

SUP-2017-0009



SPECIAL USE PERMIT APPLICATION

Los Alamos County Community Development Department
1000 Central Ave, Suite 150, Los Alamos NM 87544
(505) 662-8120

Special Use (describe): Accessory apartment of ~450 sq. ft. in existing basement of house, with one bedroom, 3/4 bath, and a small kitchen.

Address to which this application applies:

705 Rim Road, Los Alamos

Zoning District: R-1-8

Related Applications (if any):

APPLICANT (Unless otherwise specified, all communication regarding this application shall be to Applicant):

Name: Steven Booth Phone: 505-699-8910 Cell #:

Please Print

Address: 705 Rim Road Email: srboothnm@gmail.com

Steven R. Booth
SIGNATURE

1/2/17
DATE

PROPERTY OWNER (If different from Applicant)

☒ Check here if same as above

Name: _____ Phone: _____ Cell #: _____

Please Print

Address: _____ Email: _____

My signature below indicates that I authorize the Applicant to make this rezoning application on my behalf.

SIGNATURE

DATE

Total lot acreage 12,819 sq ft | 0.294 acres
total lot coverage 14%

Exhibit 2 Application, Lot Survey and Proposed Floor Plan

Revised: 03/22/16

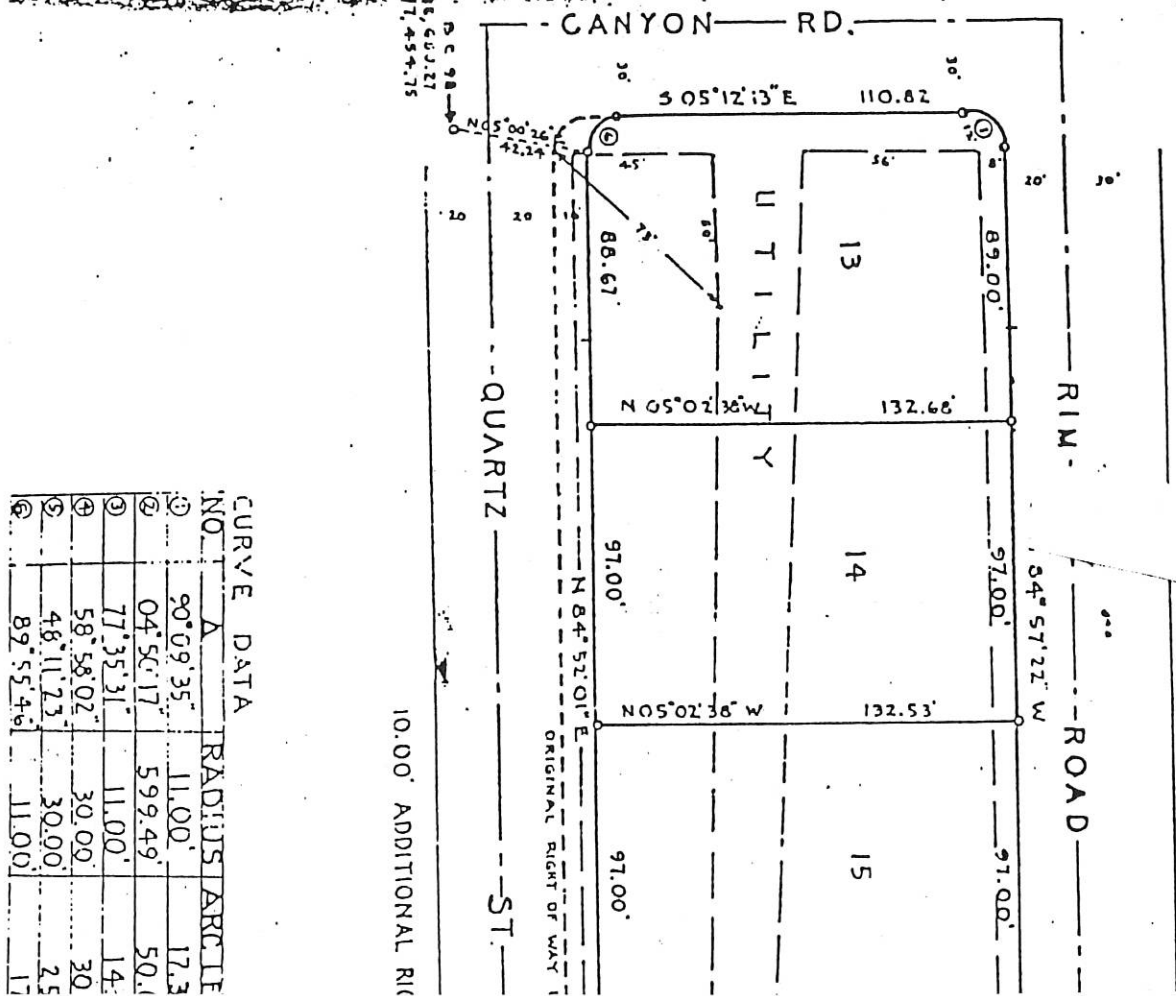


Exhibit 2 Application, Lot Survey and Proposed Floor Plan

Responses to Special Use Permit Criteria
Application by Steven Booth, 705 Rim Road

January 3, 2017

Criterion 1: Conforms to Comprehensive Plan

The County plan for residential district R-1 provides for single-family units (SFUs), accessory structures, and uses to be maintained and protected in a residential character of development. The accessory apartment at 705 Rim Road complies with this intent. The project's goal is to provide additional living space to serve the tight Los Alamos County rental market, especially during the peak summer months when the Laboratory hires over 1000 students, while making minimal changes to the neighborhood.

The accessory apartment will be located wholly within the existing SFU structure. A single wall with a door will be added inside the existing ~1000 square foot basement to create a partitioned space of about 450 square feet to serve as a bedroom, bath, and kitchen. The project includes an improvement to the heating system for the entire SFU that will reduce emissions via installation of a high-efficiency, condensing boiler. A smaller 4-inch diameter PVC flue will replace the current larger galvanized steel flue associated with the original 36-year-old boiler in the house. The two existing basement windows will be replaced with larger ones to allow safe fire egress. The new flue and windows will be the only visible changes to the exterior of the SFU. The bedroom/apartment will be well-insulated and finished in a high-quality manner similar to the rest of the house.

Criterion 2. Sufficient Parking Facilities

Parking facilities are entirely off-street. A 12-foot gate encloses a flat graveled pad, with a temporary garage already in place. Three options for parking locations are shown on the plan. Mature trees are on both sides of the gate along Quartz St., which provide visual screening. No curb cut is required. No sidewalks or walking paths will be disturbed by the parking. Street lights are located about 50 yards away on both sides of the property along Quartz St. The street has very low traffic, with only 18 residences on it. The accessory apartment will not add significantly to the vehicle burden.

Criterion 3. On-Site and Off-Site Ingress/Egress

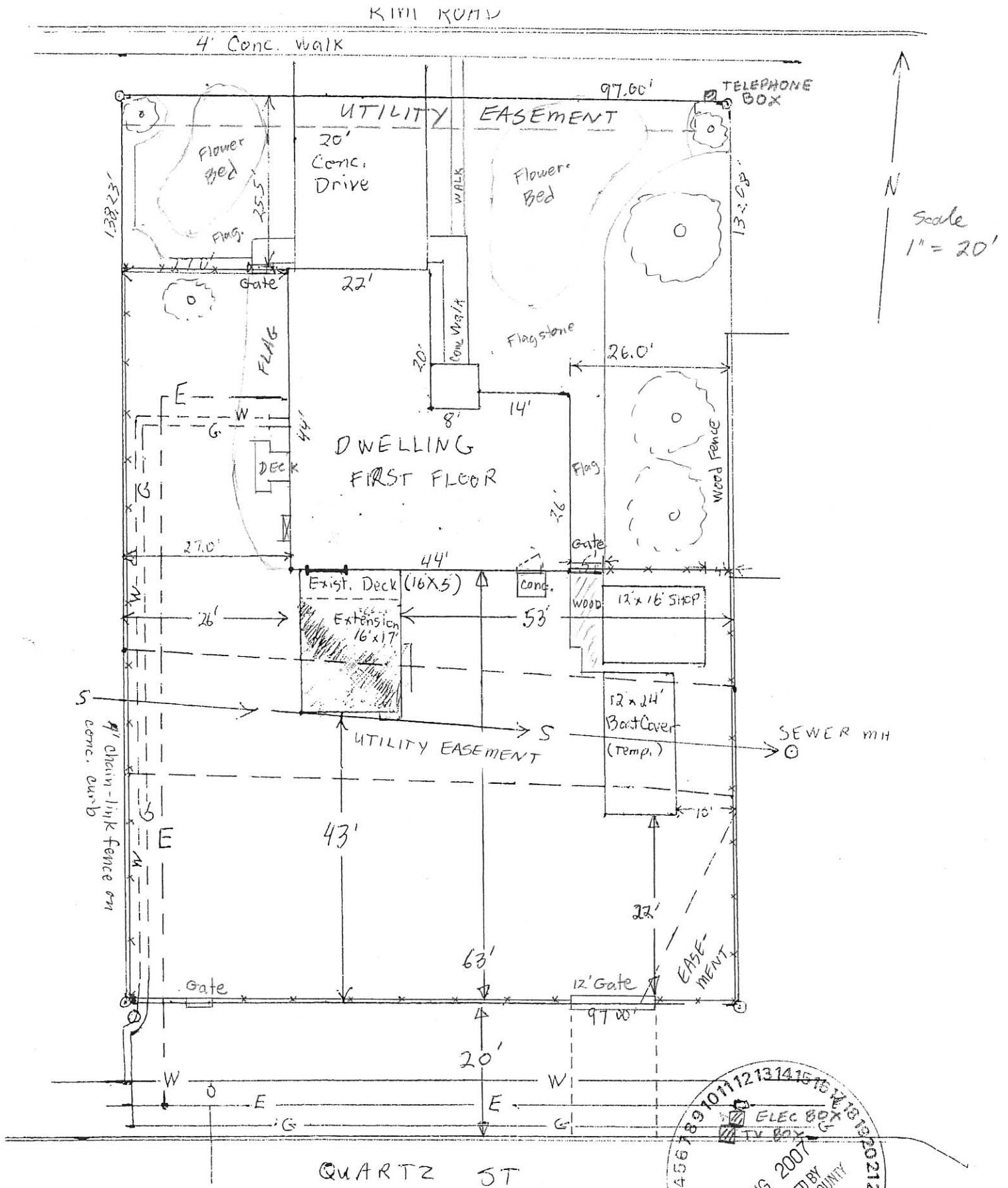
Ingress and egress to the accessory apartment is via the existing basement door facing Quartz St. Entrance to and exist from Quartz St. from the parking pad has good sight lines. No adverse impact will occur to surrounding properties. Any additional vehicle traffic to the neighborhood will be related to the tenant or guests, and will be an insignificant change to current conditions.

Criterion 4. Building Set-Backs

The 12-foot gate is set back about 20-feet from the Quartz St. north curb, with a flat area to use as an entrance lane. No set-back issues exist with the construction since the remodel will occur entirely inside the existing structure.

Criterion 5: Landscaping Issues

The 705 Rim Road property is fully landscaped with many mature trees, shrubs, and flower beds. Existing landscaping and fencing will not be disturbed or modified by the special use.



4' Conc. Walk

97.60'

20'
Conc.
Drive

DWELLING
FIRST FLOOR

Exist. Deck (16x5) Flag. Conk

Extension
16'x17'

12'x16' SHED

12'x24'

Boat Cover

(Temp.)

PARKING

SEWER MH

PARKING

GRAVEL

12' GATE

PARKING

QUARTZ ST



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