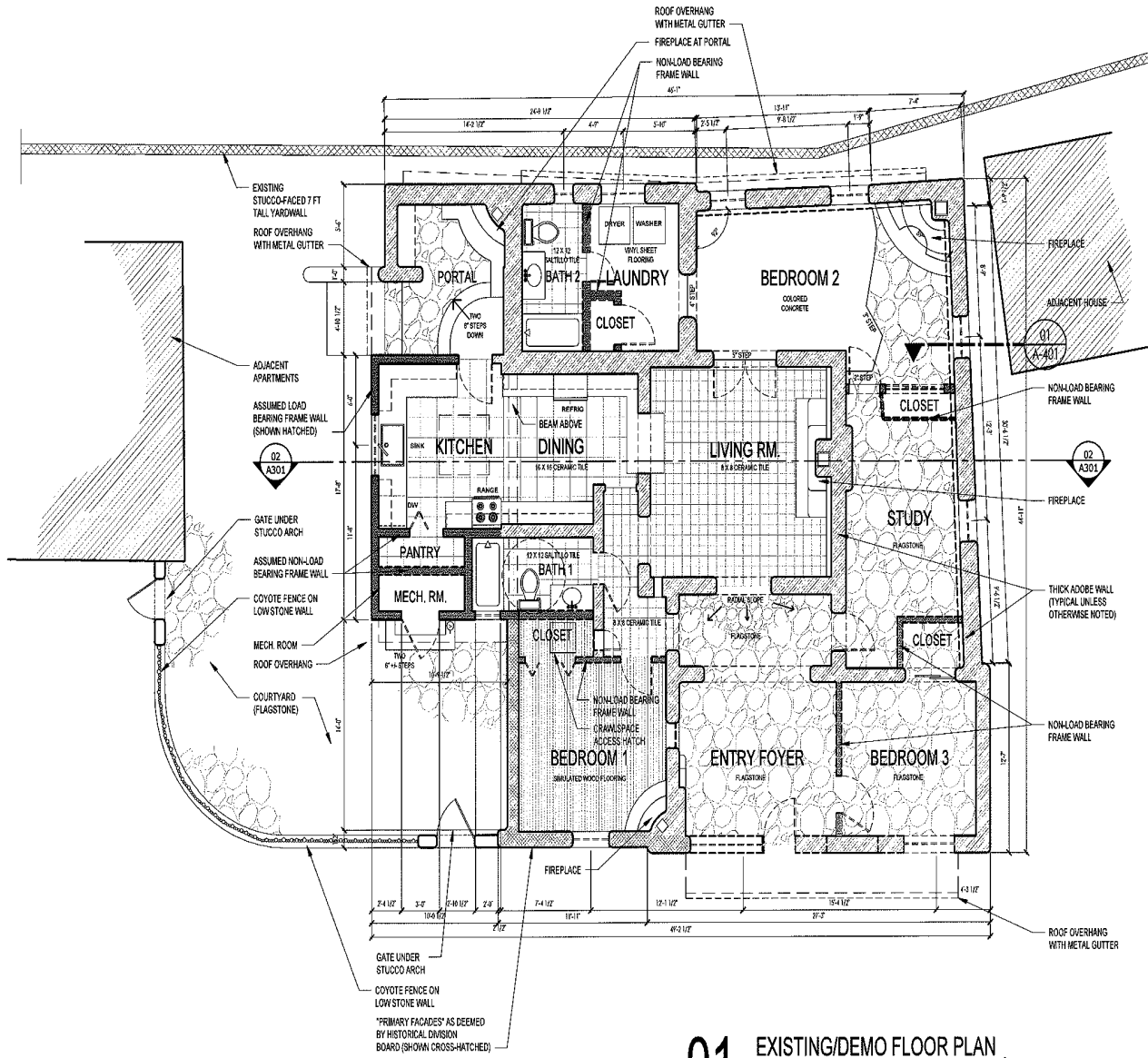
**VARIANCE APPLICATION SET
IN PROGRESS, NOT FOR CONSTRUCTION**

H+A
HOOPER + ASSOCIATES ARCHITECTS
332 MONTICLOMA AVE. SUITE 300
SAN JOSE, CA 95128
P: 408.938.8112
W: www.hooperandassociates.com

**"OLD VIGIL HOUSE"
RENOVATIONS**
PROJECT NO. 188
613 CANYON ROAD, UNIT 8
SAN JOSE, CA 95128
ISSUE DATE: 02.14.2009

VARIANCE APPLICATION
SUBMITTAL
EXISTING SITE PLAN

AS-101



01 EXISTING/DEMO FLOOR PLAN
 scale: 1/4" = 1'-0"
 0' 2' 4' 6' 8' 10'

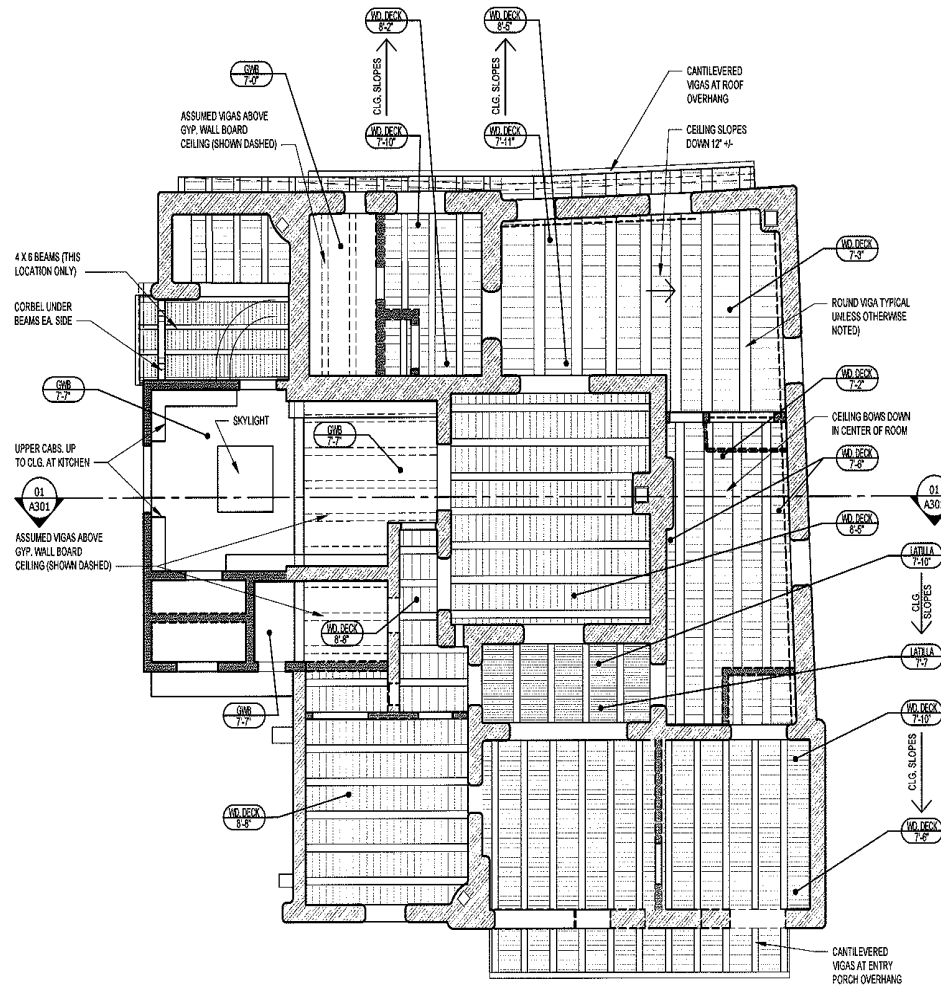
VARIANCE APPLICATION SET
 IN PROGRESS, NOT FOR CONSTRUCTION

H+A
 HOOPES + ASSOCIATES ARCHITECTS
 333 MONTEZUMA AVE. SUITE 200
 SANTA FE, NM 87501
 P. 505.968.0510
 W. www.hoopesarchitect.com

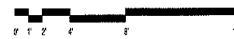
"OLD VIGIL HOUSE"
 RENOVATIONS
 PROJECT NO. 1008
 613 CANYON ROAD, UNIT B
 SANTA FE, NEW MEXICO 87501
 ISSUE DATE: 08.14.2020

VARIANCE APPLICATION
 SUBMITTAL
 EXISTING FLOOR
 PLAN

A-101



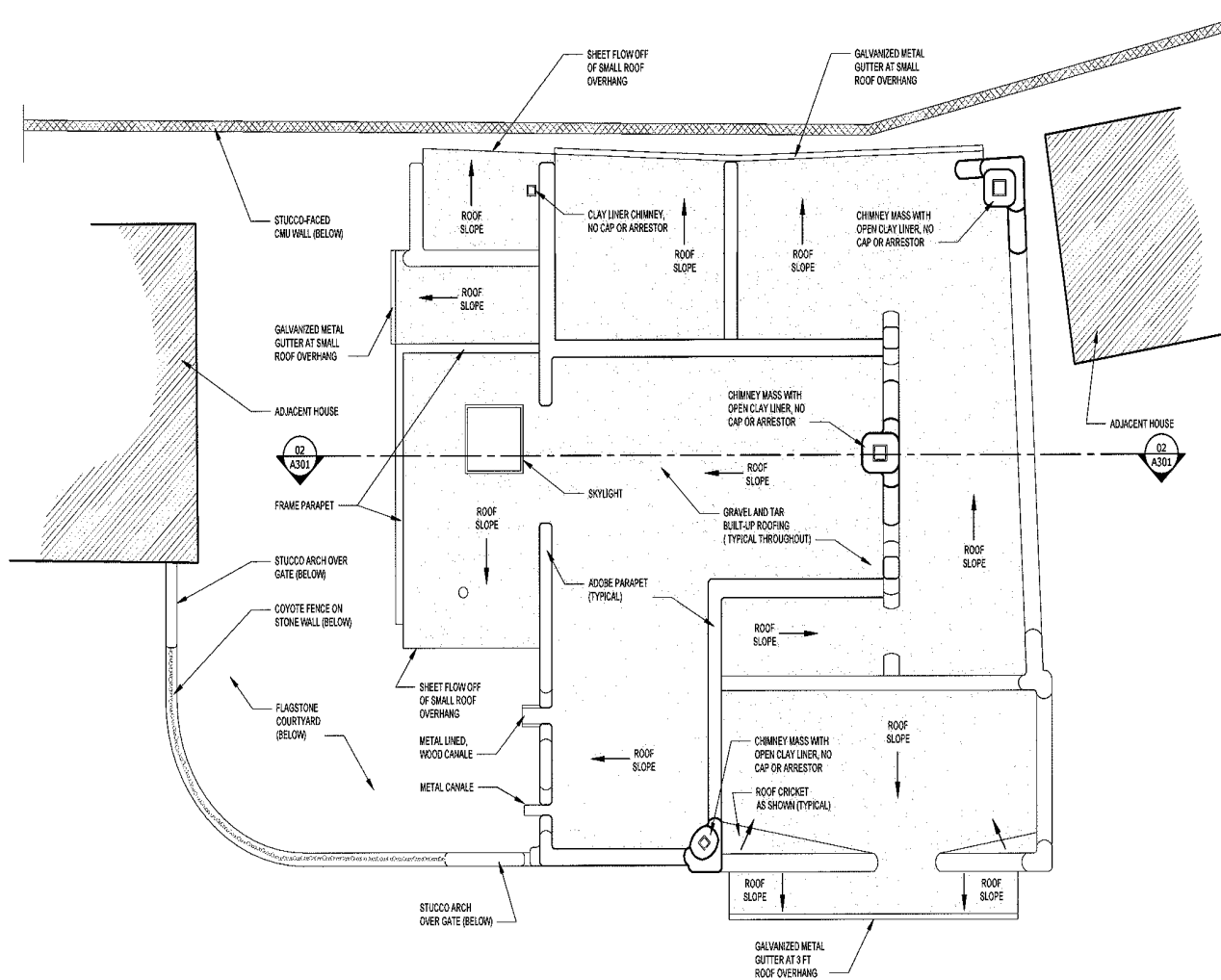
01 EXISTING REFLECTED CEILING PLAN
 scale: 1/4" = 1'-0"



H+A
 HOOPES + ASSOCIATES ARCHITECTS
 333 MONTEZUMA AVE. SUITE 200
 SANTA FE, NM 87501
 P. 505.966.1010
 W. www.hoopesa+h.com

"OLD VIGIL HOUSE"
 RENOVATIONS
 PROJECT NO. 1008
 610 CANYON ROAD, UNIT B
 SANTA FE, NEW MEXICO 87501
 ISSUE DATE: 08.14.2020

VARIANCE APPLICATION
 SUBMITTAL
 EXISTING REFLECTED
 CEILING PLAN



01 EXISTING ROOF PLAN
 scale: 1/4" = 1'-0"



VARIANCE APPLICATION SET
 IN PROGRESS, NOT FOR CONSTRUCTION

H+A
 HOOPES + ASSOCIATES ARCHITECTS
 333 MONTECALM AVE. SUITE 200
 SANTA FE, NM 87501
 P. 505.826.1010
 W. www.hoopesarchitects.com

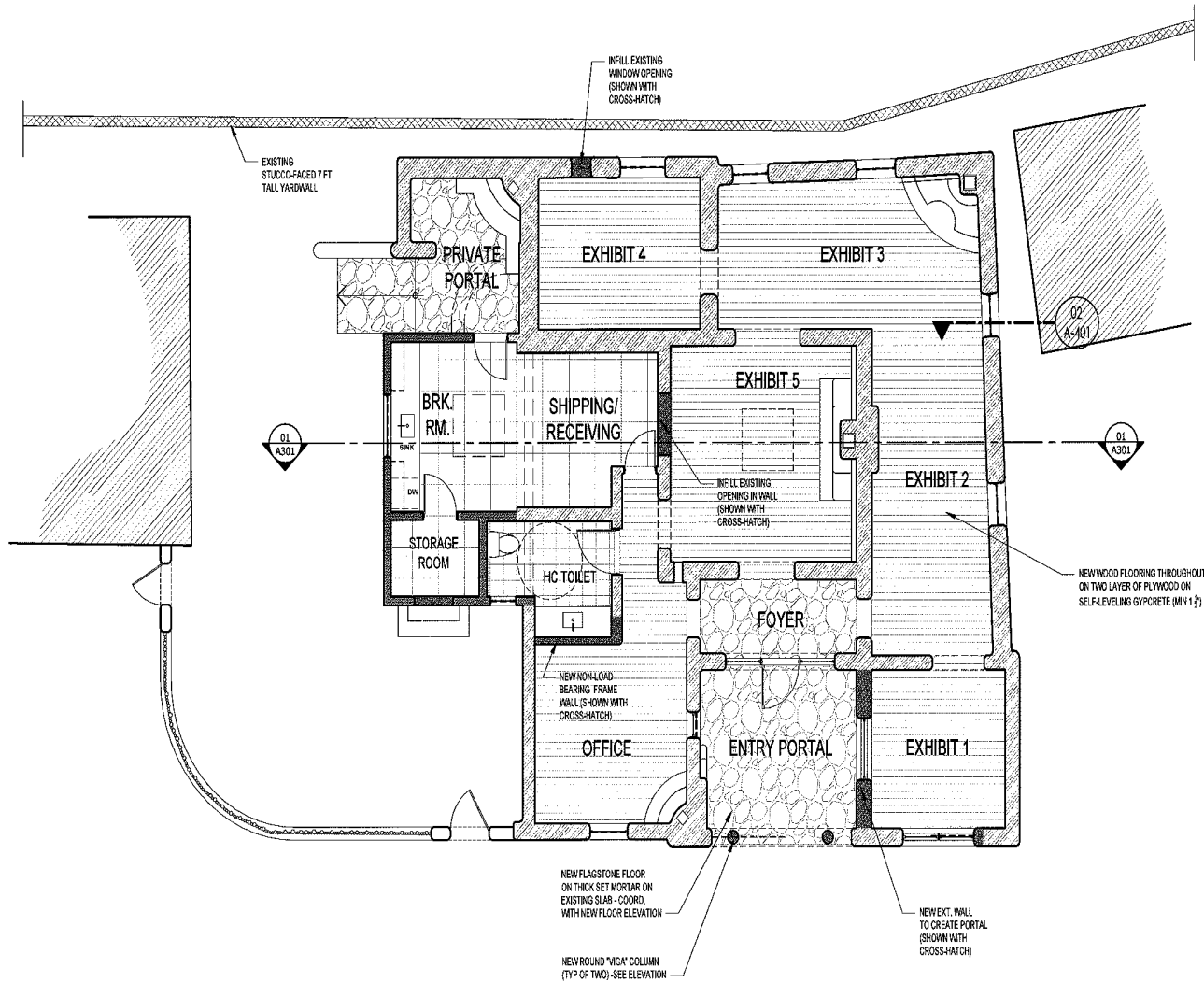
"OLD VIGIL HOUSE"
 RENOVATIONS

PROJECT NO. 1808
 615 CANYON ROAD, UNIT B
 SANTA FE, NEW MEXICO 87501

ISSUE DATE: 03.14.2007

VARIANCE APPLICATION
 SUBMITTAL
 EXISTING ROOF
 PLAN

A-103



01 PROPOSED FLOOR PLAN
 scale: 1/4" = 1'-0"

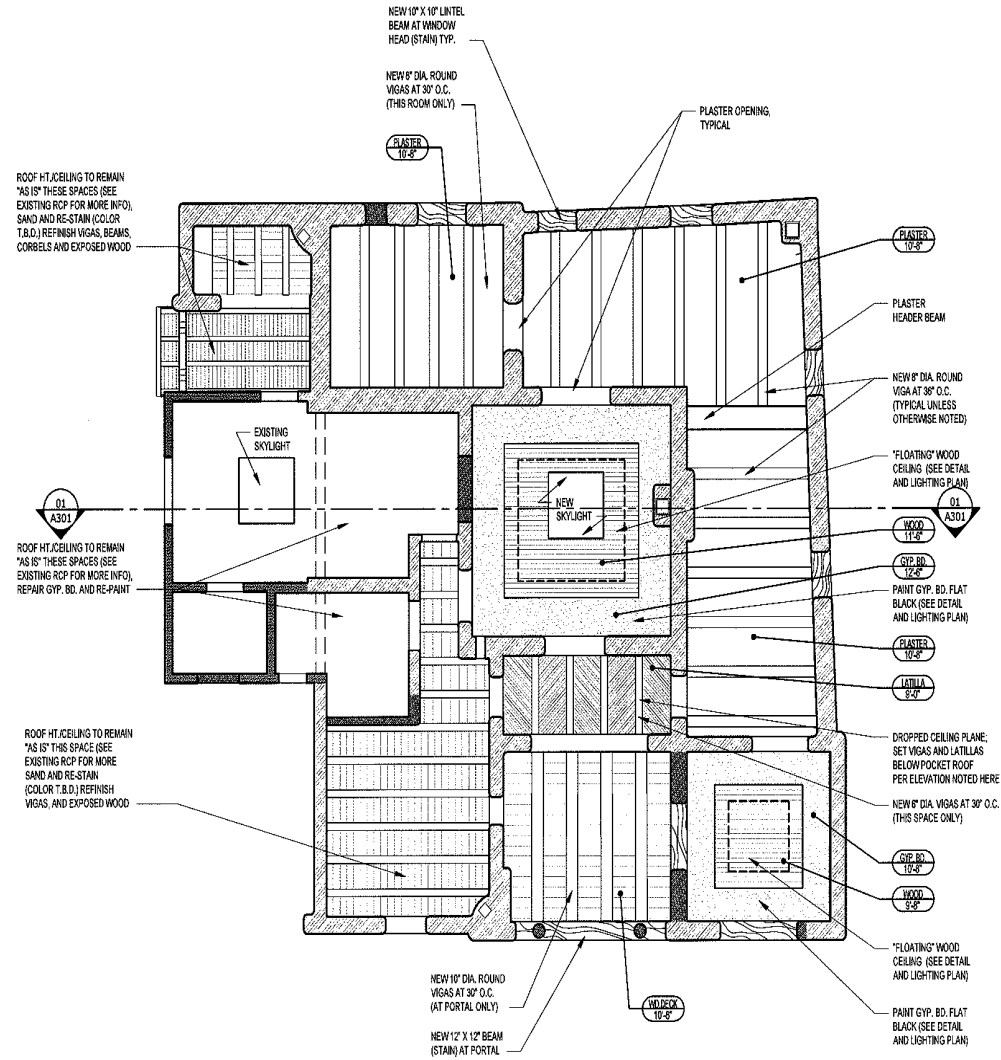


VARIANCE APPLICATION SET
 IN PROGRESS, NOT FOR CONSTRUCTION

H+A
 HOOPES + ASSOCIATES ARCHITECTS
 303 MONTEZUMA AVE. SUITE 206
 SANTA FE, NM 87501
 P. 505.826.1010
 W. www.hoopesarcs.com

"OLD VIGIL HOUSE"
 RENOVATIONS
 PROJECT NO. 1838
 615 CANYON ROAD, UNIT B
 SANTA FE, NEW MEXICO 87501
 ISSUE DATE: 08.14.2020

VARIANCE APPLICATION
 SUBMITTAL
 PROPOSED FLOOR
 PLAN



01 NEW REFLECTED CEILING PLAN
scale: 1/4" = 1'-0"



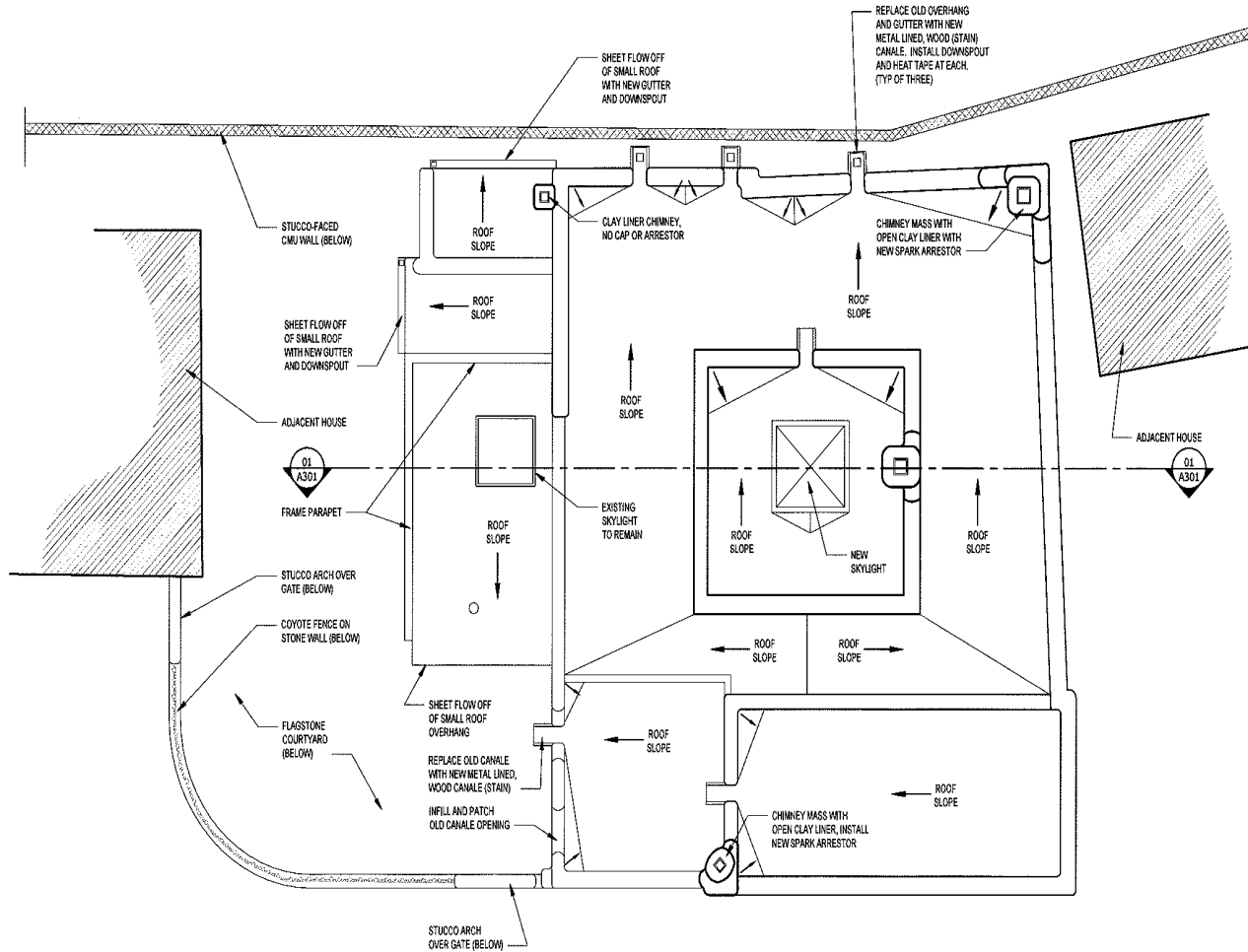
H+A
HOOPER & ASSOCIATES ARCHITECTS
333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
P. 505.826.1010
W. www.hooperarch.com

"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 1008
613 CANYON ROAD, UNIT B
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 08.14.2020

VARIANCE APPLICATION
SUBMITTAL
NEW REFLECTED
CEILING PLAN



VARIANCE APPLICATION SET
 IN PROGRESS, NOT FOR CONSTRUCTION

H+A
 HOOPHS + ASSOCIATES ARCHITECTS
 333 MONTEZUMA AVE. SUITE 200
 SANTA FE, NM 87501
 P. 505.840.1010
 W. www.hoophsarchitects.com

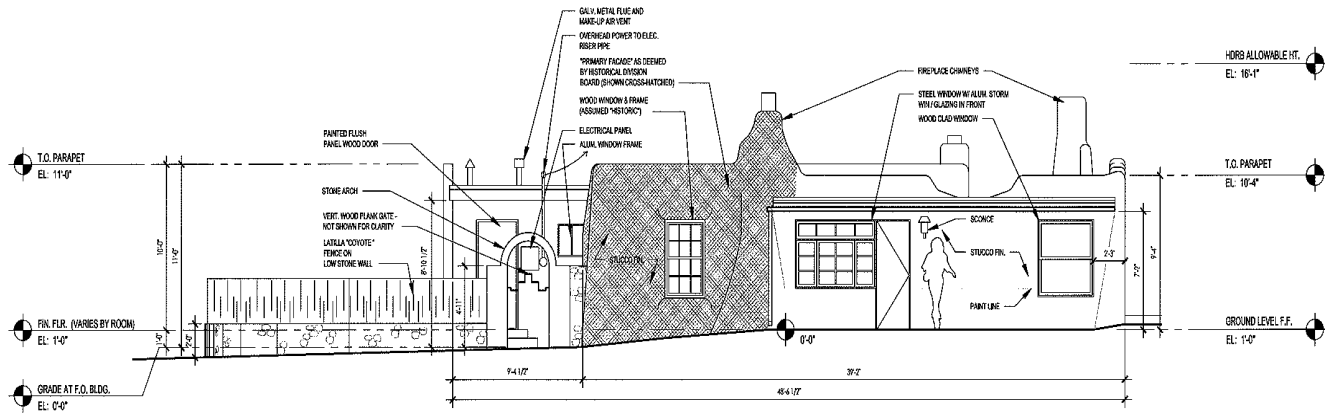
"OLD VIGIL HOUSE"
 RENOVATIONS
 PROJECT NO. 1908
 615 CANYON ROAD, UNIT B,
 SANTA FE, NEW MEXICO 87501
 ISSUE DATE: 08.14.2009

01 NEW ROOF PLAN
 scale: 1/4" = 1'-0"

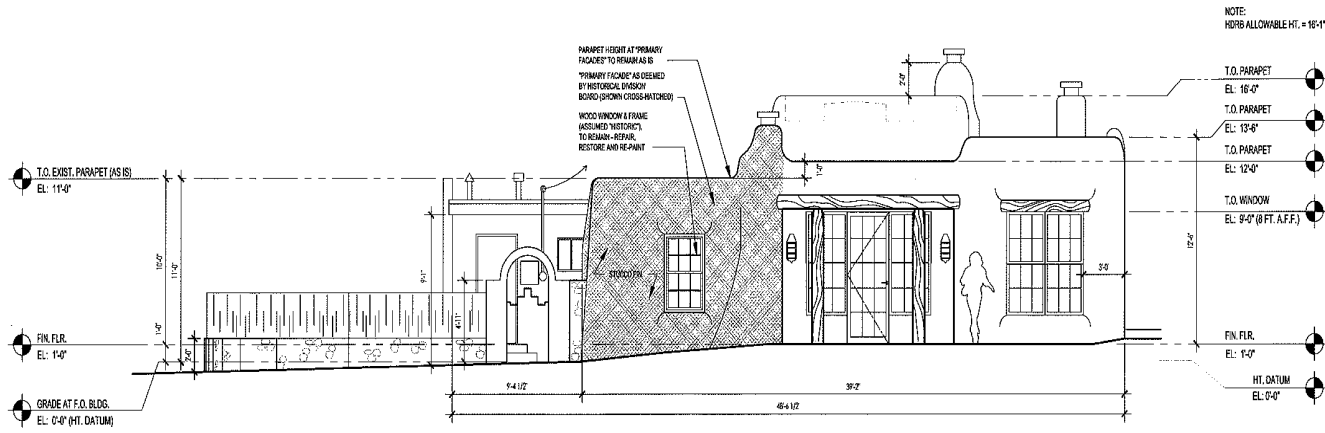


VARIANCE APPLICATION
 SUBMITTAL
 NEW ROOF PLAN

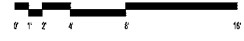
A-106



02 EXISTING SOUTH ELEVATION
scale: 1/4" = 1'-0"



01 PROPOSED SOUTH ELEVATION
scale: 1/4" = 1'-0"



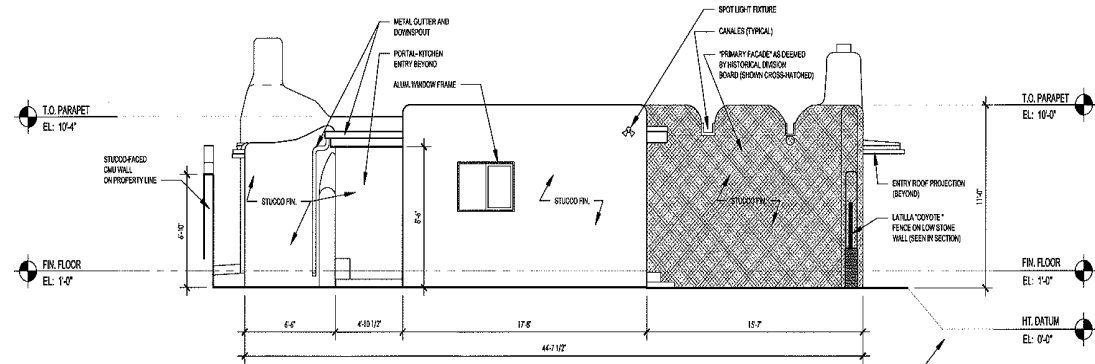
NOTE:
ARCH EL. 0'-0" = SITE EL. 7080' +/-

VARIANCE APPLICATION SET
IN PROGRESS, NOT FOR CONSTRUCTION

H+A
HOOPER & ASSOCIATES ARCHITECTS
333 MONTELEONA AVE., SUITE 200
SANTA FE, NM 87501
P. 505.825.0100
W. www.hooperandassociates.com

"OLD VIGIL HOUSE"
RENOVATIONS
PROJECT NO. 1908
615 CANYON ROAD, UNIT 6
SANTA FE, NEW MEXICO 87501
ISSUE DATE: 08.14.2020

VARIANCE APPLICATION
SUBMITTAL
EXISTING / PROPOSED
EXTERIOR ELEVATIONS

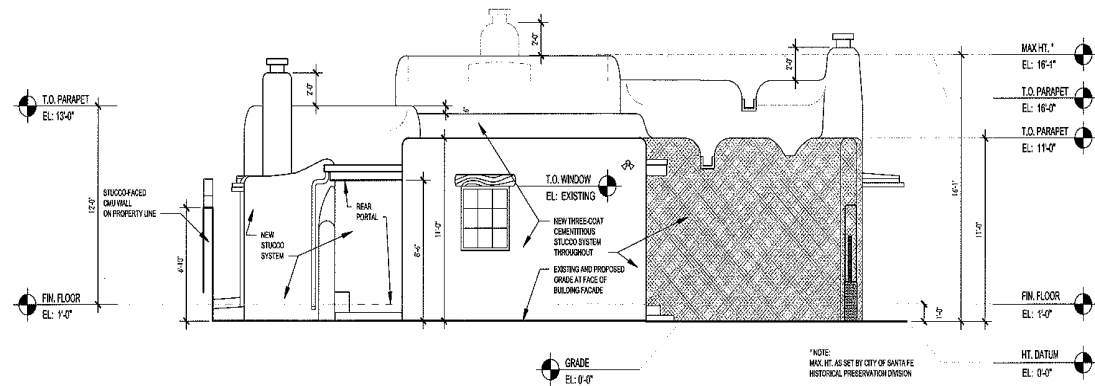


02 EXISTING WEST ELEVATION
scale: 1/4" = 1'-0"



PER LAND DEVELOPMENT CODE SECTION 144.2 (P) (5) (C) (ii) "HEIGHT" FOR STRUCTURES WHICH DO NOT HAVE STREET FRONTAGE, HEIGHT SHALL BE DETERMINED BY THE FACE WHICH CONTAINS THE "LARGEST VERTICAL DISTANCE MEASURED BETWEEN THE HIGHEST PART OF A STRUCTURE AND THE EXISTING GRADE OR FINISHED GRADE, WHICHEVER IS THE RESTRICTIVE."

THIS ELEVATION SHALL BE SET THIS GRADE AS EL: 0'-0" DATUM TO MEASURE HEIGHT FROM ON ALL FACADES



01 PROPOSED WEST ELEVATION
scale: 1/4" = 1'-0"



NOTE:
ARCH. EL. 0'-0" = SITE EL. 7080' +/-

VARIANCE APPLICATION SET
IN PROGRESS, NOT FOR CONSTRUCTION

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333 MONTELEONA AVE. SUITE 200
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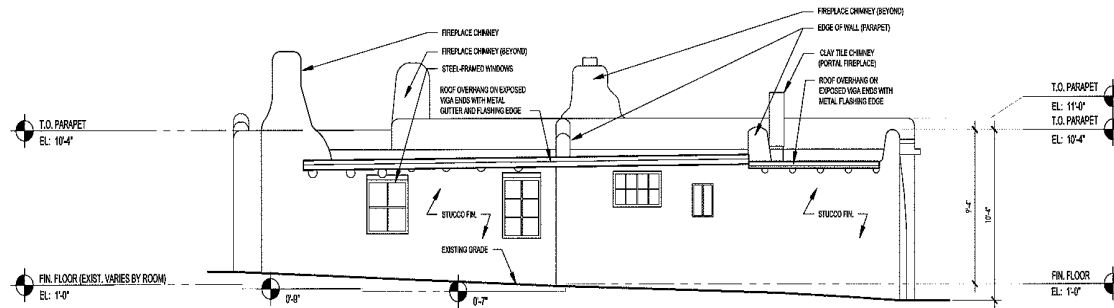
"OLD VIGIL HOUSE"
RENOVATIONS

PROJECT NO. 1006
850 CANTON ROAD, UNIT 6
SANTA FE, NEW MEXICO 87501

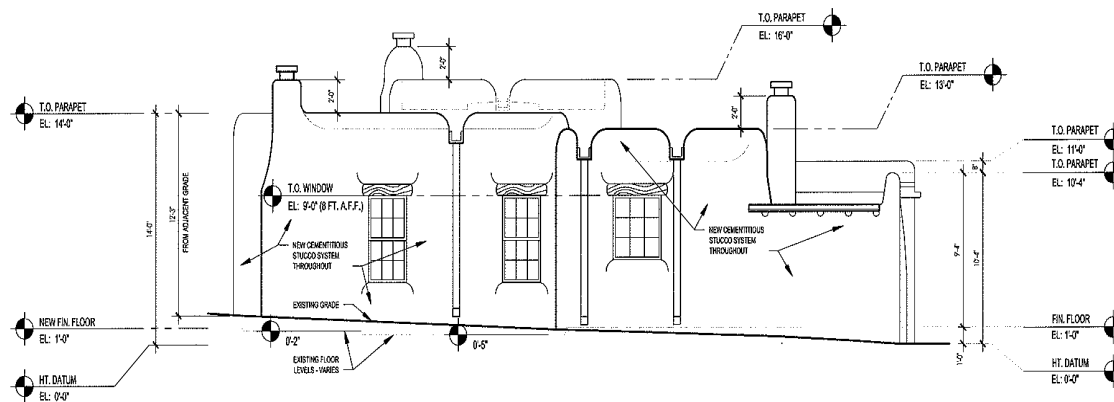
ISSUE DATE: 06.14.2009

VARIANCE APPLICATION
SUBMITTAL
EXISTING / PROPOSED
EXTERIOR ELEVATIONS

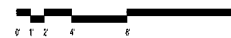
A-202



02 EXISTING NORTH ELEVATION
scale: 1/4" = 1'-0"



01 PROPOSED NORTH ELEVATION
scale: 1/4" = 1'-0"



NOTE:
ARCH EL. 0'-0" = SITE EL. 7060' +/-

VARIANCE APPLICATION SET
IN PROGRESS, NOT FOR CONSTRUCTION

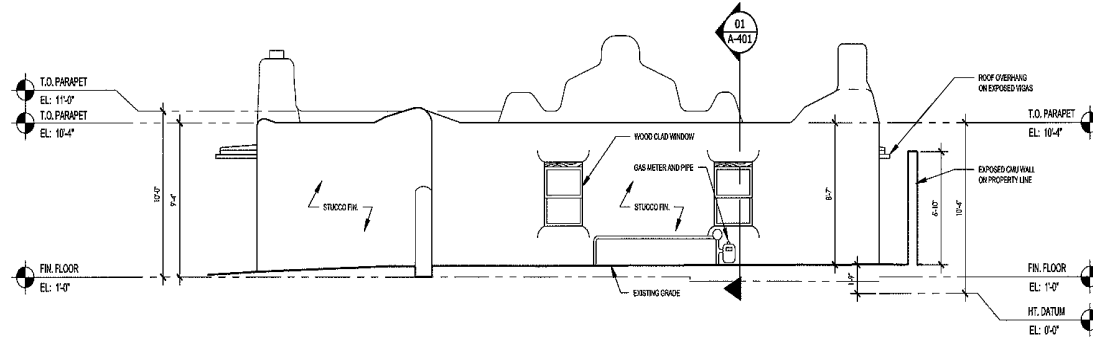
H+A
HOOPER + ASSOCIATES ARCHITECTS
333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87505
P. 505.885.1010
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"OLD VIGIL HOUSE"
RENOVATIONS

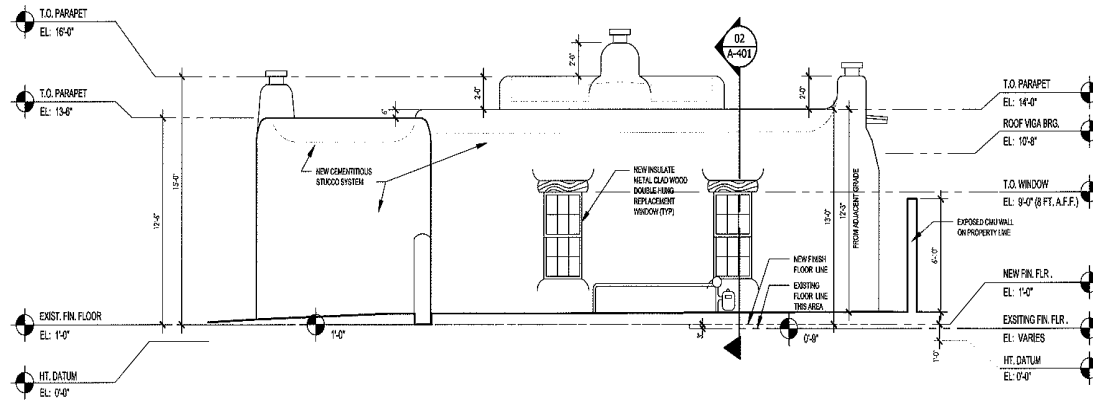
PROJECT NO. 1038
615 CANYON ROAD, UNIT 8
SANTA FE, NEW MEXICO 87501
ISSUE DATE: 08.14.2010

VARIANCE APPLICATION
SUBMITTAL
EXISTING / PROPOSED
EXTERIOR ELEVATIONS

A-203



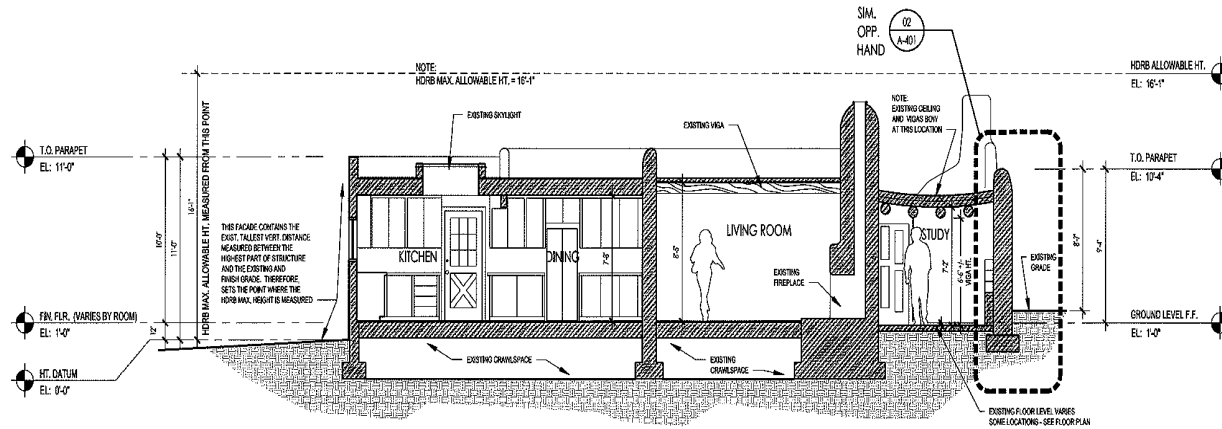
02 EXISTING EAST ELEVATION
 scale: 1/4" = 1'-0"



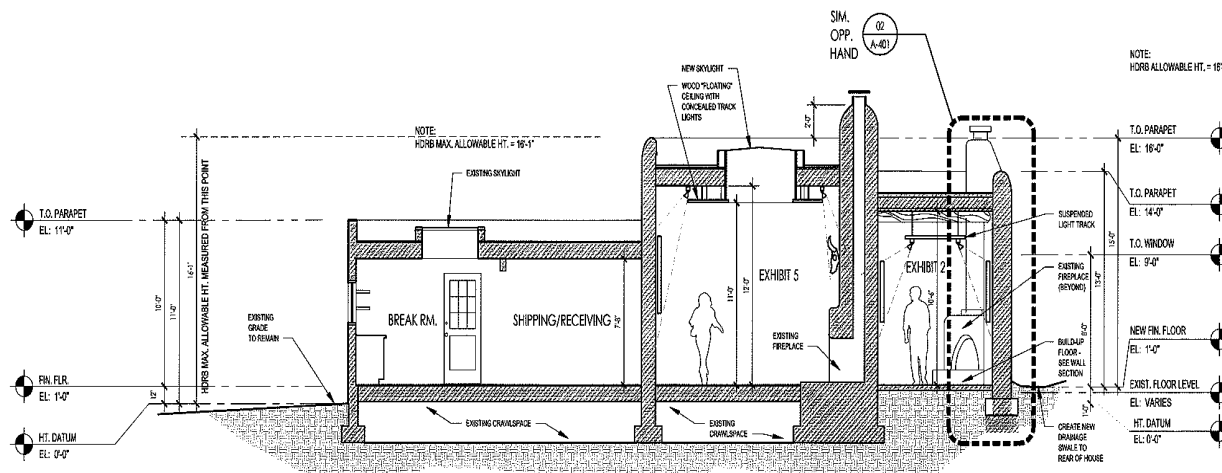
01 PROPOSED EAST ELEVATION
 scale: 1/4" = 1'-0"



NOTE:
 ARCH EL. 0'-0" = SITE EL. 7060' +/-



02 EXISTING BUILDING SECTION
 scale: 1/4" = 1'-0"



01 PROPOSED BUILDING SECTION
 scale: 1/4" = 1'-0"



NOTE:
 ARCH EL. 0'-0" = SITE EL. 7060' +/-

VARIANCE APPLICATION SET
 IN PROGRESS, NOT FOR CONSTRUCTION

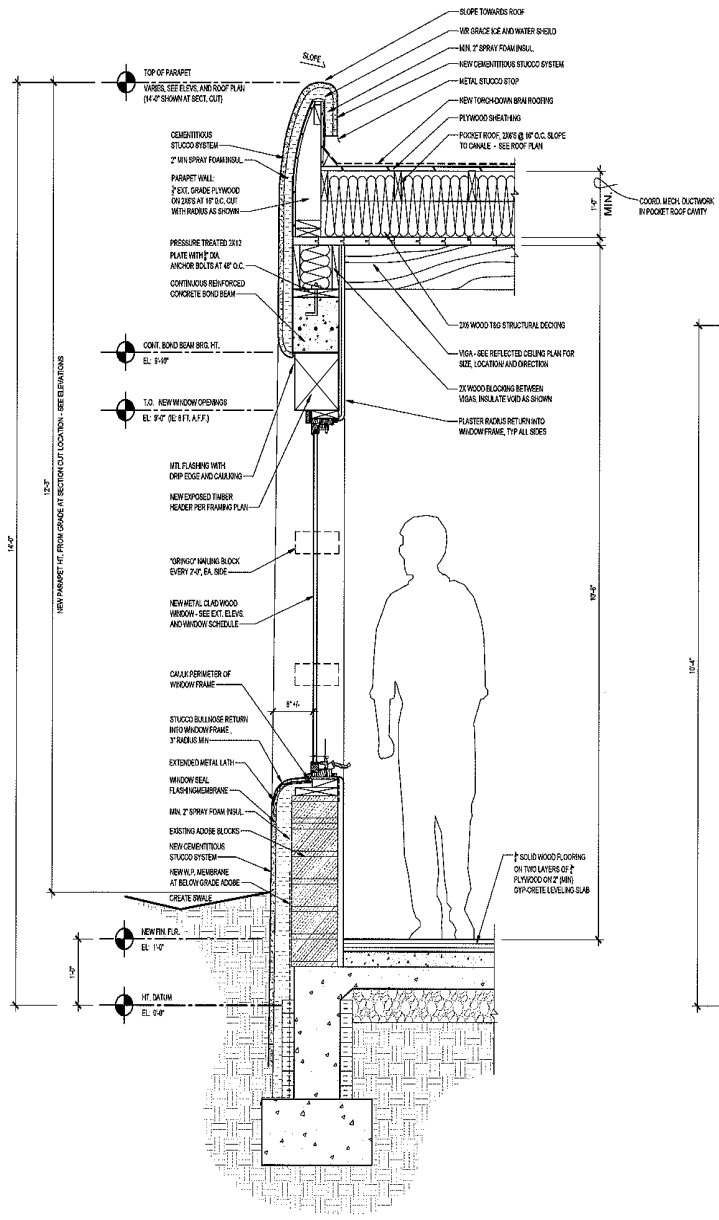
H+A
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 W. www.hoopesarchitect.com

"OLD VIGIL HOUSE"
 RENOVATIONS

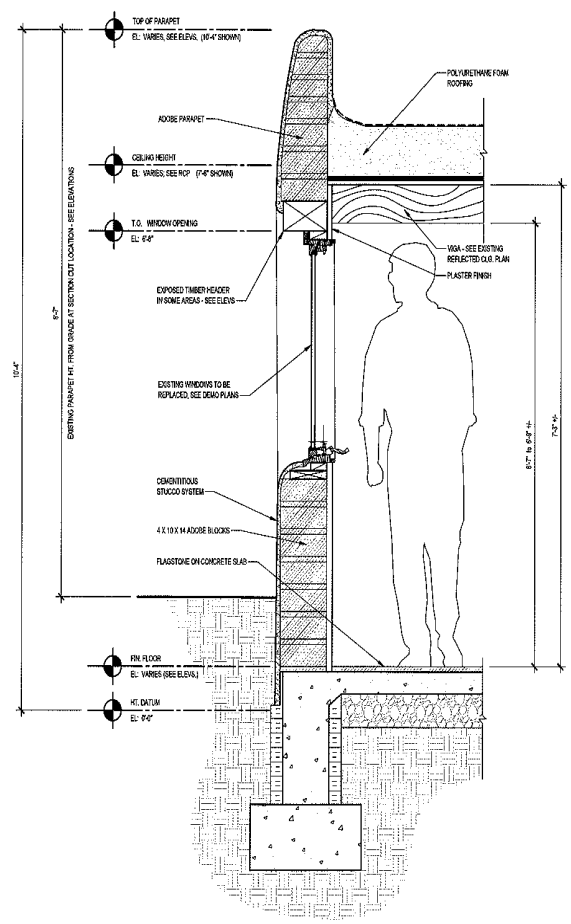
PROJECT NO. 1006
 615 CANYON ROAD, UNIT 8
 SANTA FE, NEW MEXICO 87501
 ISSUE DATE: 06.14.2006

VARIANCE APPLICATION
 SUBMITTAL
 EXISTING / PROPOSED
 BUILDING SECTIONS

A-301



02 TYPICAL NEW WALL SECTION
scale: 1" = 1'-0"



01 TYPICAL EXISTING WALL SECTION
scale: 1" = 1'-0"

VARIANCE APPLICATION SET
IN PROGRESS, NOT FOR CONSTRUCTION



"OLD VIGIL HOUSE"
RENOVATIONS
PROJECT NO. 188
813 CANYON ROAD, UNIT 8
SANTA FE, NEW MEXICO 87501
ISSUE DATE: 08.14.2020

VARIANCE APPLICATION
SUBMITTAL
WALL SECTIONS