



CITY OF ALBUQUERQUE
OFFICE OF ADMINISTRATIVE HEARINGS
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

Marie Coleman (Agent, Owen Kramme) requests a conditional use to allow artisan manufacturing in the MX-T zone district Lot 232A/Old Town Park, MRGCD MAP 38, located at 522 Romero ST NW, zoned MX-T [Section 14-16-4-2]

Special Exception No:..... **VA-2021-00383**
Project No: **Project#2021-002253**
Hearing Date: 12-21-21
Closing of Public Record: 12-21-21
Date of Decision: 01-05-22

On the 21st day of December, 2021, Owen Kramme, agent for property owner Marie Coleman (“Applicant”) appeared before the Zoning Hearing Examiner (“ZHE”) requesting a conditional use to allow artisan manufacturing in the MX-T zone district (“Application”) upon the real property located at 522 Romero ST NW (“Subject Property”). Below are the ZHE’s finding of fact and decision:

FINDINGS:

1. Applicant is requesting a conditional use to allow artisan manufacturing in the MX-T zone district.
2. Applicant is requesting a conditional use to allow artisan manufacturing in the MX-T zone district.
3. The Subject Property is the subject of a prior approval of a conditional use to allow for artisan manufacturing of distilled spirits, VA-2019-00244, Project#2019-002679 (the “Prior Approval”), which Prior Approval appears to have expired.
4. Applicant and Agent appeared and gave evidence in support of the Application.
5. Several community members appeared at the ZHE December 21, 2021 hearing and spoke in opposition of the Application, citing concerns regarding traffic, congestion, concentration of alcohol establishments, and other adverse impacts.
6. The Prior Approval cites mitigating factors that enabled the approval of the conditional use requested.
7. Here, the record is not fully developed regarding any mitigating circumstances that may exist or that Applicant may agree to undertake.
8. Applicant and the public should be granted additional time to submit further evidence regarding the Application, in particular with regard to any adverse impacts and any mitigating circumstances that may exist or that Applicant may agree to undertake.

DECISION:

CONTINUANCE of the Application to be heard at the January 18, 2022, ZHE hearing.

APPEAL:

If you wish to appeal this decision, you must do so by January 20, 2022 pursuant to Section 14-16-6-4(V), of the Integrated Development Ordinance, you must demonstrate that you have legal standing to file an appeal as defined.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed, or utilized.



Robert Lucero, Esq.
Zoning Hearing Examiner

cc:

ZHE File
Zoning Enforcement
Marie Coleman, churchstreetcafe@icloud.com
Neil Werbelow, neilw@formativearchitecture.com
Eileen P Sandoval, ggsandoval@zoho.com
Sylvia Ramos Cruz, smrcmd@hotmail.com
Renee Crespín, rc5057@gmail.com
Rochelle Wagner, kewatradingpost@gmail.com
Gloria Valencia, gloriavalencia777@gmail.com
Kathy Hiatt, kathy@bottger.com
Jesse Erenberg 2110 Charlevoix St NW 87104
Carla Villa, carla@highnoonrestaurant.com