



THE BOARD OF ADJUSTMENTS (BOA) WILL HOLD A REGULAR MEETING ON FRIDAY, OCTOBER 22, 2021, AT 1:30 P.M. IN THE BOARD ROOM OF THE MESILLA TOWN HALL, 2231 AVENIDA DE MESILLA. **FOR THE HEALTH & SAFETY OF ALL PUBLIC, MASKS ARE REQUIRED TO ENTER******

1. PLEDGE OF ALLEGIANCE

2. ROLL CALL AND DETERMINATION OF A QUORUM

3. PUBLIC HEARING:

A motion must be made to close the regular meeting and open a public hearing

- a) PZHAC CASE #061289-V:** 2270 Calle de Principle, submitted by Basilica de San Albino, a variance to the height requirement to build fences; applicant proposes to construct walls 7 ft high with two 8 ft gates for security of columbarium area.

A motion must be made to close the public hearing and enter back into regular meeting

4. NEW BUSINESS

- a) A DECISION ON PZHAC CASE #061289-V:** 2270 Calle de Principle, submitted by Basilica de San Albino, a variance to the height requirement to build fences; applicant proposes to construct walls 7 ft high with two 8 ft gates for security of columbarium area.

b) ADJOURNMENT

NOTICE

If you need an accommodation for a disability to enable you to full participate in the hearing or meeting, please contact us at 524.3262 at least 72 hours prior to the meeting. A copy of the agenda packet can be found online at www.mesillanm.gov.

Posted 10/6/2021 at the following locations: Town Clerk's Office 2231 Avenida de Mesilla, Public Safety Building 2670 Calle de Parian, Mesilla Community Center 2251 Calle de Santiago, Shorty's Food Mart 2290 Avenida de Mesilla, Ristramn Chile Co., 2531 Avenida de Mesilla and the U.S. Post Office 2253 Calle de Parian.



**TOWN OF MESILLA
BOARD ACTION FORM**

AGENDA DATE:

PZHAC: October 4, 2021

BOT: October 12, 2021

BOA: October 22, 2021

ITEMS:

- a) **PZHAC Case #061289-V** – 2270 Calle de Principal, submitted by R Builders, Inc for the Basilica de San Albino to construct walls enclosing property behind the gift shop to include grading/leveling and prepping of foundations for columbaria. **Zoned: Historic Commercial (HC).**

BACKGROUND AND ANALYSIS:

The Church proposes to build 7ft fences around the back and sides of where the gift shop is currently located. They also plan on installing 8 ft 2 in. gates as demonstrated on the plans. Photos of the wooden gate style and metal detail are included in your packet.

Staff had the applicants go through with the routine approvals of the PZHAC and the BOT with conditions that the applicants receive a variance. If the variance request is *not* approved, the applicants will be held to constructing the walls/gates at 6 ft high. The fencing materials are outlined in the email (attached) from Fr. Christopher.

Staff has provided the applicants with the required right of entry agreement and it is included in the packet.

IMPACT:

Staff recommends the Board of Adjustments (BOA) approve the application subject to the following findings:

- The BOA has jurisdiction to approve the applicant's request for approval of this request.
- The applicant has the authority to make a Variance request to the BOA.
- Due process was provided to the applicant.

Specific findings of fact:

- The Board of Adjustment per MTC 18.75.030 Powers and Duties has the power to authorize variances which are not contrary to the public interest.
- The Applicant proved the required showing for variance in MTC 18.85.040.

ALTERNATIVES:

The Board of Adjustments (BOA) may:

- 1) Recommend approval of this case with findings stated above.
- 2) Recommend approval of this case with findings stated above and conditions.
- 3) Deny the application.

SUPPORTING INFORMATION:

- Application
- Property Map
- Photos of materials samples
- Site plan labeled "Untitled Map"
- Email from Fr. Christopher

TOWN OF MESILLA
REQUEST FOR VARIANCE

OFFICIAL USE ONLY:
Case # 061282
Fee \$ 310

CASE NO: 061282-V ZONE: HC SUBMITTED DATE: 10/1/21

Basilica of San Albino Name of Applicant
575-526-9349 Applicant's Telephone/Cell Number

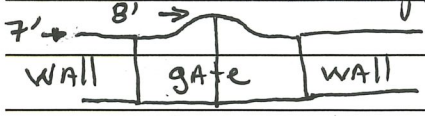
P O Box 26/2280 Calle Principal, Mesilla, Mailing & Physical Address
Mesilla City NM State 88046 Zip Code

Basilica of San Albino Property Owner(s) Name (if different than above)

P O Box 26/2280 Calle Principal, Mesilla, NM 88046 Mailing & Physical Address
Mesilla City NM State 88046 Zip Code

Description of Variance Requested:

Request - walls to the Columbarium able to be built at a height of 7 feet.
- That the two gates in the walls be able to have an apex of 8 foot.



Justification for Request: For uniformity - existing wall is 7'. For aesthetics to look nice.
For Security: The Columbarium Nitches ARE MADE OF GRANITE, there will be statues 'ART' in the Columbarium AREA.

Property Owner Signature (if different than Applicant) _____
Applicant Signature Clyde Williams
Fa. Christopher Williams

FOR OFFICAL USE ONLY

- | | | | |
|-------|--|-----|---|
| PZHAC | <input type="checkbox"/> Administrative Approval (N/A) | BOT | <input type="checkbox"/> Approved Date: _____ |
| | <input type="checkbox"/> Approved Date: _____ | | <input type="checkbox"/> Disapproved Date: _____ |
| | <input type="checkbox"/> Disapproved Date: _____ | | <input type="checkbox"/> Approved with Conditions |
| | <input type="checkbox"/> Approved with conditions | | |

CONDITIONS: _____

VARIANCE ISSUED BY: _____ ISSUE DATE: _____



TOWN OF MESILLA
RIGHT OF ENTRY AGREEMENT

RIGHT OF ENTRY AGREEMENT ZONE: HC CASE: 061282

Basilica of San Albino/ P O Box 26, Mesilla, NM 88046
Applicant Name(s) Mailing Address City State Zip Code

2270 Calle Principal, Mesilla, NM 88046
Physical Property Address for Agreement

Chris & Anna Biad 5140 Nizhoni Trail Las Cruces NM 88005
Adjacent Property Owner(s) Mailing Address City State Zip Code

Cell:
(575)
644-3532

2252 Calle de Arroyo Mesilla NM 88046
Adjacent Property Owner(s) Physical Address

Right-of-Entry – Permission is hereby granted to the applicant, or its authorized agents, to enter upon the adjacent property for the sole purpose of construction and/or maintenance of the structure(s). Original signatures only.

[Signature]
Applicant(s)

[Signature]
Applicant(s)

10/4/21
Date

10-1-2021
Date

ACKNOWLEDGEMENT OFFICIAL SEAL GLORIA S. MAYA NOTARY PUBLIC - STATE OF NEW MEXICO ACKNOWLEDGEMENT
STATE OF NEW MEXICO) My commission expires: 11.13.2022 STATE OF NEW MEXICO)



COUNTY OF DONA ANA)) ss.

COUNTY OF DONA ANA)) ss.

The following was acknowledged before me this 4th day of October 2021, by Chris Biad.

The following was acknowledged before me this 1st day of October 2021, by Christopher Williams.

[Signature]
NOTARY PUBLIC

[Signature]
NOTARY PUBLIC

My Commission Expires: November 13, 2022

My Commission Expires: 12/16/2023

FOR OFFICIAL USE ONLY

Date received: 10/4/2021
[Signature]
Community Development Coordinator

10/6/21
Date





2280 Calle de Principal



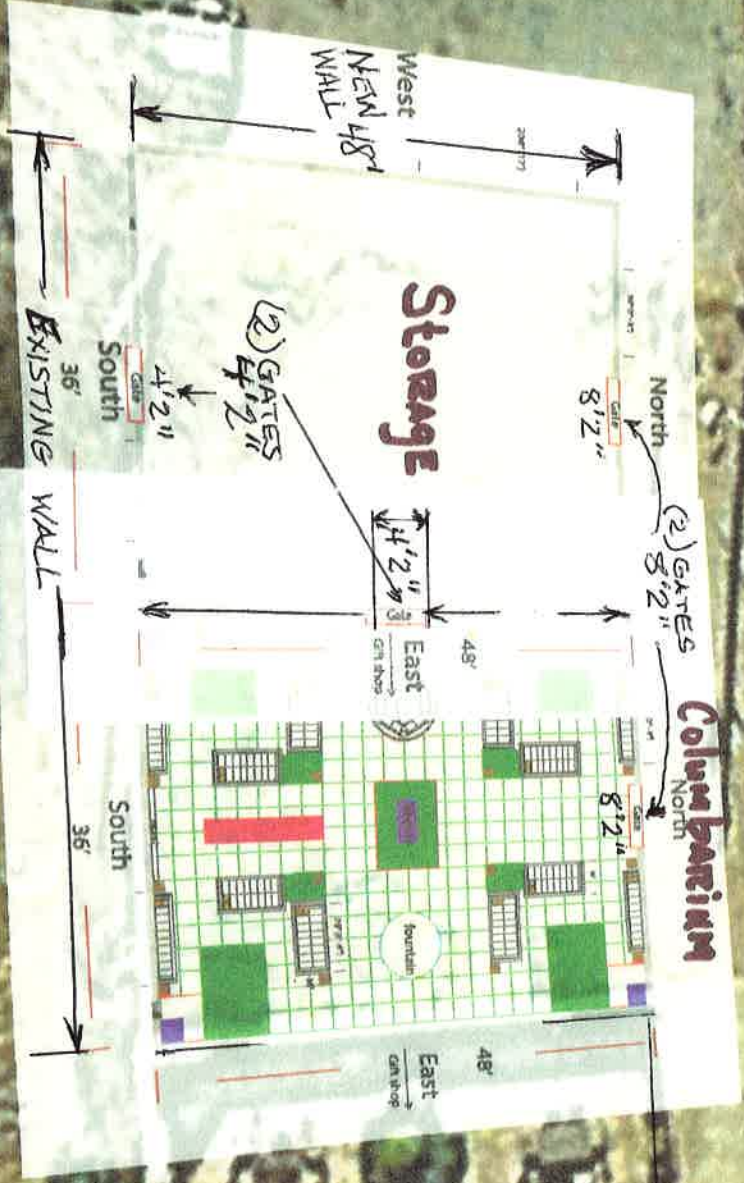
ACCOUNTNUMBER:	R0400279	PARCELNUMBER:	4006137202433
OWNERNAME:	SAN ALBINO PARISH INC	MAILADDR1:	PO BOX 26
CITY:	MESILLA	STATE:	NM
ZIP:	88046	LOT:	
BLOCK:		SUBNAME:	
TRS:	23S 1E 25	SITUSADDRS:	2270 CALLE PRINCIPAL #3
TOTALACRES:	0		

Untitled Map

Write a description for your map.

San Albino Parking

Legend



Recrey Bulkyard

Gift Store



BUILDING & CODE DATA

APPLICABLE CODES AND REQUIREMENTS:

- * 2015 INTERNATIONAL BUILDING CODE
- * ANSI
- * 2015 INTERNATIONAL FIRE CODE
- * 2015 MPC
- * 2015 UPC
- * TOWN OF MESILLA DESIGN STANDARDS

PROPOSED OCCUPANCY

□ "U" COLUMBARIUM

PROPOSED HEIGHT: VARIES PER SLOPE (PARAPET TO MATCH)

CONSTRUCTION TYPE:

□ "II-B" @ INTERIOR WALLS WOOD FRAMING

NOTE:

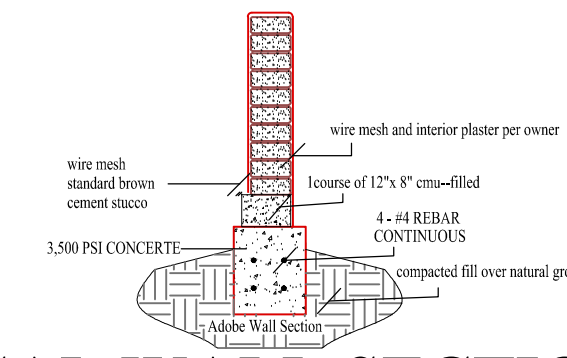
□ SCOPE OF WORK: NEW OUTDOOR COLUMBARIUM
 STORAGE NON HAZARDOUS ITEMS BUILDER TO MATCH
 BUILDING TO PROVIDED UNIFORM LOOK DRAINAGE TO WEST OF PROPERTY

SQ.FT. CALCULATION TABLE	SQ.FT.
BUILDING NON SPRINKLED	
TOTAL AREA UNIT OCCUPANCY GROUP UTILITY	1,762
1,762 s.f. net at U STORAGE /NA	
Total Occupant Load = NA	
MEANS OF EGRESS NO. OF EXITS (NA)	
EXIT WIDTHS PROVIDED 6'-0" (width req. 3'-0")	
MAXIMUM DISTANCE TO EXITS 50'	

NOTE: INTERIOR AND EXTERIOR SIGNS IDENTIFYING PERMANENT ROOMS AND SPACES SHALL BE TACTILE. WHERE PICTORIAL ARE PROVIDED AS DESIGNATIONS OF INTERIOR AND SPACE, THE PICTOGRAMS SHALL HAVE TACTILE TEXT DESCRIPTIONS. SIGNS REQUIRED TO PROVIDE TACTILE CHARACTERS AND PICTOGRAMS SHALL COMPLY WITH ICC A 117.1
 NOTE: A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACENT TO EACH DOOR TO AN AREA OF REFUGE, AN EXTERIOR AREA FOR ASSISTED RESCUE, AN EXIT STAIRWAY, AN EXIT RAMP, AN EXIT PASSAGEWAY AND THE EXIT DISCHARGE.

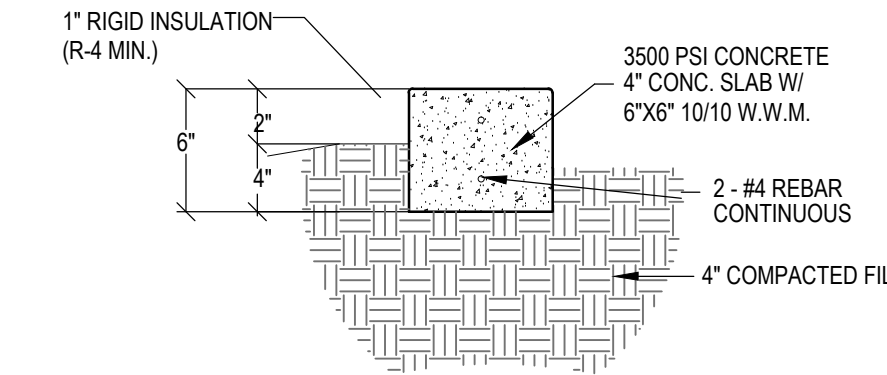


TYPICAL WALL SECTION
ADOBE WALL

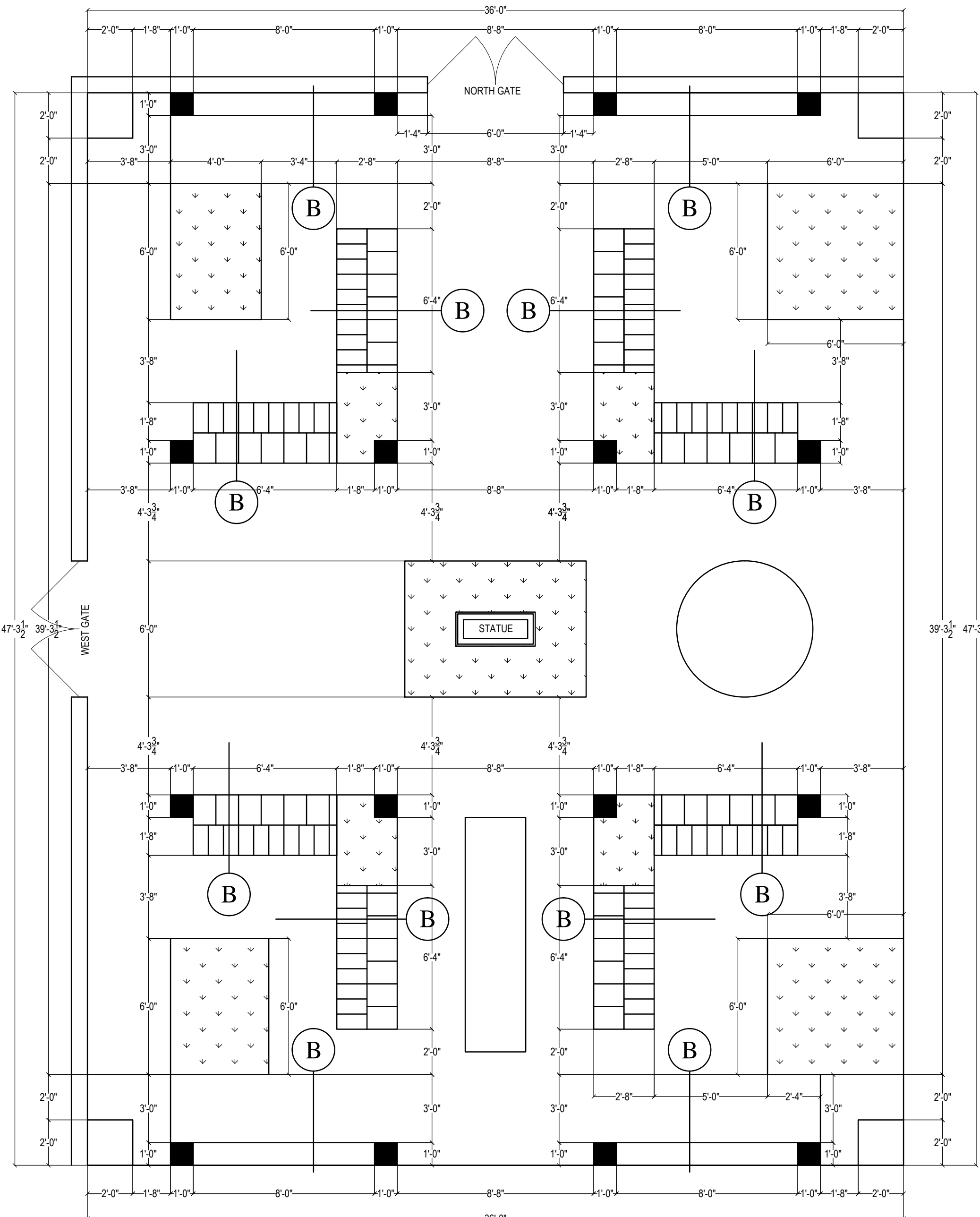


NTS (A)

TYPICAL FOOTING FOR
SLAB @ EACH UNIT



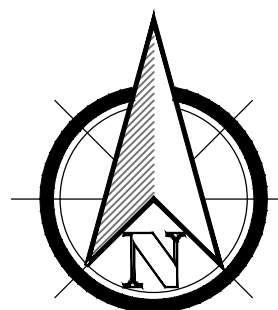
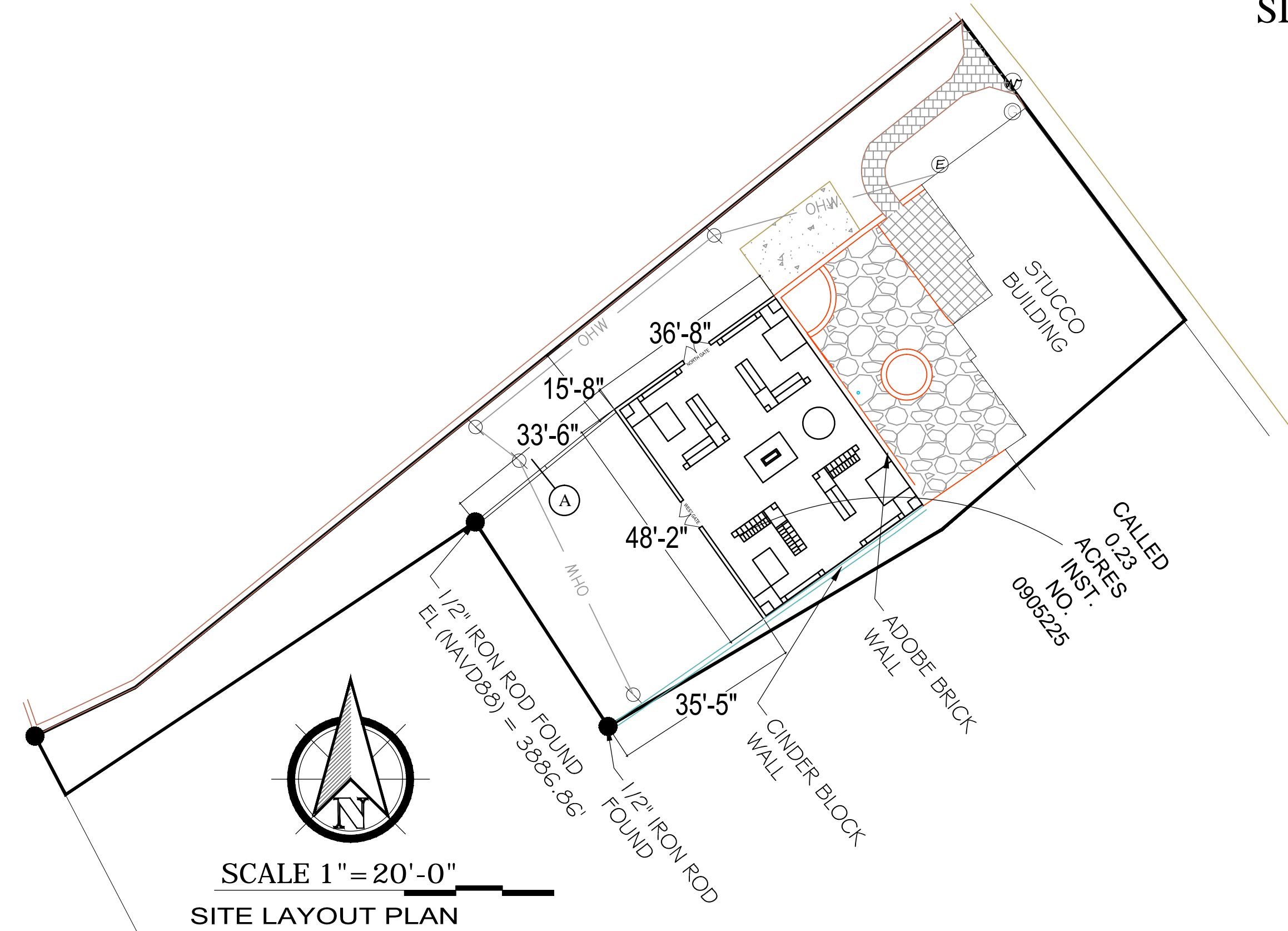
NTS (B)



LAYOUT OF SPACE

1/4"=1'-0"

*GRASS AREA *



SCALE 1" = 20'-0"

SITE LAYOUT PLAN



ISSUED PERMIT:
REVISIONS: 1

ALL MEASUREMENTS, DIMENSIONS, & SPECIFICATIONS, INCLUDING ALL BLDG. MATERIALS ARE TO BE CHECKED BY OWNER & CONTRACTOR & ARE THE RESPONSIBILITY OF THE OWNER & CONTRACTOR. THE STRUCTURAL INTEGRITY OF THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND OWNER. THIS DRAWING IS AN INSTRUMENT OF ALLURE CUSTOM HOME DESIGNS, OWNER, AND CONTRACTOR. THIS DRAWING MAY NOT BE REPRODUCED OR REPRODUCTIONS HEREOF USED WITHOUT THEIR WRITTEN PERMISSION.

GENERAL CONTRACTOR
TBD

PROJECT
SAN ALBINO COLUMBARIUM

SHEET TITLE
FLOOR PLAN/SITE PLAN LAYOUT

DRAWN BY: S.GREEN
 CHECKED BY: R.OWEN
 DATE: 10/3/2021

SHEET NUMBER: **S.1**

Cynthia Stoechner-Hernandez

From: Christopher Williams <cwpostnm@hotmail.com>
Sent: Thursday, September 30, 2021 2:22 PM
To: Ofelia Meraz; cynthias-h@mesillanm.gov
Subject: Re: Columbarium Information
Attachments: 17-630x473.jpg; door hing iron.jpg

Thank you, Cynthia, for your help.

The gates will look like this. However, we will have some large ornamental hinges as in the additional picture, two on the right and two on the left to make it look like an old spanish style door.

We will not be plastering. We are going to try to match the color of the new foe adobe bricks to the existing adobe bricks in the old adjacent wall that currently encloses the patio to the gift shop. The new walls will be made from concrete bricks that are about the same size and color as the older adobe bricks.

Hope this helps. Let me know if I can provide you with more information.

Thanks again,
Pax,
Fr. Christopher Williams

From: Ofelia Meraz <omeraz@sanalbino.org>
Sent: Thursday, September 30, 2021 3:04 PM
To: 'Christopher Williams' <cwpostnm@hotmail.com>
Subject: FW: Columbarium Information

From: Cynthia Stoechner-Hernandez [mailto:cynthias-h@mesillanm.gov]
Sent: Thursday, September 30, 2021 1:56 PM
To: Ofelia Meraz <omeraz@sanalbino.org>
Cc: Nora L. Barraza <mayor@mesillanm.gov>
Subject: Re: Columbarium Information

I just need a picture of what the gates will look like.

Are they going to plaster the Adobe? Similar color?

Thanks!

Cynthia Stoechner-Hernandez
Clerk/Treasurer

TOWN OF MESILLA

PO Box 10 | Mesilla, NM 88046
t 575.524.3262 direct 575.800.4948
CynthiaS-H@mesillanm.gov | mesillanm.gov

Follow us: [Facebook.com/OldMesilla](https://www.facebook.com/OldMesilla)
| twitter.com/OldMesilla

On Thu, Sep 30, 2021, 1:46 PM Ofelia Meraz <omeraz@sanalbino.org> wrote:

Hi,

Attached is information to be added to the permit.

Please let me know if you need additional information.

Thank you.

Ofelia

July 2, 2021

Mr. Robert Owen
Basilica of San Albino
2280 Calle Principal
Mesilla, New Mexico 88046

Re: General Site Observation Report
Proposed Columbarium Project, Basilica of San Albino, Mesilla, Las Cruces, New Mexico

Dear Mr. Owen;

On June 2, 2021 Southwest Engineering, Inc. (SEI) performed a visual observation of the proposed construction site of the new columbarium facility west of the existing Basilica of San Albino church building in Mesilla, New Mexico. The purpose of this report will be to discuss the existing site soils within the project area and recommend certain earthwork construction activities on the site to properly prepare the site for future structures.

SEI had prepared a previous geotechnical report for the expansion of the church facility. This report found that the area primarily consisted of sand soils with some silt and clay soils present. As such, the surface site soils are adequate for structures to be directly constructed on when properly prepared. First, if during construction activities, clay soils are found, they should be removed and replaced with granular fill materials. It is recommended that during earthwork construction operations, the top 12 inches of soils under all proposed foundations and concrete pavement areas be over-excavated, moisture treated and recompacted. Fill and/or backfill materials, at a minimum, shall be granular in nature and shall be placed in compacted layers not to exceed 6 inches in thickness. All fill materials shall be moisture treated to a level of +/- 2 percent of optimum and compacted to 95 percent of ASTM D1557. The top layer of native material below any excavated areas shall be scarified, moisture treated to a level of +/- 2 percent of optimum and compacted to 95 percent of ASTM D1557.

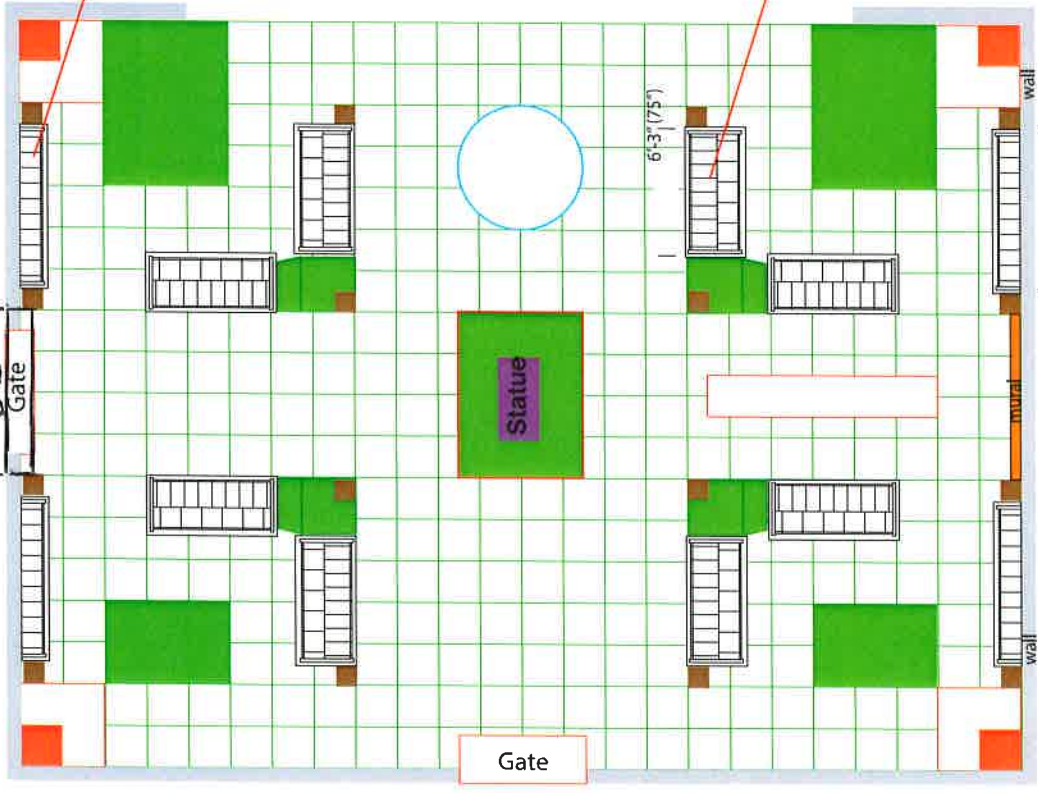
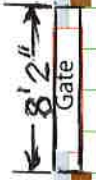
If, after reviewing this report, you have any questions or require any further information, please do not hesitate to contact our office.

Sincerely;



Paul J. Pompeo, P.E.
President

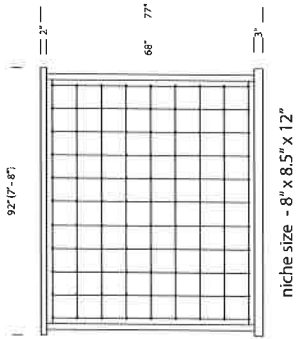
North



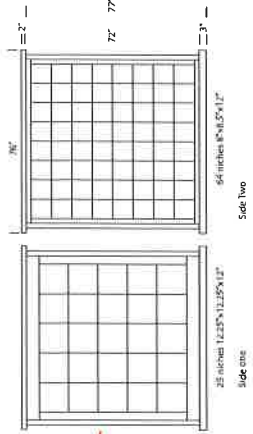
East
 → Gift shop

West

South



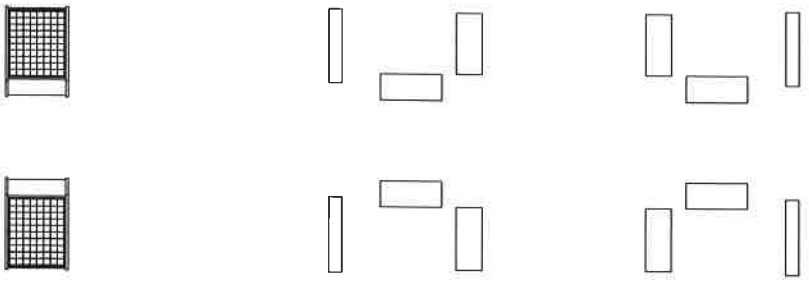
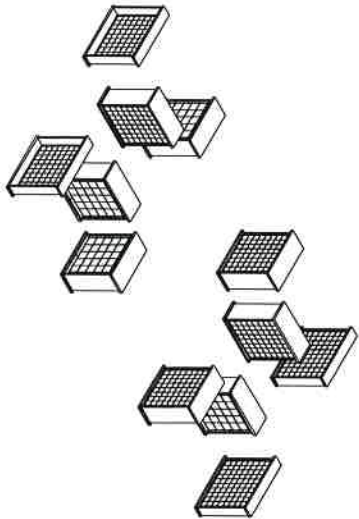
8 units



8 units

Gate

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	253202_1 Rosette		936
2	253202_1 Granite, Niche Door	12.06 x 0.75 x 12.06	200
3	253202_1 Granite, Top Cap	76.13 x 32.00 x 3.00	8
4	253202_1 Granite, Base	76.125 x 32.000 x 3.000	8
5	253202_1 Granite, End Cap	2.00 x 28.00 x 72.00	16
6	253202_1 Granite, Trim, TTA2.5	33.97 x 0.75 x 5.31	32
7	253202_1 Granite, Trim, TLB2.5	3.31 x 0.75 x 30.56	32
8	253202_2 Granite, Niche Door	7.81 x 0.75 x 8.31	512
9	253202_2 Granite, Trim, TTA4	33.97 x 0.75 x 1.94	32
10	253202_2 Granite, Trim, TLB4	1.94 x 0.75 x 33.94	32
11	253202_2 Rosette		396
12	253202_3 Granite, Niche Door	7.81 x 0.75 x 8.31	320
13	253202_3 Granite, Top Cap	92.13 x 16.25 x 3.00	4
14	253202_3 Granite, Base	92.13 x 16.25 x 3.00	4
15	253202_3 Granite, End Cap	2.00 x 14.25 x 72.00	8
16	253202_3 Granite, Trim, TTA2	17.969 x 0.750 x 1.938	16
17	253202_3 Granite, Trim, TLB3	23.938 x 0.750 x 1.938	16
18	253202_3 Granite, Trim, TLB4	1.938 x 0.750 x 33.938	16



APPROVED BY: _____ DATE: _____

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 FRACTIONS 1/16" AND 1/8" IN 16 AND 8
 TWO PLACE DECIMAL, 5.00
 THREE PLACE DECIMAL, 5.910
 INTERPRET GOVERNOR
 TO: ERANKING PER: VLS SW, 2018

DATE: 6/10/2021 10:09:16 AM
 KMI COLUMBARIA

FILE: 253202_Bosillica San Albino PROJECT Assem
 SCALE: 1:150 WEIGHT: SHEET 1 OF 1

REV: _____

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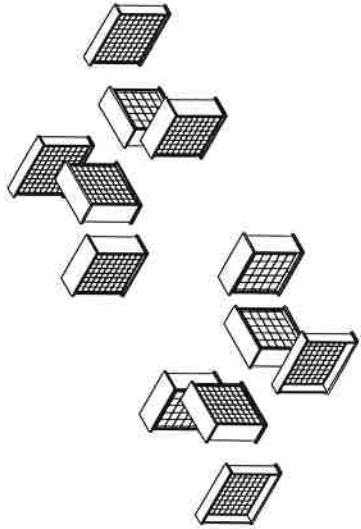
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4

ITEM NO.	PART NUMBER	DESCRIPTION	QTY.
1	253202_1_Rosette		936
2	253202_1_Granite, Niche Door	12.06 x 0.75 x 12.06	200
3	253202_1_Granite, Top Cap	76.13 x 32.00 x 3.00	8
4	253202_1_Granite, Base	76.125 x 32.000 x 3.000	8
5	253202_1_Granite, End Cap	2.00 x 28.00 x 72.00	16
6	253202_1_Granite, Trim, TIA2.5	33.97 x 0.75 x 5.31	32
7	253202_1_Granite, Trim, TLB2.5	3.31 x 0.75 x 30.56	32
8	253202_2_Granite, Niche Door	7.81 x 0.75 x 8.31	512
9	253202_2_Granite, Trim, TIA4	33.97 x 0.75 x 1.94	32
10	253202_2_Granite, Trim, TLB4	1.94 x 0.75 x 33.94	32
11	253202_2_Rosette		396
12	253202_3_Granite, Niche Door	7.81 x 0.75 x 8.31	320
13	253202_3_Granite, Top Cap	92.13 x 16.25 x 3.00	4
14	253202_3_Granite, Base	92.13 x 16.25 x 3.00	4
15	253202_3_Granite, End Cap	2.00 x 14.25 x 72.00	8
16	253202_3_Granite, Trim, TIA2	17.969 x 0.750 x 1.938	16
17	253202_3_Granite, Trim, TLB3	23.938 x 0.750 x 1.938	16
18	253202_3_Granite, Trim, TLB4	1.938 x 0.750 x 33.938	16



B

A



B

A

Default

COMP TITLE

FILE

SCALE: 1:150WEIGHT: SHEET 1 OF 1

6/10/2021 10:09:16 AM

6/10/2021 10:09:16 AM

UNLESS OTHERWISE SPECIFIED:
 DIMENSIONS ARE IN INCHES
 FRACTIONAL: 1/64
 ANGULAR: MACH 1:
 HIDE FACE: DECIMAL: 2.01E
 INTERPRET GEOMETRIC TOLERANCING PER: Y14.5M - 2018
 REFER TO MATERIAL PER LINE # IN DRAWING FOR TOLERANCE INFORMATION.
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REV

253202_Basillica San Albino PROJECT Assem

1

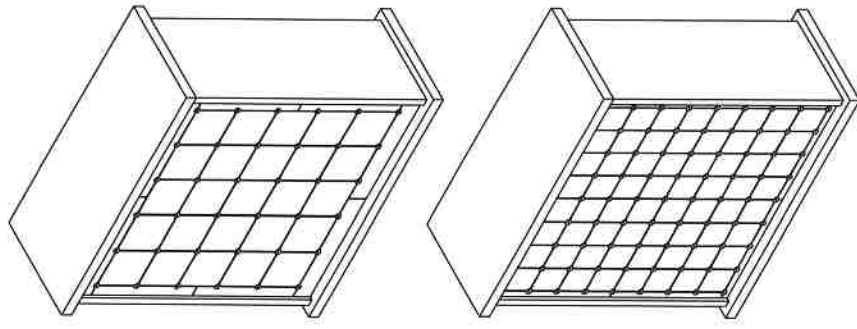
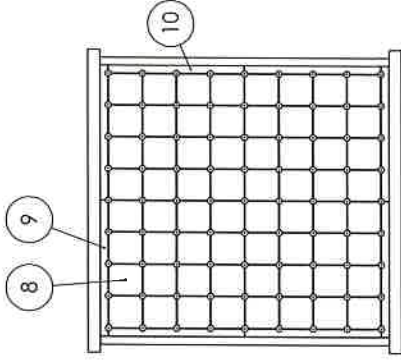
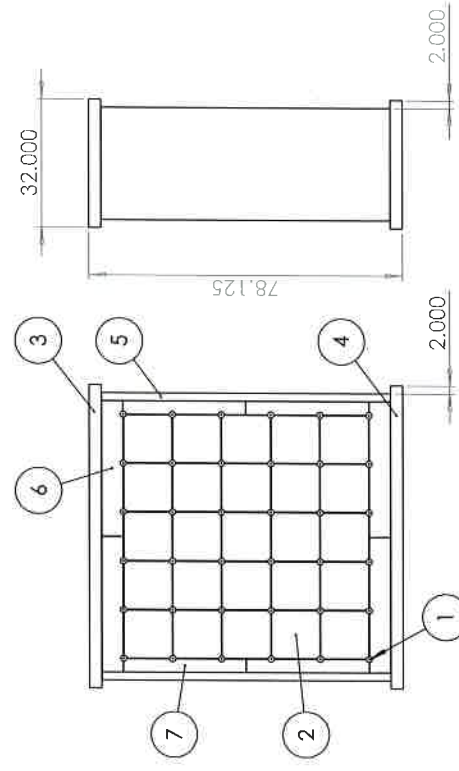
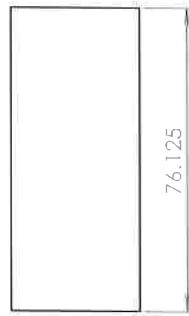
2

3

4

4 3 2 1

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1	253202_1_Rosette		117
2	253202_1_Granite, Niche Door	12.063 x 0.750 x 12.063	25
3	253202_1_Granite, Top Cap	76.125 x 32.000 x 3.000	1
4	253202_1_Granite, Base	76.125 x 32.000 x 3.000	1
5	253202_1_Granite, End Cap	2.000 x 28.000 x 72.000	2
6	253202_1_Granite, Trim, ITA2.5	33.969 x 0.750 x 5.313	4
7	253202_1_Granite, Trim, TLB2.5	3.313 x 0.750 x 30.563	4
8	253202_2_Granite, Niche Door	7.813 x 0.750 x 8.313	64
9	253202_2_Granite, Trim, ITA4	33.969 x 0.750 x 1.938	4
10	253202_2_Granite, Trim, TLB4	1.938 x 0.750 x 33.938	4



Granite Only
 TITLE CONF
 FILE 253202_1&2_Niche Assem
 with Granite
 REV
 SCALE: 1:30 WEIGHT: SHEET 1 OF 1

KMI
 COLUMBIA
 6/10/2021 9:50:02 AM
 MATERIAL Granite, Per PO
 Reference Table

UNLESS OTHERWISE SPECIFIED:
 DIMENSIONS ARE IN INCHES
 FRACTIONALS 1/4
 ANGULARS MAX 1/2
 TOLERANCES PER Y14.4M-2018
 INTERPRET GEOMETRIC
 TOLERANCING PER Y14.4M-2018
 FINISH

SIZE
 B
 DIMENSIONS ARE IN INCHES
 FRACTIONALS 1/4
 ANGULARS MAX 1/2
 TOLERANCES PER Y14.4M-2018
 INTERPRET GEOMETRIC
 TOLERANCING PER Y14.4M-2018
 FINISH

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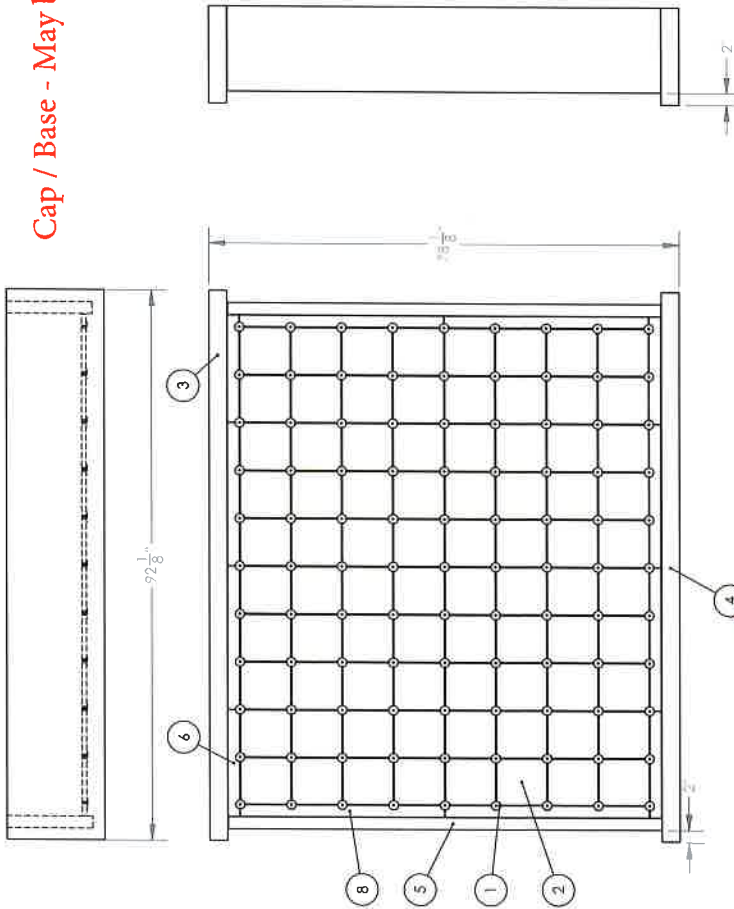
Approved with signature
Changes after approval may
incur additional costs

1 2 3 4

4 3 2 1

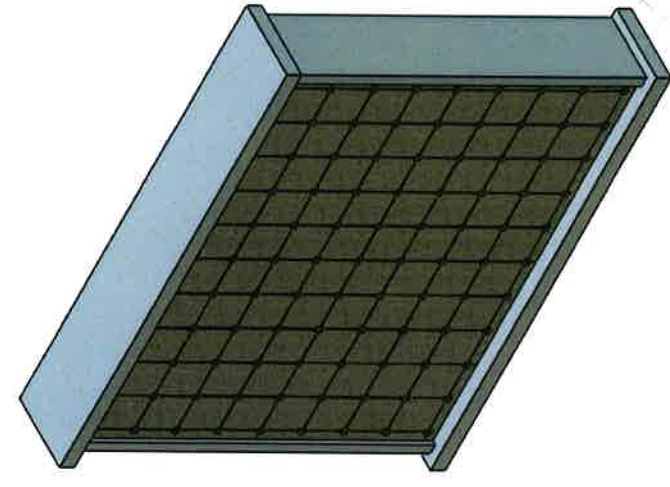
ITEM NO.	Ref	PART NUMBER	DESCRIPTION	Material	Finish	QTY	EXTRA	TOTAL QTY
1		253202_2_Rosette		Aluminum 5052-H32	Brnze	99	0	0
2		253202_3_Granite, Niche Door	7 13/16" x 3/4" x 8 5/16"	Granite, Per PO	Per PO	80	0	0
3	Default	253202_3_Granite, Top Cap	92 1/8" x 16 1/4" x 3"	Granite, Per PO	Per PO	1	0	0
4	Default	253202_3_Granite, Base	92 1/8" x 16 1/4" x 3"	Granite, Per PO	Per PO	1	0	0
5	Default	253202_3_Granite, End Cap	2" x 14 1/4" x 72"	Granite, Per PO	Per PO	2	0	0
6	TTA2	253202_3_Granite, Trim, TTA2	17 31/32" x 3/4" x 1 15/16"	Granite, Per PO	Per PO	4	1	1
7	ITB3	253202_3_Granite, Trim, ITB3	23 15/16" x 3/4" x 1 15/16"	Granite, Per PO	Per PO	4	1	1
8	TLB4	253202_3_Granite, Trim, TLB4	1 15/16" x 3/4" x 33 15/16"	Granite, Per PO	Per PO	4	1	1

Cap / Base - May be in sections



Approved with signature
Changes after approval may incur additional costs

APPROVED BY: DATE:



Granite Only

FILE: 253202_3_Niche Assem
with Granite

REV: SHEET 1 OF 1

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
FRACTIONALS 1/64

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6/10/2021 10:01:17 AM
Material: Granite, Per PO
Reference Table



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2

3

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