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 BOARD OF ADJUSTMENT MEETING  
 Tuesday, December 6, 2016

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**MINUTES OF THE  
CITY OF SANTA FE  
BOARD OF ADJUSTMENT  
City Council Chambers  
200 Lincoln Avenue  
December 6, 2016**

**A. CALL TO ORDER**

A regular meeting of the City of Santa Fe Board of Adjustment was called to order by Rachel Winston, Vice-Chair, at approximately 6:00 p.m., on Tuesday, December 6, 2016, in the City Council Chambers, 200 Lincoln Avenue, Santa Fe, New Mexico.

**B. ROLL CALL**

**Members Present**

Rachel L. Winston, Vice-Chair  
Coleen Dearing  
Patricia Hawkins  
Douglas Maahs  
Donna Reynolds  
Daniel H. Werwath

**Members Absent**

Gary Friedman, Chair

**Others Present**

Dan Esquibel, Staff  
Zachary Shandler, Assistant City Attorney  
Melessia Helberg, Stenographer

**B. PLEDGE OF ALLEGIANCE**

**C. APPROVAL OF AGENDA**

**MOTION:** Douglas Maahs moved, seconded by Patricia Hawkins, to approve the Agenda, as presented.

**VOTE:** The motion was approved unanimously on a voice vote.

**D. APPROVAL OF MINUTES – NOVEMBER 2, 2016**

**MOTION:** Douglas Maahs moved, seconded by Daniel Werwath, to approve the minutes of the meeting of November 2, 2016, as submitted.

**VOTE:** The motion was approved unanimously on a voice vote.

**E. FINDINGS/CONCLUSIONS: NONE**

There were no Findings/Conclusions for approval.

**F. OLD BUSINESS: NONE**

There was no Old Business.

**G. NEW BUSINESS**

- 1. CASE #2016-128. MAY CENTER ELEMENTARY AND PRESCHOOL. MAY CENTER FOR LEARNING REQUESTS APPROVAL OF A SPECIAL USE PERMIT FOR A PRIVATE ELEMENTARY AND PRESCHOOL AT ST. JOHN'S METHODIST CHURCH. THE PROPERTY IS LOCATED AT 1200 OLD PECOS TRAIL AND IS ZONED R-1 (RESIDENTIAL, ONE DWELLING UNIT PER ACRE). (DAN ESQUIBEL, CASE MANAGER)**

A Memorandum dated December 8, 2016 for the December 8, 2016 Meeting, to the Board of Adjustment, from Daniel A. Esquibel, Land Use Planner Senior, Current Planning Division Current Planning Division, in this matter, is incorporated herewith to these minutes as Exhibit "1."

Vice-Chair Winston advised those in attendance the process for hearing of cases before the Board of Adjustment.

Daniel Esquibel, Case Manager, presented information regarding this case. Please see Exhibit "1," for specifics of this presentation.

Mr. Esquibel noted there were no conditions of approval from the Development Review Team or by staff, and approval of the project was recommended.

## **Public Hearing**

### **Presentation by the Applicant**

**Amy Miller, Executive Director, May Center, on behalf of the Applicant, was sworn.**

Ms. Miller said they currently are located at 2019 Galisteo. They are a non-profit and serve kids in a number of ways. She said they have a tutoring center, a teacher training program, educational diagnostics as well as a small school.

Ms. Miller continued, "Our small school serves kindergarten through 8<sup>th</sup> grade. Right now we have 52 kids in the entire student body with a very low student-teacher ratio. This move would allow us to move our kindergarten through 4<sup>th</sup> grade, to the St. John's Methodist Church, allow us to expand the student body a little bit and add a pre-school, as well as keep all of our other operations at our current location."

### **Speaking to the Request**

**Brad Bennett, Pastor, St. Johns Methodist Church, was sworn.** Pastor Bennett said, "Our congregation is overwhelmingly in support of the May Center School to come into our facilities. We are at a time where we have some facilities available that meet their needs very well, and ours as well. And we feel like this is a really good relationship that we're entering into that will be a real win-win for each of us, and will be a way that we can fulfill our own purpose as a Church, at a time that... We can't do the work that they're doing, but we're really glad that they are and they support our purpose in the process. We want to thank you for the opportunity to speak in favor of the May Center coming to St. John's. Thank you."

### **The Public Testimony Portion of the Public Hearing was Closed**

Mr. Esquibel said, "I just want to clean up my first statement. They did have a pre-application [meeting] on June 9, 2016. They had an Early Neighborhood Notification [meeting] on June 29, 2016. And as far as the Special Use Criteria, the Applicant addressed all the criteria.

Staff evaluated the request for a Special Use Permit for its compliance and staff found that they did meet the standards for a Special Use Permit, and as such, we did recommend approval."

Vice-Chair Winston asked, "And that was in your Report as a...."

Mr. Esquibel said, "It is, I just wanted it on the record."

**MOTION:** Daniel Werwath moved, seconded by Patricia Hawkins, regarding Case #2016-128, May Center Elementary and Preschool request for a Special Use Permit by the May Center, to approve the private elementary and preschool use at St. John's Methodist Church, on a property located at 1200 Old Pecos Trail, incorporating Staff Findings of Fact and Conclusions of Law.

**VOTE:** The motion was approved unanimously on a voice vote.

#### **H. STAFF COMMUNICATIONS**

There were no staff communications.

#### **I. MATTERS FROM THE COMMISSION**

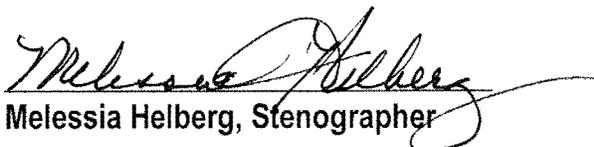
The members of the Board wished one another and the staff Happy Holidays

#### **J. ADJOURNMENT**

There was no further business to come before the Board, and the meeting was adjourned at approximately 6:20 p.m.

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**Gary Friedman, Chair**

  
**Melessia Helberg, Stenographer**