



Los Alamos County
Community Development Department
BOARD OF ADJUSTMENT STAFF REPORT

Public Hearing Date: February 6, 2017
Subject: Case No. WVR-2017-0027
Owners/Applicants: Anne C. Hawes, Owner & Applicant
Case Manager: Anders Millmann, Senior Planner
Through: Tamara Baer, Principal Planner

Case No. WVR-2016-0027: Anne C. Hawes, the property owner and petitioner, is requesting a Waiver to the Los Alamos County Code of Ordinances, Development Code, Article XIII, Site Development Requirements, from a minimum front yard setback requirement of twenty (20') feet, to zero (0') feet; and to Article VII, §16-272 (d), Projection into required yards; (7), which permits a carport, consisting of a roof that has no walls, or wholly or partially enclosed walls, except those that are part of the main structure, to project no more than 40 percent of the distance into the required front yard setback. The property is located at 3114 Orange Street, Los Alamos, New Mexico, Subdivision: Western Area 2, Lot 74, and is zoned R-M (Residential Mixed District).

Board Action Options

Motion Option 1:

I move that the Board of Adjustment **approve** Case No. WVR-2016-0027, a request for approval of a waiver from a required front yard setback requirement for the construction/placement of a proposed 10' x 20' carport, for the reasons stated in the staff report, reasons determined during the public hearing, and adoption of findings of fact, subject to the following conditions:

1. If the waiver is approved, the applicant shall apply for and receive a Building Permit prior to construction/placement of the carport.
2. If the waiver is approved, the carport structure to be constructed/placed must be compliant with the IRC 2009 or the IBC 2015 Code, as specified by the Senior Building Inspector.
3. If the waiver is approved, the carport structure shall meet the Los Alamos County fire code (LAC Municipal code), section 22-131 through 22-133, and table R302.1 of the 2009 or 2015 IRC. The exterior material of the carport structure must meet the flame spread index of 75 or less, as specified by the Fire Marshal.
4. If the waiver is approved, any carport structure placed or constructed per the waived setbacks shall be further subject to review by the Traffic Engineer/Public Works Department to ensure that no sight obstruction is created [See §16-271(c) of the Los Alamos County Development Code].

Motion Option 2:

I move that the Board of Adjustment **deny** Case No. WVR-2016-0027 with the finding that it does not meet the Criteria of Section 16-157 for the following reason(s):

1. ...

I. Summary

The applicant is requesting a waiver to allow for the construction/placement of a carport in a required front yard. The Los Alamos County Code of Ordinances, Chapter 16 (Development Code), Site Development Requirements (table), Residential Mixed District, establishes a minimum front yard setback of twenty (20') feet, as measured from the front property line.

In addition, the Los Alamos County Code of Ordinances, Chapter 16 (Development Code), Section 16-272 (Yards), (d) "Projections into required yards; (7), permits a:

"carport, consisting of a roof that has no walls, or wholly or partially enclosed walls, except those that are part of the main structure, shall project no more than 40 percent of the distance into the required front yard setback."

Section 16-533 (4) of the Los Alamos Development Code, states that the Residential Mixed District (R-M) is intended to accommodate single-family and two-family dwellings and accessory structures and accessory structures and uses, and is further intended to maintain and protect a residential character of development.

The subject property is located mid-block on a street that eventually terminates in a cul-de-sac. The parcel is roughly rectangular in shape. The parcel is occupied by a single family residence. The subject property does not contain either a garage or a carport. The subject property slopes significantly downward to the north from the Orange Street right-of-way.

There is a permanent concrete pad located at the southeastern corner of the front yard that measures 21.54' in width by 18.30' in depth. It is shared with and straddles the property line with the adjacent property to the east.

The vast majority of properties in the vicinity do not contain garages or carports. Although properties located along the south side of Orange Street contain traditional driveways (or drive pads), and the residences are at or elevated above these driveway pads, several properties located along the north side of Orange Street contain concrete pads that are utilized for off-street parking, that are higher in elevation than the residential structures. They appear to be designed to straddle property lines and to allow one off-street parking space per residence. One resident has constructed a permanent carport structure over the entire concrete pad (see photos).

The type of carport proposed measures ten (10') feet in width by twenty (20') feet in depth, contain 200 Ft², and will stand approximately eight (8') feet tall at its highest point. The carport proposed is an "off the shelf" product available at a retail home building supply store (Home Depot), and is constructed of a fabric material over a metal frame, which the applicant states will be bolted to the cement pad in five places along each long side. Vehicular access will be via a roll-up door. Visually, the carport proposed has the appearance of a small Quonset hut. The carport is manufactured off-site by the King Canopy Dome Company, and is sold commercially at Home Depot.

The eastern half of the concrete pad currently contains an inflatable-type of car covering (see photos), and is utilized by the adjacent residence. It does not appear to be attached or anchored to the ground by any means, and would therefore not be subject to County provisions governing carports.

The County's Senior Building Inspector reviewed the details of the King Canopy Dome that was submitted with the petition. The Senior Building Inspector informed staff that this product will NOT meet the requirements of the Building Code, and therefore would not be permitted in Los Alamos County. He added that any carport structure must be compliant with the International Residential Code (IRC), 2009 edition, or the International Building Code (IBC), 2015 edition, which are the Codes Los Alamos County has formally adopted. Basically, the Code requires a ground snow load of 30 pounds, and a wind speed load of 90 mph. Technical details contained within the materials submitted by the petitioner for the King Canopy Dome state a snow load of 1 pound and a wind load of 10mph. The Senior Building Inspector informs Planning Staff that these specifications do not meet the requirements of either the IRC, 2009 edition, or the IBC, 2015 edition.

In response to an inquiry made to the manufacturer by the petitioner concerning wind and snow loads, Julie Parker, a representative of King Canopy, states that wind and snow loading is not required for "temporary structures." In response, the Senior Building Inspector stated that any structure exceeding 120 Ft² requires a Building Permit and an inspection.

Therefore, this waiver application is only for consideration of setback requirements. Any future carport structure would require compliance with all Building and Fire regulations, and be subject to review by Traffic Engineering for sight visibility conditions. It is further noted that the structure, as shown and submitted as part of this application, does not meet County requirements, and therefore will not be approved.

II. Waiver Review Criteria

Sec. 16-157: During the course of review of any waiver request, the board of adjustment shall base its decision on all the following criteria. The board of adjustment shall approve, approve with conditions and limitations, or deny the request depending on the extent to which the request meets or fails to meet these criteria:

(a) Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement, and

Applicant Response:

The structure is not permanent and does not impede access to the gas service line. The anchors just need to be clear of the actual line alignment.

Staff Response:

There is a gas service line located very near to the existing concrete pad. Although the concrete pad is already in place, the petitioner should contact the Utilities Services Department to ascertain the exact location of the utility easement (if one exists).

(b) The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed, and

Applicant Response:

My property slopes significantly toward the rear. The difference in grade on the rear of the already existing pad is 5' 3".

Staff Response:

The existing residence is set back nearly 35' from the front property line and is located several feet below the average grade of the right-of-way. There is insufficient room within either side yard to accommodate a carport structure without the need for a waiver.

(c) Granting of the waiver will not create a health or safety hazard or violate building code requirements, and

Applicant Response:

It will be built to code and in a safe manner.

Staff Response:

The Building Code is a minimum standard and there is no waiver of any provision of the building code.

(d) Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.

Applicant Response:

The structure would do none of the above.

Staff Response:

Within the neighborhood, there is only one other permanent carport which encroaches into the front yard setback, and which was granted a setback waiver in 1996. One of the conditions of that waiver was that the side walls of the carport be no closer than four feet from the sidewalk and no more than three feet in height. These conditions were to ensure sight visibility. There are also a few, mostly single-car garages which are an integral part of the residential structure, therefore meeting the front yard setback requirement.

The request of waiver was properly and sufficiently noticed, and no comments or objections were received as of February 1, 2017.

III. Findings of Fact

1. This public hearing was announced by publication in the Los Alamos Monitor, the Newspaper of Record for Los Alamos County, on Sunday 22 January 2017; and property owner notices were mailed via first class mail to all owners of real property located within 100 yards of the subject property.
2. This and adjacent properties are residential and are Zoned R-M (Residential Mixed District).
3. The subject property is located in the WESTERN AREA 2 Subdivision, Lot: 074, which contains 0.205± acres, or 8,934 square feet of area. The existing residential structure and garage contain approximately 1,380 Ft² of footprint area, yielding a lot coverage factor of 15.45%. The maximum lot coverage percentage permitted by Section 16-537 Site Development Requirements, of the Los Alamos County Development Code, is 40%.
4. The existing residence on the subject property is set back thirty-four (34') feet six (6") inches from the front property line; thereby meeting the minimum required 20-foot front yard setback requirement.
5. The proposed carport that will encroach within a required front yard setback area, will measure 10 feet in width by 20 feet in length, thereby adding 200 Ft² of additional lot coverage to the subject property, bringing the lot coverage factor up to 17.69%.

6. Section 16-537, Site Development Requirements, of the Los Alamos County Development Code, requires a minimum front yard setback of twenty (20') feet, a minimum rear yard setback of twenty (20') feet, and minimum side yard setbacks totaling fifteen (15') feet. The existing single family residence occupying the subject property is compliant with this requirement.
7. Per §16-537, the minimum required front yard setback for structures in an R-M (Residential Mixed) zone is twenty (20') feet. Additionally, per §16-272 (d) (7), a carport is permitted to project up to forty (40%) percent of the setback distance into a required front yard area. Approval of this waiver will allow the petitioner to place a carport that will encroach twenty (20') feet, or 100%, into a required front yard setback area.
8. ...

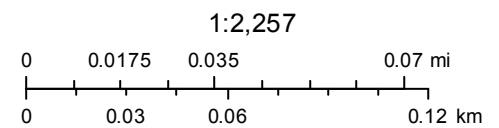
IV. Exhibits

Exhibit I	Vicinity map/Aerial photo of the subject property
Exhibit II	Map and list of property owners of record within 100 yards of subject property
Exhibit III	Application
Exhibit IV	Site Plan
Exhibit V	Specifications for Fabric Canopy
Exhibit VI	Letter from Julie Parker
Exhibit VII	Interdepartmental Review Committee (IDRC) comments
Exhibit VIII	Photographs of subject property, Staff (6)

3114 Orange 300' Vicinity



January 9, 2017



Los Alamos County
Sources: Esri, DeLorme, USGS, NPS
Sources: Esri, USGS, NOAA

Exhibit I □ Vicinity map-Aerial photo of the subject property

Created by: Los Alamos County
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LOS ALAMOS COUNTY
P O BOX 30
LOS ALAMOS NM 87544

LAWTON CINDY M
84 LOMA DEL ESCOLAR
LOS ALAMOS NM 87544

JE RUNYAN FAMILY SURVIVORS TRUST
553 CAMINO TIERRA ALTA
SANTA FE NM 87501

MACROBERTS FAMILY TRUST
2982 ORANGE ST A
LOS ALAMOS NM 87544

DI ROSA MICHAEL
9304 HARVEY ROAD
SILVER SPRING MD 20910

GEOFFRION GREGORY L & ANGELIQUE M
1348 42ND ST A
LOS ALAMOS NM 87544

ULRICH TIMOTHY J II & KAY R
3016 ORANGE ST A
LOS ALAMOS NM 87544

PIAZZA NICHOLAS
5908 N GRANITE REEF RD
SCOTSDALE AZ 85250

GEOFFRION ANGELIQUE & GREG
3125 NICKEL ST
LOS ALAMOS NM 87544

MOJICA MARIA J
3064 ORANGE ST A
LOS ALAMOS NM 87544

DURAN SUSAN M
PO BOX 1003
LOS ALAMOS NM 87544

TRENT BRUCE C & MARIA T B
3227 ORANGE ST A
LOS ALAMOS NM 87544

WHITNEY EARL M & NINFA A
3090 ORANGE ST
LOS ALAMOS NM 87544

RABY ERIC & PARK UMI
3146 NICKEL ST
LOS ALAMOS NM 87544

KRIER DONATHON J
223 MAPLE DR
LOS ALAMOS NM 87544

BENSON FAITH A & HOWARD M
3031 NICKEL ST A
LOS ALAMOS NM 87544

HEINEMAN JENNIFER P REV TRUST
3158 ORANGE ST
LOS ALAMOS NM 87544

GOULD THOMAS E & ABIGAIL R
3131A NICKLE ST
LOS ALAMOS NM 87544

PICKETT NEALE T & AMY V
2995 ORANGE ST
LOS ALAMOS NM 87544

WATKINS WILLIAM A & KIRSTEN D
3177 A NICKLE ST
LOS ALAMOS NM 87544

HOPKINS JOHN G & ANN TRUST
3220 ORANGE ST B
LOS ALAMOS NM 87544

HARTMAN MARK GREGORY
3177 NICKEL ST B
LOS ALAMOS NM 87544

BLAIR MICHAEL & MELISSA E
3034 NICKEL ST
LOS ALAMOS NM 87544

STAPLES WENDY ANN REV TRUST
3071 NICKEL ST
LOS ALAMOS NM 87544

WVR-2017-0027

~~WVR-2016-0023~~
 CEDD Application Number: BOA

In order to process your application we'll need to know certain information about your proposed waiver. Please consult with a Planning Division staff member who will help you fill out the application form and advise you on any required attachments. We cannot accept or process incomplete applications.

1. ADDRESS List the address at which this application applies. If no address has been assigned to the location, please indicate by other means such as subdivision name and lot number. Address: <u>3114 Orange St., Los Alamos</u>	
3. TYPE OF PROPERTY Please check only one box: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Mixed Use	
4. TYPE OF APPLICANT Who is applying for this permit? <input checked="" type="checkbox"/> Property owner <input type="checkbox"/> Agent for the owner <input type="checkbox"/> Renter or lessee (If "Agent" explain relationship to Owner or Renter/lessee.)	
5. OWNERSHIP INFORMATION Name: <u>Anne Collins Hawes</u> Phone: <u>505-469-2135</u> Cell #: <u>same</u> Fax: _____ Address: <u>P.O. Box 1524, Los Alamos, NM 87544</u> E-Mail: <u>annchawes@msn.com</u> Please attach proof of ownership such as a deed, purchase agreement, or tax bill.	
6. AGENT/RENTER OR LESSEE OR <input checked="" type="checkbox"/> Not applicable Name: _____ Phone: _____ Cell #: _____ Fax: _____ Address: _____	
7. DESCRIPTION OF THE PERMIT REQUEST Does the request relate to an existing condition for which you seek approval, or to new work which you wish to perform? <input type="checkbox"/> Existing condition <input checked="" type="checkbox"/> Proposed work <u>carport, free standing</u> If the application is for an existing condition, how long has it existed and who was responsible for creating the condition? Please further describe the nature of the request and the specific sections of the Development Code from which you seek relief. <u>Section 16-272(d)(1) Request to encroach into front yard setback to front property line to install a carport 4ft from edge of sidewalk).</u>	
8. PROPERTY RELATIONSHIP TO OTHER PLANS OR COVENANTS Is your property part of a larger site plan or master-planned development or subject to special covenants such as those imposed by a homeowners association? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (If "Yes" please explain.)	

9. LOCATION PLAN

Attach a scaled plot plan or survey of your property showing boundaries, any existing and proposed structures, and adjacent streets. Clearly show the area of the proposed waiver or administrative deviation with dimensions clearly marked.

10. CRITERIA QUESTIONNAIRE

To approve your application for a waiver, the Board of Adjustment must find that your application meets all the following criteria as listed in code Section 16-157. Please explain how your request meets each of the following requirements:

A. Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement.

The structure is not permanent & does not impede access to the gas service line. The anchors just need to be clear of the actual line alignment. We clear this structure as approved.

-TCM

B. The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed.

My property slopes significantly toward the rear. The difference in grade on the rear of the already existing pad is 5'3" ft.

C. Granting of the waiver will not create a health or safety hazard or violate building code requirements.

It will be built to code and in a safe manner.

CEDD Application Number: ____-BOA-____

D. Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.

The structure would do none of the above.

12. PROPERTY OWNER'S CERTIFICATION & SIGNATURE

I hereby acknowledge that I have read the contents of this application packet, and that the information supplied in this application is correct. I further agree not to start construction or authorize others to start until the application has been approved.

Sign and Date Here:

[Signature] *11/29/16*

13. APPLICANT'S STATEMENT & SIGNATURE (IF DIFFERENT FROM PROPERTY OWNER)

I hereby acknowledge that I have read this application and accompanying information and obtained the owner's approval to submit this application. I further state that the information in this application is correct and that I agree not to do any work covered by this application until and unless it is approved.

Sign and Date Here:

14. Fee Payment \$250

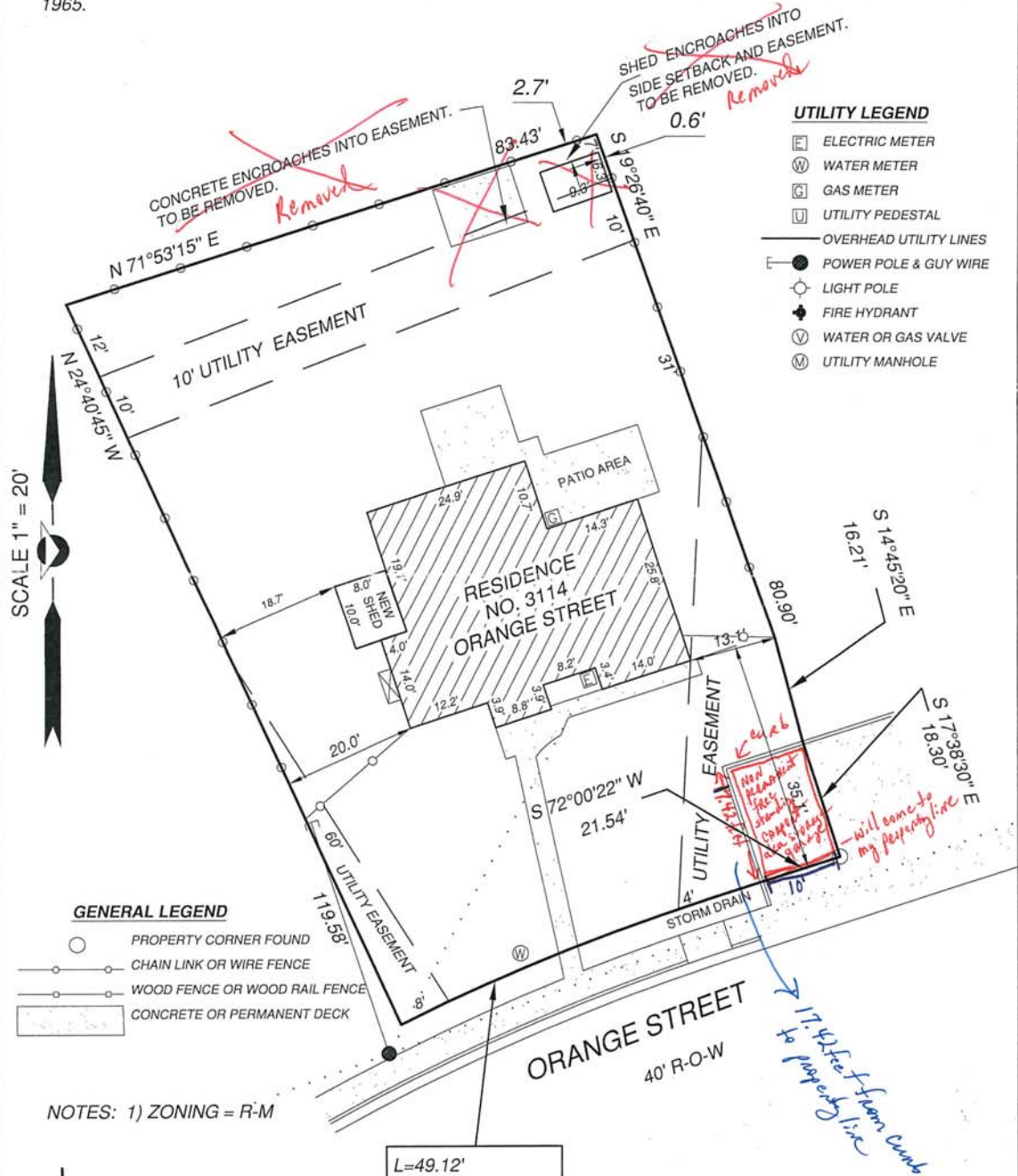
Check payable to Los Alamos County

NOTE: A written request to withdraw an application that is received by the Community Development Department prior to permit issuance shall receive a full refund. No refund will be given for withdrawal of an application after the issuance of the permit.

SITE PLAN

LOT 74,
WESTERN AREA NO. 2
LOS ALAMOS, NEW MEXICO
FOR
ANNE HAWES

PLAT DATA TAKEN FROM THE SUBDIVISION PLAT OF WESTERN AREA NO.2 FILED IN THE OFFICE OF THE COUNTY CLERK OF LOS ALAMOS COUNTY, NEW MEXICO IN PLAT BOOK 1, PAGE 65 ON SEPTEMBER 10, 1965.



1362 Trinity Drive, Suite A2
Los Alamos, NM 87544

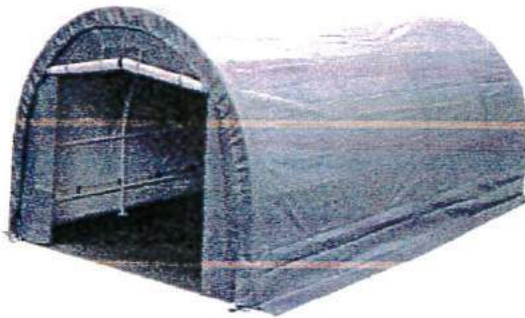
505.661.4262 PHONE
505.661.4263 FAX

L=49.12'
Δ=08°21'40"
R=336.91'

PREPARED BY: M.B.E
DATE: 5/18/2015

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King Canopy Model # G10208 Internet # 203576434

10 ft. W x 20 ft. D Dome Storage Garage★★★★★ (6) [Write a Review](#) [Questions & Answers \(21\)](#)**\$599.00** /each

- Provides protection from rain, snow, sun and wind
- 200 square foot of coverage
- Dome shaped frame offers extra roof strength and durability

PRODUCT NOT SOLD IN STORES[Open Expanded View](#)[Click image to Zoom](#)**PRODUCT OVERVIEW** Model # G10208 Internet # 203576434

The 10 ft. x 20 ft. Dome provides complete protection from rain, snow, sun rays and wind. This fully enclosed 1-Piece cover with complete all your outdoor storage needs. The Dome shaped frame provided extra roof strength and durability.

- 10 ft. x 20 ft. dome garage - 8 leg
- 1 1/2 in. powder-coated steel frame
- 1-piece grey cover
- UV inhibitors, fire retardant, water resistant

SPECIFICATIONS**DIMENSIONS**

Approximate Depth (ft.)	20	Coverage Area (sq. ft.)	200
Approximate Width (ft.)	10	Garage Door Height (in.)	91
Assembled Depth (in.)	240 in	Garage Door Width (in.)	89
Assembled Height (in.)	96 in	Highest Clearance (in.)	96
Assembled Width (in.)	120 in	Lowest Clearance (in.)	91

DETAILS

Assembly Required	Yes	Number of Garage Doors	1
Canopy Color Family	Grays	Parking Layout	Single-Wide

Exhibit V_Specs for Canopy_Home Depot

Web site.

SPECIFICATIONS

Dimensions

Approximate Depth (ft.)	20	Coverage Area (sq
Approximate Width (ft.)	10	Garage Door Height
Assembled Depth (in.)	240 in	Garage Door Width
Assembled Height (in.)	96 in	Highest Clearance
Assembled Width (in.)	120 in	Lowest Clearance (

Details

Assembly Required	Yes	Number of Garage
Canopy Color Family	Grays	Parking Layout
Canport Features	No additional features	Product Weight (lb
Frame Color Family	Whites	Returnable
Frame Gauge	20	Roof Color Family
Frame Material	Metal	Side Door
Maximum Roof Load (lb / sq. ft.)	1	Window(s)
Maximum Wind Resistance (mph)	10	

Warranty / Certifications

Manufacturer Warranty 1-Year Limited

How can we improve our product information? [Provide feedback](#)



See if you have pre-qualified for The Home Depot Consumer Credit without impacting your credit score.

CUSTOMERS WHO VIEWED THIS ITEM BOUGHT ...



\$579.00 /each

ShelterLogic Garage-in-a-Box
13 ft. x 20 ft....

(54)

[ADD TO CART](#)



\$411.99 /each

ShelterLogic 10 ft. x 20 ft. x 8
ft....

(19)

[ADD TO CART](#)



\$657.66 /each

ShelterLogic 12 ft. x 20 ft. x 8 ft.
Round...

(22)

[ADD TO CART](#)

Anne Hawes

From: ANNE <annehawes@msn.com>
Sent: Thursday, July 23, 2015 8:24 AM
To: Anne Hawes
Subject: Fwd: King Canopy G10208

Sent from my iPhone

Begin forwarded message:

From: "Julie Parker" <jparker@kingcanopy.com>
Date: July 23, 2015 at 07:57:34 MDT
To: <annehawes@msn.com>
Subject: King Canopy G10208

Good morning.

We spoke yesterday regarding you needing some specs on our G10208 canopy. I spoke with the managers/designers here and was informed that we do not have wind/snow specs for our units. For temporary structures, such as the ones we sell, it is not required. If your city is asking for this information there is nothing we can do to provide it. I do apologize for any inconvenience this may cause.

Thank you and enjoy your afternoon.

Julie Parker | PIC America, LTD | King Canopy Brand Products
1730 Five Points Lane | Fuquay-Varina NC 27526 | Office: 800.800.6296
jparker@kingcanopy.com | <http://www.kingcanopy.com>



IDRC VARIANCE ANALYSIS FORM

Reviewer and Department/Division: Master Comments, All Departments

Approved: ☐

Approved with conditions: ☐

Denied: ☐

IDRC Meeting Date: January 13, 2017 via E-Mail
Project Name: Hawes Front Yard Setback Waiver
Owner: Anne C. Hawes
Applicant/Agent: Same
Telephone: 505-469-2135
Legal Description: Western Area 2, Lot 074
Case Number(s): WVR-2016-0027
CDD Case Manager: Anders Millmann

Project Description: Waiver request to 20-foot front yard setback to place a freestanding carport on the front property line.

Department Conditions:

Analyze the project in terms of each of the code requirements listed below as found in Section §16-157 of the County Code. If a particular criterion is not applicable to your department, mark it as "N/A". From the perspective of your department, please state how the proposed project does or does not meet the criteria listed, or what conditions or additional information would be necessary for the project to be approved. (Attach additional pages if necessary.)

Criterion A: Granting of the waiver will not cause an intrusion into any utility or other easement unless approved by the owner of the easement; and

Applicant's Response: The structure is not permanent and does not impede access to the gas service line. The anchors just need to be clear of the actual line alignment.

Staff Response: There is a gas service line located very near to the existing concrete pad. Although the concrete pad is already in place, the petitioner should contact the Utilities Services Department to ascertain the exact location of the utility easement (if one exists).

Criterion B: The waiver request is caused by a practical difficulty or hardship inherent in the lot or lot improvements and the difficulty or hardship has not been self-imposed; and

Applicant's Response: My property slopes significantly toward the rear. The difference in grade on the rear of the already existing pad is 5' 3".

Staff Response: The existing residence is set back nearly 35' from the front property line and is located several feet below the grade of the right-of-way. There is insufficient room within either side yard to accommodate a carport structure without the need for a waiver.

Criterion C: Granting of the waiver will not create a health or safety hazard or violate building code requirements; and

Applicant's Response: *It will be built to code and in a safe manner.*

Staff Response: The Building Code is a minimum standard and there is no waiver of any provision of the building code.

Criterion D: Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.

Applicant's Response: *The structure would do none of the above.*

Staff Response: From a neighborhood perspective, the gray inflatable temporary structure located on the eastern half of the existing cement pad is the only other temporary carport in the Orange/Sandia neighborhood. There is one other permanent carport which encroaches into the front yard setback, and a few, mostly single-car garages which are an integral part of the residential structure, therefore meeting the front yard setback requirement.

Department Conditions: (attach additional pages if necessary)

- 1.
- 2.
- 3.
- 4.

Reviewed By: _____

Date: _____

Department: _____

Phone No. _____



1-3114 Orange Street



2-Residence & Concrete Pad



3-Concrete Pad, Site for Proposed Carport



4-Concrete pad



5-Front Yard Area



6-Permanent Carport Structure a few lots east of Subject Property