siegel design

architects LLC 1006 Park Avenue SW Albuquerque NM 87102 505 243 4501 505 243 4504 fax www.siegeldesignerchitects.com

May 5, 2021

To: Planning Director or Designee

re: Minor Site Plan Amendment:

3606 Rio Grande Blvd NW

To whom it may concern:

On behalf of Nahalat Shalom Inc., I write requesting that you grant a Minor Site Plan Amendment on the above referenced Pre-IDO subject property for an open-air front porch with a roof but no walls. The proposed addition will not increase the number of users at the site, nor impact parking nor noise. It is simply intended as a gentle transition from outdoor to indoor and provide protection for some lovely hand-made wood front doors which exist at the site.

As per 14-16-6-4(Z)(1)(a):

- There is a requirement that "The existing site development plan specifies the requirements in place at the time of approval, and the requested change still meets the original requirements."
 - a. We can find no trace of the original Site Development Plan either in the possession of the Owner or the City. We have an amendment (attached to this application) which addresses a site wall and parking.
 - b. The idea of an entry porch seems not to have been addressed or noted on the Amendment we have. Such a porch seems consistent with our climate and ordinary use would include the allowance that this be permitted at the main entry.
- In review of Table 6-4-4 we believe the requested change is within the thresholds established – inclusive of prior known deviations or minor amendments, and note:
 - a. The area of the proposed addition is 135 sq ft the building is 5,504 sq ft = .02% < 10% = OK.
 - b. Front setback for the zone is 20'; the proposed addition is to be set back approximately 29' = OK.
 - c. the remainder of the criteria are not applicable.
- The requested change requires zero public infrastructure and will have a negligible effect on access or circulation patterns on the site,
 - a. The porch extends less than 9' from the existing face of the building directly in front of the front doors and into an area which is only used for pedestrian access to the front doors. We believe this would not warrant further review by the original decision-making body (presumably EPC).
- 4. No deviations, Variances or Waivers are requested for this minor amendment.

If you have any questions, please do not hesitate to contact me on behalf of the Owners.

Respectfully submitted,

Jonathan Siegel, AlA

FORM P3: ADMINISTRATIVE DECISIONS AND MINOR AMENDMENTS

A single PDF file of the complete application including all plans and documents being submitted must be emailed to PLNDRS@cabq.gov
prior to making a submittal. Zipped files or those over 9 MB cannot be delivered via email, in which case the PDF must be provided on a CD.

	# # # # # # # # # # # # # # # # # # #				
	ARCHEOLOGICAL CERTIFICATE Archaeological Compliance Documentation Form with property information section compound only the information above is required unless the City Archaeologist determines that the Certificate of No Effect, in which case a treatment plan prepared by a qualified archaeological impacts of the proposed development must be submitted and reviewed for criteria in IDO Section 14-16-6-5(A)(3)(b) Letter of authorization from the property owner if application is submitted by an agent Zone Atlas map with the entire site clearly outlined and labeled	application does not qualify for a ogist that adequately mitigates any			
	Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(Y)(2) Three (3) copies of all applicable sheets of the approved Site Plan being amended, folded Copy of the Official Notice of Decision associated with the prior approval Three (3) copies of the proposed Site Plan, with changes circled and noted Refer to the Site Plan Checklist for information needed on the proposed Site Plan. Letter of authorization from the property owner if application is submitted by an agent Zone Atlas map with the entire site clearly outlined and labeled				
/	Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. thresholds is considered a Major Amendment and must be processed through the the request.	Any amendment beyond these original decision-making body for			
X	MINOR AMENDMENT TO SITE DEVELOPMENT PLAN APPROVED PRIOR TO THE EFF Justification letter describing, explaining, and justifying the request per the criteria in IDC Three (3) copies of all applicable sheets of the approved Site Development Plan being a Copy of the Official Notice of Decision associated with the prior approval Three (3) copies of the proposed Site Development Plan, with changes circled and note Refer to the Site Plan Checklist for information needed on the proposed Site Plan. Letter of authorization from the property owner if application is submitted by an agent Zone Atlas map with the entire site clearly outlined and labeled	Section 14-16-6-4(Z)(1)(a) mended, folded			
0	Minor Amendments must be within the thresholds established in IDO TABLE 6-4-4. Any amendment beyond these thresholds is considered a Major Amendment and must be processed through the original decision-making body for the request. ACCELERATED EXPIRATION SITE PLAN Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-4(X)(2)(c) Site Plan to be Expired				
۵	Letter of authorization from the property owner if application is submitted by an agent Zone Atlas map with the entire site clearly outlined and labeled ALTERNATIVE SIGNAGE PLAN Proposed Alternative Signage Plan compliant with IDO Section 14-16-5-12(F)(5) Justification letter describing, explaining, and justifying the request per the criteria in IDO Section 14-16-6-5(C)(3)(b) Required notices with content per IDO Section 14-16-6-4(K) Office of Neighborhood Coordination notice inquiry response and proof of emailed notice to affected Neighborhood Association representatives				
0	Sign Posting Agreement Letter of authorization from the property owner if application is submitted by an agent Zone Atlas map with the entire site clearly outlined and labeled ALTERNATIVE LANDSCAPE PLAN Justification letter describing, explaining, and justifying the request per the criteria in IDC Landscape Plan Letter of authorization from the property owner if application is submitted by an agent Zone Atlas map with the entire site clearly outlined and labeled) Section 14-16-5-6(C)(16)			
I,	the applicant or agent, acknowledge that if any required information is not submitted with this ap cheduled for a public meeting or hearing, if required, or otherwise processed until it is complete.	plication, the application will not be			
	gnature: / ke #	Date: MAY 5, 2021			
_	nted Name: JONATHAN SIEGEL	☐ Applicant or Agent			
FC	R OFFICIAL USE ONLY				
	Project Number: Case Numbers	180			
	PR-2021-005452 SI-2021-00674				
-					
Staff Signature:					
Da	te:	35000-11-5-5-5-5-			

Albuquerque



DEVELOPMENT REVIEW APPLICATION

Effective 4/17/19

Please check the appropriate box and refer to s	upplemental forms fo	r submittal requirements. A	All fees must be paid at the time of application.		
Administrative Decisions	Decisions Requiring	a Public Meeting or Hearin	g Policy Decisions		
☐ Site Plan – EPC including any Variances – EPC (Form P1)		☐ Adoption or Amendment of Comprehensive Plan or Facility Plan (Form Z)			
☐ Historic Certificate of Appropriateness – Minor (Form L)	☐ Master Development Plan (Form P1)		☐ Adoption or Amendment of Historic Designation (Form L)		
☐ Alternative Signage Plan (Form P3)	☐ Historic Certificate of Appropriateness – Major (Form L)		☐ Amendment of IDO Text (Form Z)		
Minor Amendment to Site Plan (Form P3)	m P3) ☐ Demolition Outside of HPO (Form L)		☐ Annexation of Land (Form Z)		
☐ WTF Approval (Form W1)	☐ Historic Design Standards and Guidelines (Form L)		n L) ☐ Amendment to Zoning Map – EPC (Form Z)		
	☐ Wireless Telecomn (Form W2)	nunications Facility Waiver	☐ Amendment to Zoning Map – Council (Form		
			Appeals		
			☐ Decision by EPC, LC, ZHE, or City Staff (Fo		
APPLICATION INFORMATION					
Applicant: NAHALAT SHALOM, IN	C		Phone:		
Address: 3606 Rio Grande Blud			Email:		
city: Albuquerque		State:	Zip:		
Professional/Agent (if any): Jon 2+112n Si	egel		Phone: 243 4501		
Address: 1006 Part Aue SW	-)-,		Email: jonethan a siegelde sign		
City: Albuquerque	State: NM		Zip: 87102 architects.c		
Proprietary Interest in Site:	· ·	List all owners:			
BRIEF DESCRIPTION OF REQUEST					
Add entry porch (unenclosed) to existing building.					
7.00 2.1.7		0	8		
SITE INFORMATION (Accuracy of the existing	legal description is cri	ucial! Attach a separate she	eet if necessary.)		
Lot or Tract No .: 154 Lets 15, 16, 17			Unit:		
Subdivision/Addition: (5 A Late 15/16/1	18 Luke Subdiv. MRGCD Map No.:		UPC Code: 101306112104130423		
Zone Atlas Page(s): F-13-Z	Existing Zoning: R-A		Proposed Zoning: R - A		
# of Existing Lots: \	# of Proposed Lots: \		Total Area of Site (acres): 1.42		
LOCATION OF PROPERTY BY STREETS					
Site Address/Street: 3606 Rio Grande N	Between: a+	Luke Cir.	and:		
CASE HISTORY (List any current or prior proje			our request.)		
PROJ#1002803/File#	CONTRACTOR OF THE PARTY OF THE				
	73-01175		Date: 1/1 Ay 5 2021		
70/04	C 7 /		☐ Applicant or ☐ Agent		
- 147 AM	IEUCL		Explication 23 gain		
FOR OFFICIAL USE ONLY	T =	Case Num	bers Action Fees		
Case Numbers Acti		Case Num	Dels Action 1 ccs		
SI-2021-00674 AA					
		= 100 (100 (100 (100 (100 (100 (100 (100	For Take!		
Meeting/Hearing Date:		12.	Fee Total:		
Staff Signature:		Date:	Project # PR-2021-005452		

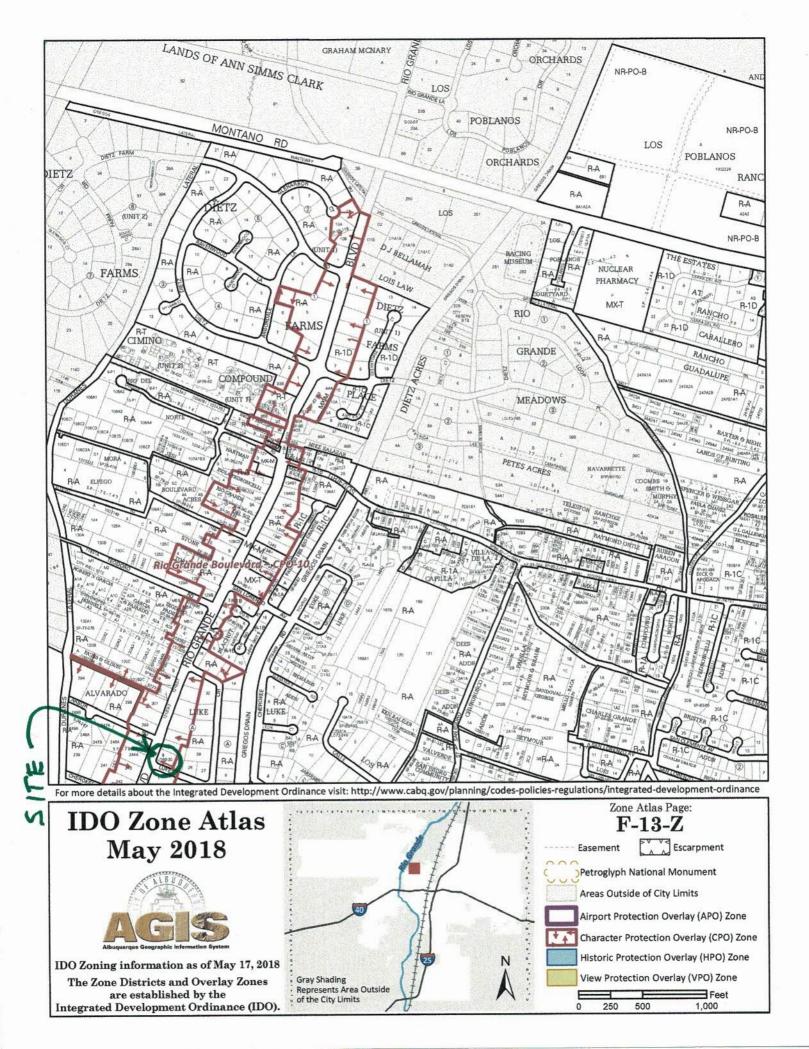
Authorization letter:

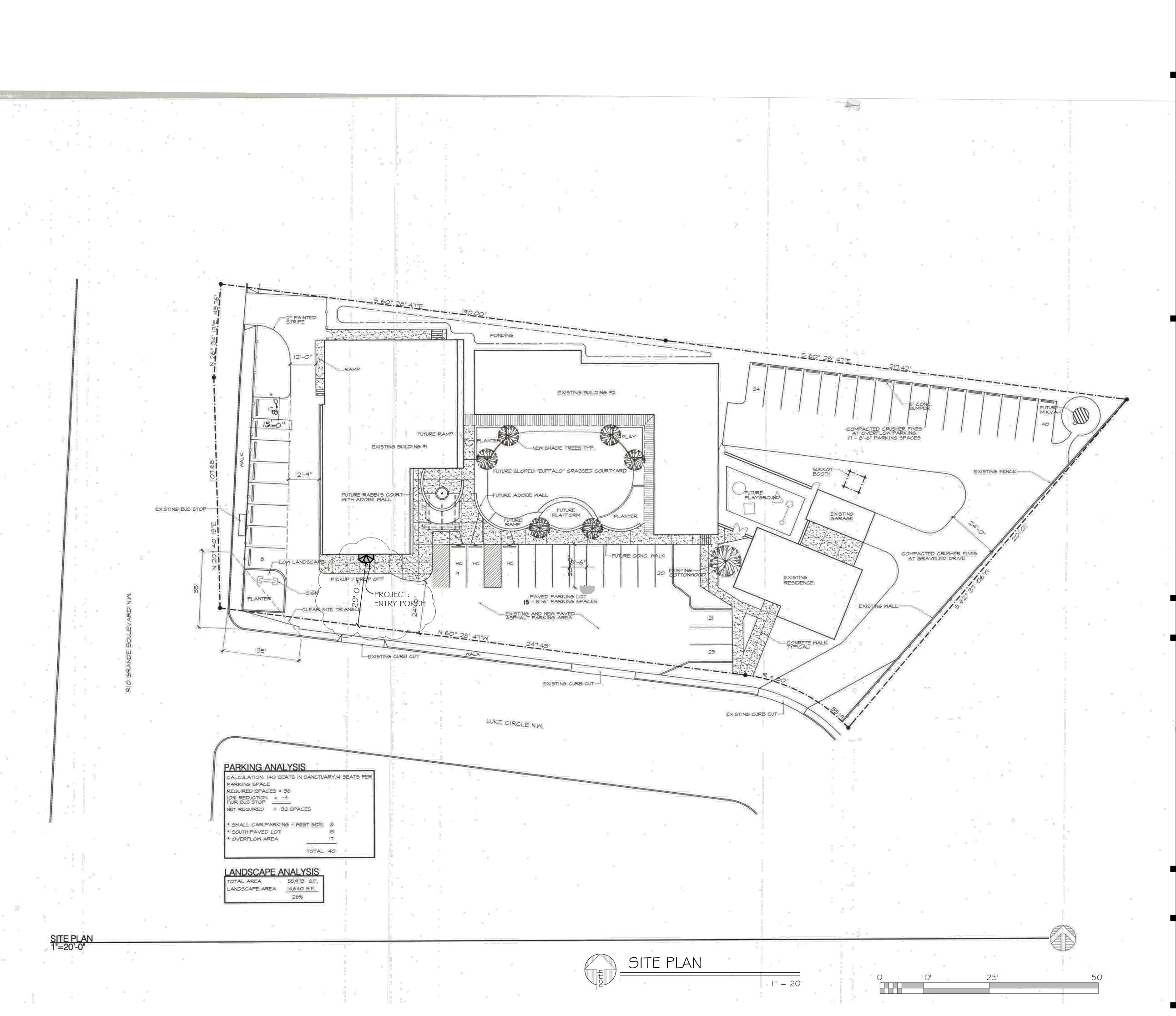
This letter authorizes Jonathan Siegel, AIA of Siegel Design Architects LLC to act as our agent in applying for an Administrative Amendment to an approved site plan for Nahalat Shalom at 3606 Rio Grande Blvd NW, Albuquerque NM 87107.

Respectfully submitted,

printed name

date





OF NEW CONATHIAN CONATHIAN

SIEGEL DESIGN
ARCHITECTS, LLC
1006 PARK AVENUE SW
ALBUQUERQUE NEW MEXICO 87102 (505) 243 45

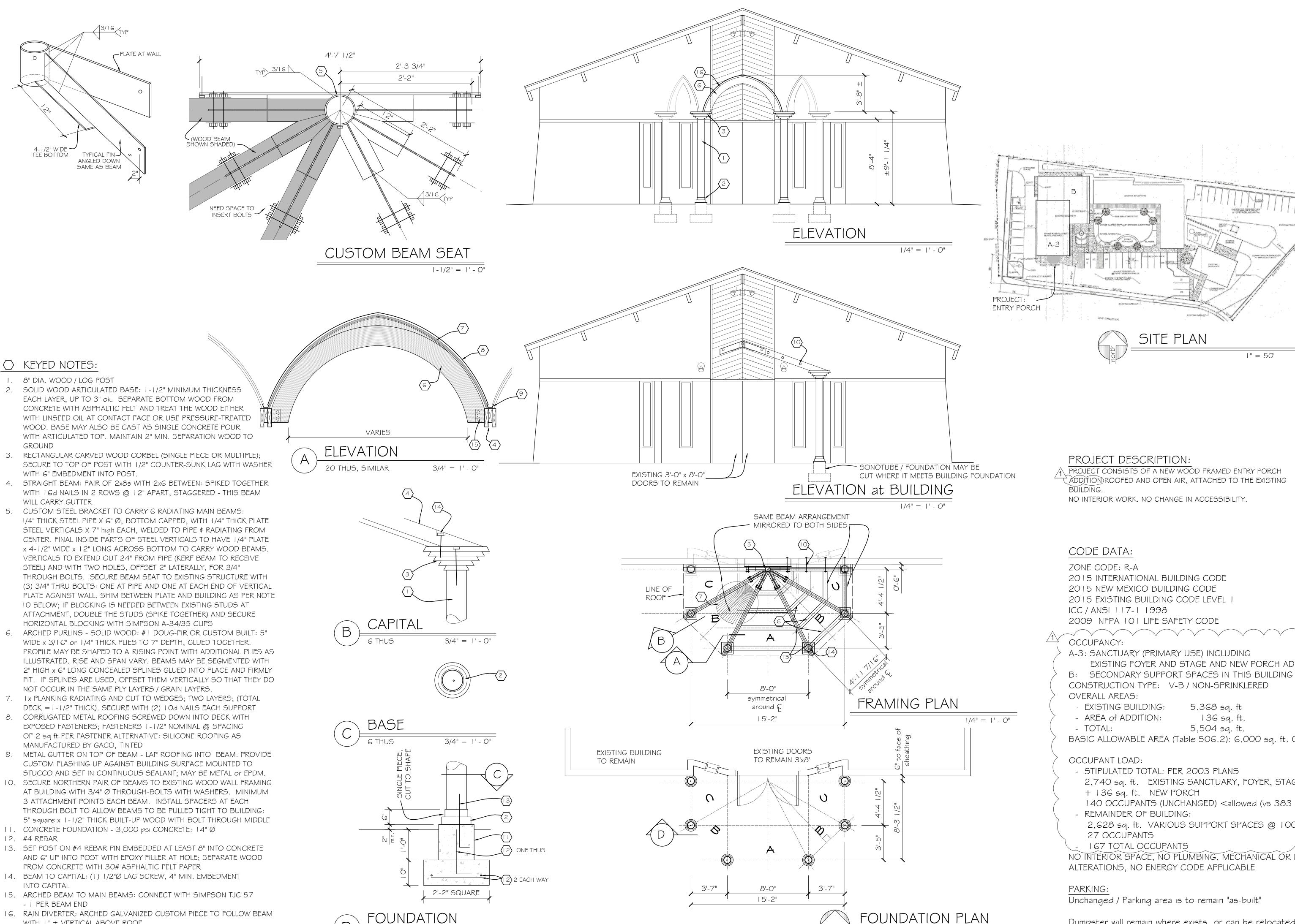
NEW ENTRY PORCH to NAHALAT SHALOM 3606 Rio Grande Blvd. NW ALBUQUERQUE, NEW MEXICO 87107

PROJECT
2111

DATE REV
Mar. 24, 2021
May 5, 2021

ADMINISTRATIVE
AMENDMENT
SITE DEVELOPMENT
PLAN

1 of 1



3/4" = 1' - 0"

WITH I" ± VERTICAL ABOVE ROOF



PROJECT 2111

DATE REV Mar. 24, 2021

1 APR 6, 2021

BASIC ALLOWABLE AREA (Table 506.2): 6,000 sq. ft. OK

- EXISTING BUILDING:

- AREA of ADDITION:

OCCUPANT LOAD: - STIPULATED TOTAL: PER 2003 PLANS

A-3: SANCTUARY (PRIMARY USE) INCLUDING

CONSTRUCTION TYPE: V-B / NON-SPRINKLERED

2,740 sq. ft. EXISTING SANCTUARY, FOYER, STAGE

SITE PLAN

PROJECT CONSISTS OF A NEW WOOD FRAMED ENTRY PORCH

NO INTERIOR WORK. NO CHANGE IN ACCESSIBILITY.

2015 NEW MEXICO BUILDING CODE

ADDITION ROOFED AND OPEN AIR, ATTACHED TO THE EXISTING

PROJECT DESCRIPTION:

BUILDING.

CODE DATA:

OCCUPANCY:

- TOTAL:

I" = 50'

+ 136 sq. ft. NEW PORCH

140 OCCUPANTS (UNCHANGED) <allowed (vs 383 @ 7.5 sf)

REMAINDER OF BUILDING:

2,628 sq. ft. VARIOUS SUPPORT SPACES @ 100 27 OCCUPANTS

- 167 TOTAL OCCUPANTS

NO INTERIOR SPACE, NO PLUMBING, MECHANICAL OR LIGHTING ALTERATIONS, NO ENERGY CODE APPLICABLE

EXISTING FOYER AND STAGE AND NEW PORCH ADDITION

5,368 sq. ft

5,504 sq. ft.

136 sq. ft.

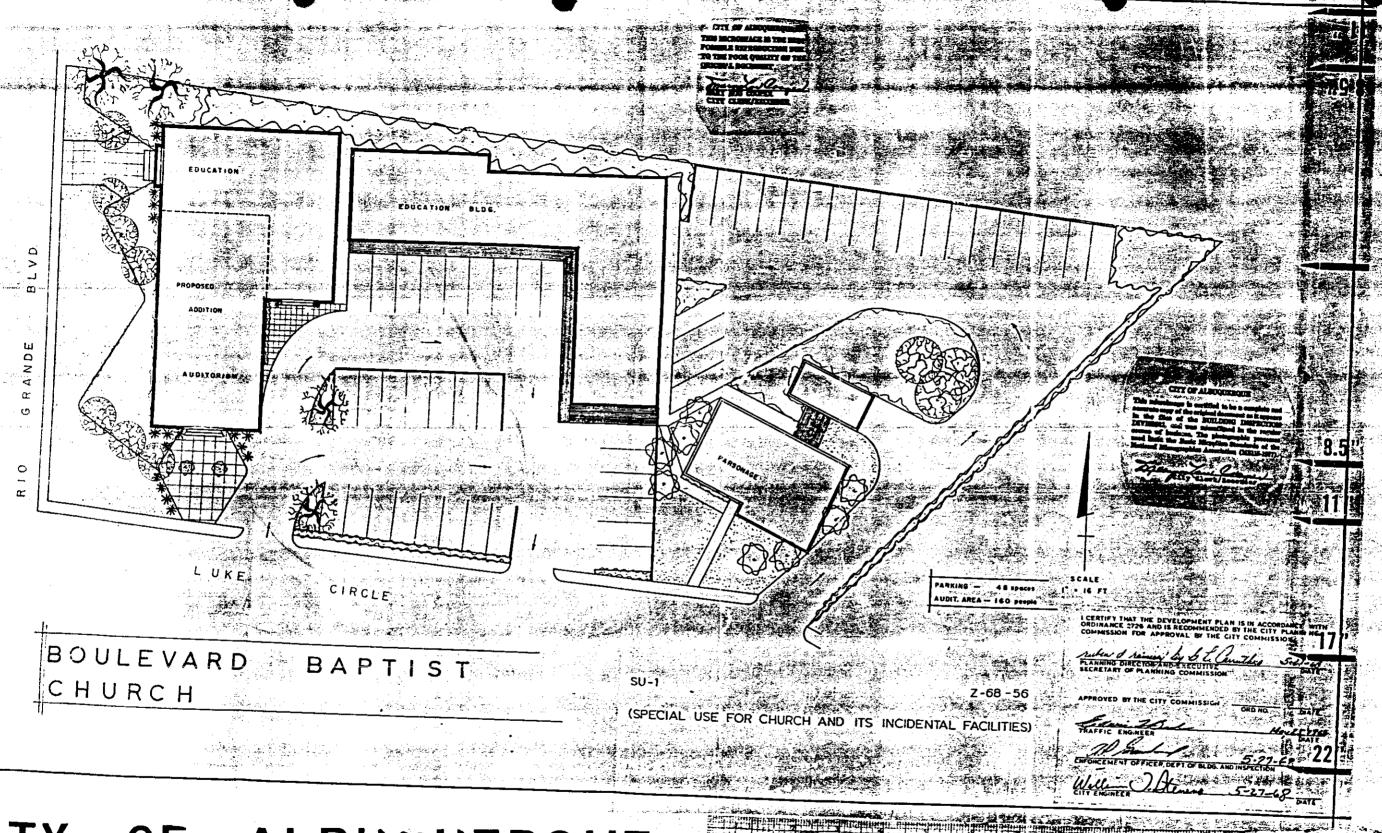
PARKING:

1/4" = 1' - 0"

Unchanged / Parking area is to remain "as-built"

Dumpster will remain where exists, or can be relocated by request of Solid Waste.

of 1



ITY OF ALBUQUERQUE

JOHN FRIEDMAN, ARCHITECT

DATE: 6/2003 REVISED:

SHEET 1

