

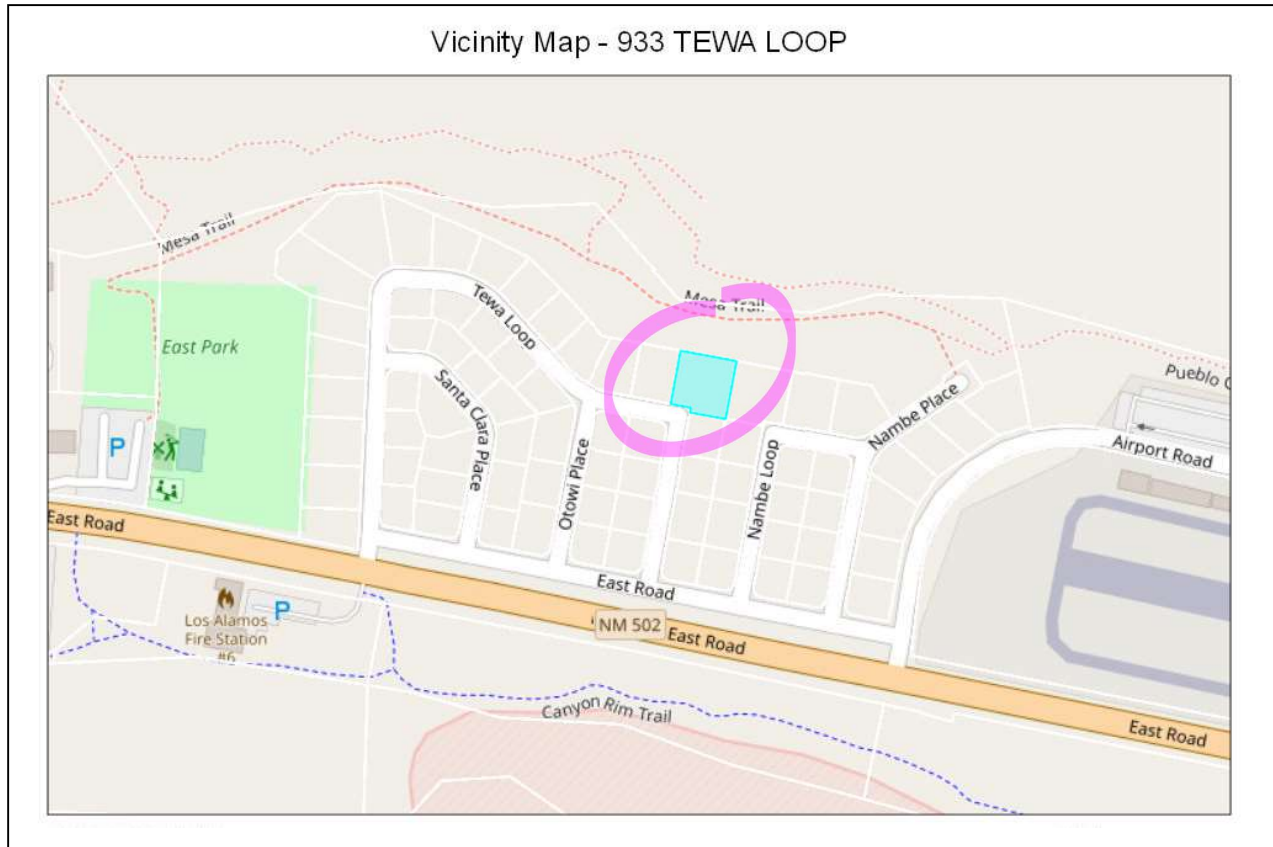


Los Alamos County
Community Development Department
BOARD OF ADJUSTMENTS STAFF REPORT

Public Hearing Date: July 27, 2020
Subject: Case No. WVR-2020-0090
Owners/Applicants: Christine Sweeney, Owner/Applicant
Case Manager: Desirae J. Lujan, Associate Planner

Case No. WVR-2020-0090:

Christine Sweeney, property owner/applicant, is requesting a waiver from front yard fence height restrictions at 933 TEWA LOOP, within the Eastern Area 1 subdivision. Approval of this application would approximately allow 48.85 linear feet of solid fencing along the southern property line, and 25 linear feet along the east property line to be a maximum of 6' in height. Los Alamos County Development Code restricts the height of solid fencing in the front yard to 3'. The property, EA1 017, is zoned Single-Family Residential District (R-1-8).



Motion Option 1: I move to **approve** Case No. WVR-2020-0090 – a request for waiver from front yard fence height restrictions at 933 TEWA LOOP, within the Eastern Area 1 subdivision. Approval allows 48.85 linear feet of solid fencing along the southern property line, and 25 linear feet along the east property line to be a maximum of 6' in height.

Approval is based on the reasons stated within the staff report and per testimony entered at the public hearing, subject to the following condition(s):

1. ...

I further move to authorize the Chair to sign Findings of Fact for this case and, based on this decision, to be prepared by County staff.

Motion Option 2: I move to **deny** Case No. WVR-2020-0090 – A request for waiver from front yard fence height restrictions at 933 TEWA LOOP, within the Eastern Area 1 subdivision.

Denial is due to the proposal failing to meet the Los Alamos County Code of Ordinances, Chapter 16 — Development Code, §16-157, Waiver Review Criteria Permit review criteria for the following reasons:

1. ...

SUMMARY: In September 2019, Ms. Sweeney approached the Community Development Department to discuss the placement of 6' fence along her property. She was advised that the Los Alamos Development Code, Sec. 16-271 (a) allows for a fence to be up to 6' in height, but subsection (1) does not allow for solid fences to exceed 3' in required front yards:

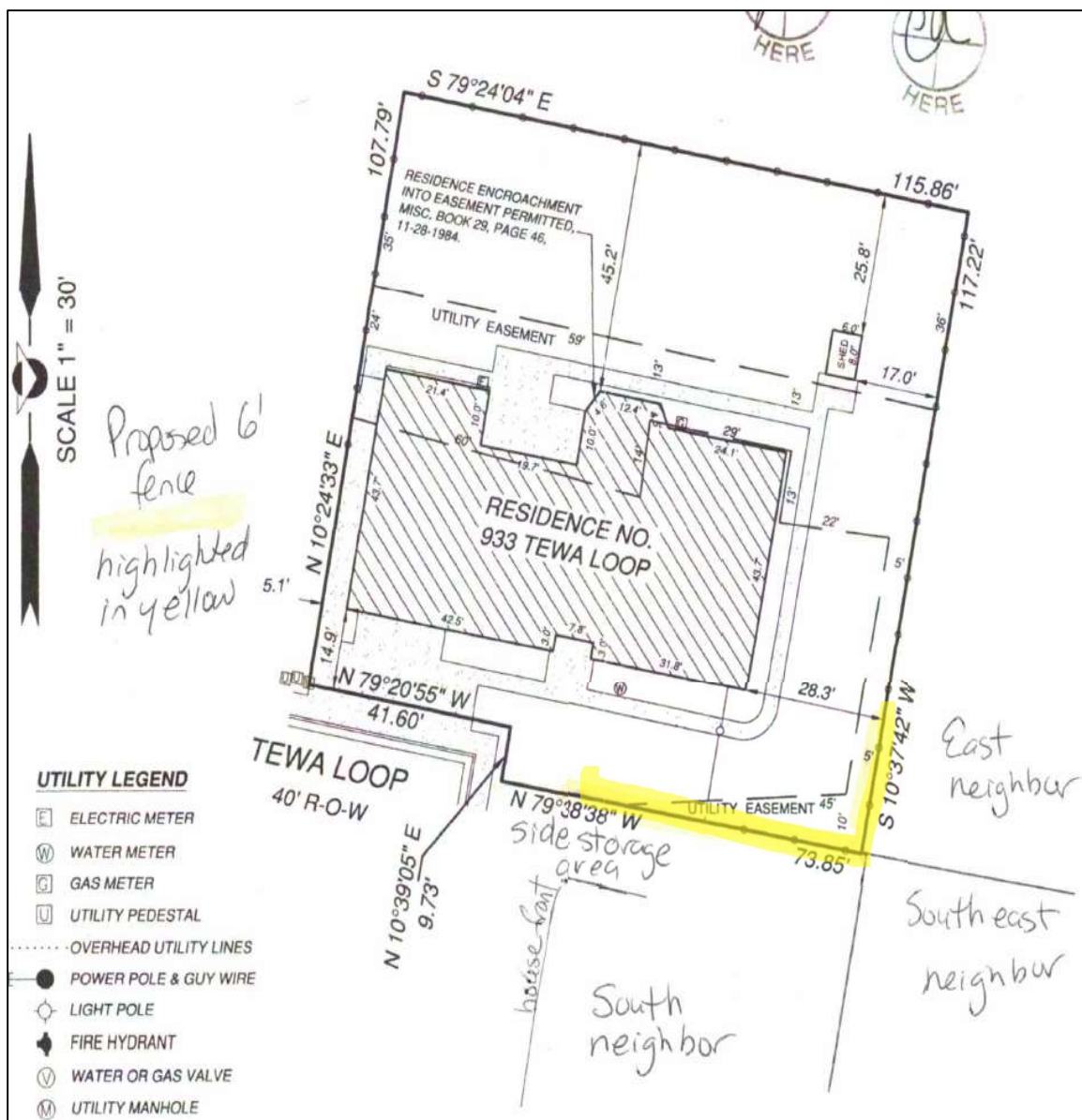
(a) Solid or open fences or hedges shall not exceed six feet in height, with the exception of:

(1) Front yard. Solid fences shall not exceed three feet in height and open fences or hedges shall not exceed four feet in height, or five feet in height in the R-A district.

The required front yard (*shown in blue*) is defined as the open area extending across the full width of the lot, the depth of which is measured in the least horizontal distance from the front lot line to the main building setback; for the R-1-8 zoning district, that area is from the front property line to the 25' front setback.



Currently there is a 4' high chain link fence that runs an estimated 30 linear feet west from the southeast property point and 25' north; the ownership of the fence has been unknown and pre-dates all owners it serves, but their research has concluded that such chain linked fences were placed by the federal government before the sale of the subdivision lots. The neighbors involved have agreed that if approved, the existing chain linked fence would be removed and replaced with the planned fence: a 6' solid wood fence that would run from the southeast corner, 48.85' linear feet west, along the southern property line – the front property line – where 3' is maximum. This length would guarantee that the remaining 25' linear feet, shared with 935 TEWA LOOP, and the required front yard for both lots, would comply with Sec. 16-271 (a)(1). On the east, the applicant plans to continue the 6' height from the southeast point – 25' north, which would connect to a recently built 6' cedar fence that runs along the eastern side property line, or side yard (BLDR-2020-03506, issued 5/15/20) and align with an existing 6' wooden fence between 935 TEWA LOOP and 973 NAMBE LOOP.



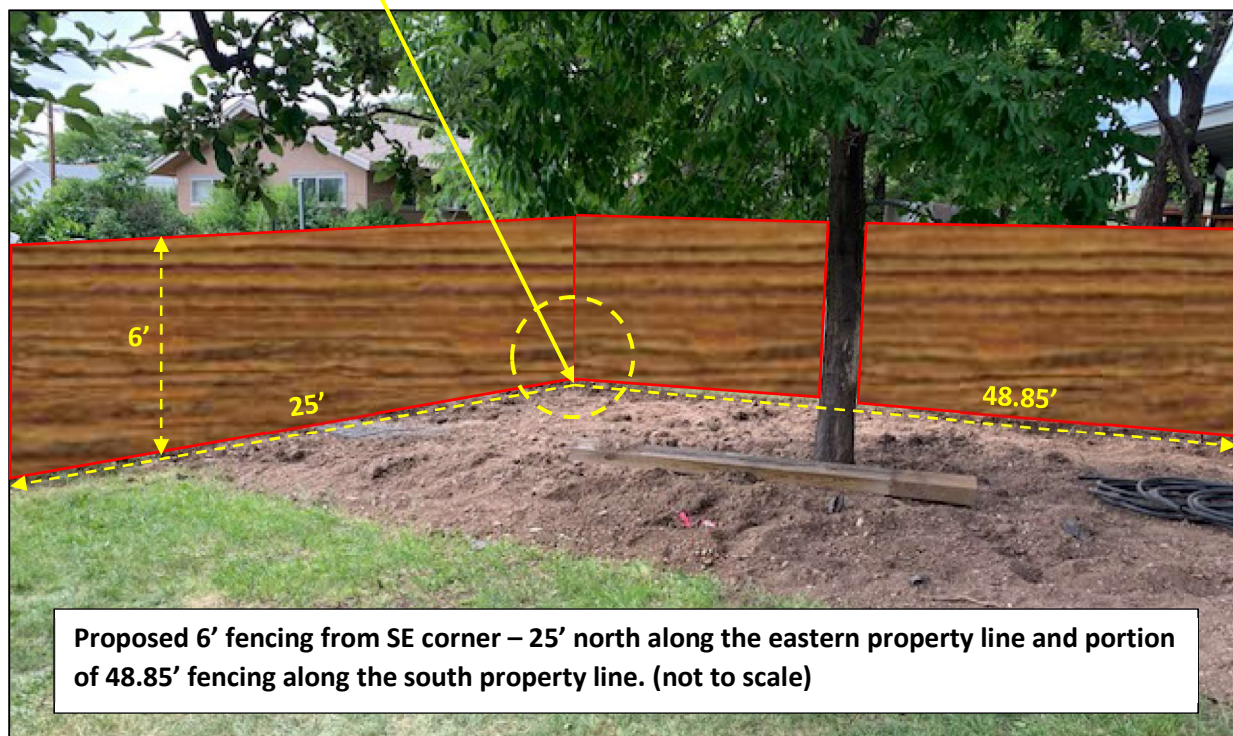
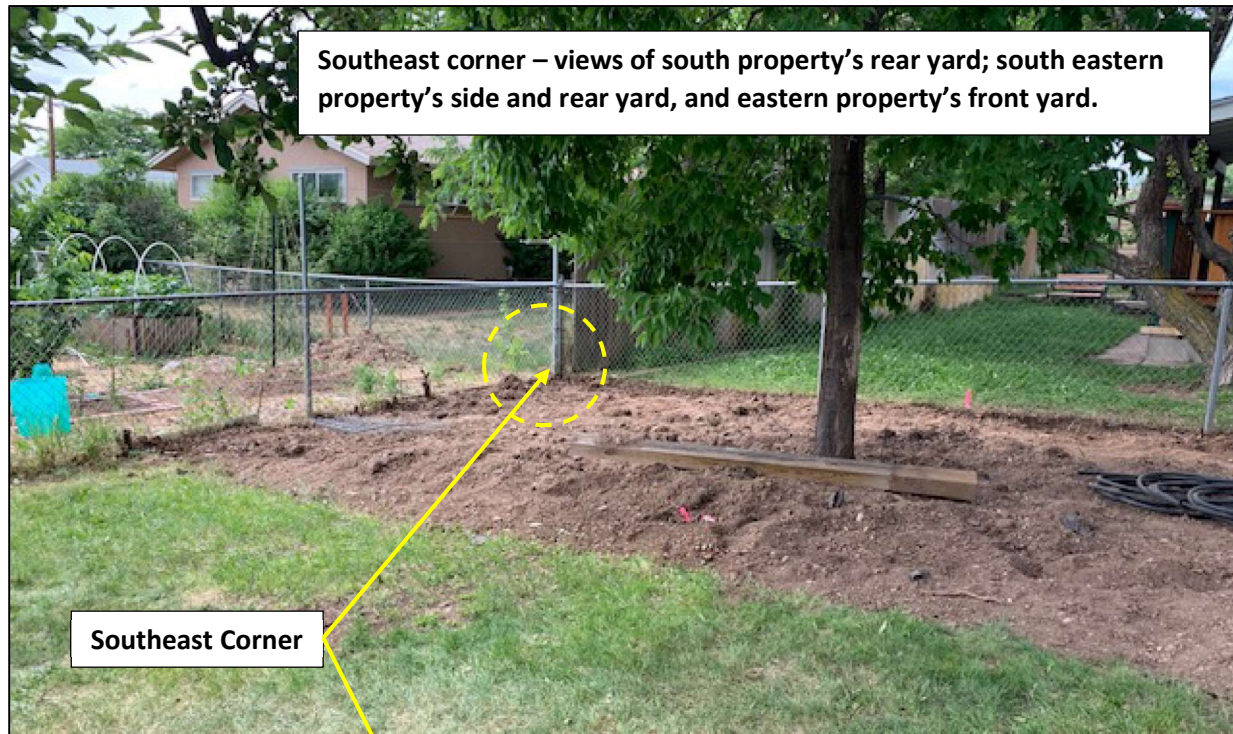
The property's interior corner lot configuration makes it so that the applicant's front yard has views of the eastern property's front yard and the side and rear yards of both the south and southeast properties (see Exhibit A). Approving a waiver from Section 16-271 (a)(1) would allow a height that could adequately provide screening and added privacy for all. Installation of the fencing, if approved, requires the issuance of a placement permit. During the permit process, coordination with NM One Call locates will be required to ensure a safe installation, and conditions would be made for compliance of Section 16-271 (f), which states that the finished side of the fence must face the adjacent properties, or public right-of-way.



View of Side & Front yard of 935 TEWA LOOP, south – from subject site's front yard



Portion of proposed 48.85 linear feet solid fence at 6' (not to scale), stopping at the junction of 935 TEWA LOOP'S required front yard.



IDRC REVIEW: The Interdepartmental Review Committee (IDRC) independently reviewed the requests from July 1 – July 10, 2020 and provided no conditions or concerns with this request.

PUBLIC NOTICE: Notice of this virtual public hearing has been given per the requirements of the Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-193, which includes:

- (a) On **July 14, 2020**, notice of the request and meeting information was given by U.S. mail to the owners of real property within 100 yards (see below) of the exterior lot lines of the property or properties affected, at least ten days prior to the public hearing.

As of July 22, 2020, staff has received letters of support from six parties, and no opposition:

- 1. Garrick Snider, 931 TEWA LOOP
- 2. Keith Lepsch, 941 TEWA LOOP
- 3. Daryl & Shana Grunau, 964 OTAWI PL
- 4. Carrie Walker, 973 NAMBE LOOP
- 5. Dan Berisford & Erika Swanson, 975 NAMBE LOOP
- 6. Tina R. Sibbett, 923 TEWA LOOP



- (b) A notice setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, was published in the Los Alamos Daily Post newspaper on **July 9, 2020**, at least 15 days prior to the public hearing.
- (c) Notice of this request and meeting information was posted at the county municipal building and the community development office on **July 16, 2020**, at least ten days prior to the public hearing.

WAIVER REVIEW CRITERIA: *Sec. 16-157 of the Los Alamos County Development Code states that 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.***

Applicant Response: This does not cause an intrusion into any utility easement.

Staff Response: Public Works and the Department of Public Utilities have reviewed the request and did not submit any concerns. Any existing easements will still be accessible with the placement of a 6' solid fence. During the permitting process a NM One Call will also be required to ensure a safe installation.

- 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.***

Applicant Response: The waiver request is caused by the hardship inherent in the lot, because it is a interior corner lot and the front of our house faces the neighbor's side yard storage area and two neighboring lots (south and southeast) have dogs. The storage is a boat and an unhitched trailer.

Staff Response: The configuration of the lot makes it so that 42% of the required front yard abuts the southern lot's side and rear yard. The southwest property point is shared by three other properties; this creates a practical difficulty for screening and privacy that is not self-imposed.

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

Applicant Response: The granting of the waiver does not create a health or safety hazard and it does not violate building code requirements. The fence is not blocking the line of sight for any vehicular or pedestrian traffic.

Staff Response: The proposed fencing will not create a health or safety hazard. The proposed south section, if applied for by the owners of 935 Tewa Loop, would not require a waiver to be 6' in height.

- 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: It is not blocking line of sight for any vehicular or pedestrian traffic. It increases privacy and security, because it is a fence and will increase privacy for all four lots that meet at the corner. It reduces noise since two of the neighboring lots (south and southeast) have dogs. There is no objectionable odor or intrusion of artificial light. The fence does not cast unwanted shadows or have any negative impacts.

Staff Response: The granting of this waiver will not create a negative impact on properties within 100 yards: fencing will be placed between lots, which will not reduce sight lines, but will increase security, privacy and comfort to the subject site, and adjacent lots whose yards are visible. Additionally, as it is a solid fence, it has the potential to decrease noise and provide peace to the property.

STAFF RECOMMENDATION: Staff has applied the Waiver Review Criteria and recommends approval for the request for waiver.

FINDINGS OF FACT:

- The application, WAIVER #2020-0090 is to waive from the Los Alamos County Code of Ordinances, Section 16-271 (a)(1) which would allow for a 6' solid fence within a majority of the required front yard.
- The solid fence would be approximately 48.85 linear feet along the southern property line, and 25 linear feet along the east property line
- The Waiver Review Criteria, Section 16-157, has been applied.
- Notice of this public hearing, setting forth the nature of the request, the specific parcel of property affected, and the date, time and place of the public hearing, was announced and published in The Los Alamos Daily Post, the official newspaper of record; and property owners of real property located within 100 yards of the subject property were notified of this public hearing by U.S. mail, all in accordance with the requirements of §16-193 of the Los Alamos County Development Code and as the format complies with the New Mexico Department of Health's public emergency order governing mass gathering due to the COVID-19 pandemic.

EXHIBITS:

- A. Application & Submittals to include Property Survey and Pictures
- B. Vicinity Map
- C. Required Front Yard Illustration
- D. 100 YD. Notification Map and Property Owner mail listing
- E. Letters of Support

A

LOS ALAMOS

Community Development

WAIVER APPLICATION

Los Alamos County Community Development Department

1000 Central Ave, Suite 150, Los Alamos NM 87544

(505) 662-8120

Note: The Board of Adjustment considers Applications for Waivers at a public hearing. Waiver means an adjustment of dimensional requirements, parking regulations, or design standards contained in the Land Development Code. Waivers shall not apply to regulations controlling density or land use.

Describe the Waiver request:

Our house is in an interior corner lot and the view from the front of the house and from our front and side yards has direct line of sight to the neighbor's side yard storage area. Also, there is direct line of sight to the two neighboring lots (south and southeast) that have dogs. There is a four foot chain link fence along the side of the front (south) neighbor's back yard and a four foot chain link between our front yard and our side (east) neighbor front yard. We would like to have a six foot privacy cedar fence along the property line between us and our south neighbor starting at the setback of the front of the south neighbor's house east to the southeast corner of our lot (which is about 56 feet) and then along the property line between us and our side east neighbor starting from the southeast corner of our front lot going north as far as the front setback of our house (which is about 25 feet). See diagram.

Address of Property to which the Waiver Request applies:

933 Tewa Loop, Los Alamos, NM 87544

Zoning District: _____ Acreage: _____ Lot Coverage: _____ Related Applications (if any): _____

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

Name: Christine Sweeney Phone: 505-661-0916 Cell #: 505-412-3820

Please Print

Address: 933 Tewa Loop, Los Alamos, NM 87544 Email: jcahrens@gmail.com

6/25/20

SIGNATURE

DATE

PROPERTY OWNER (If different from Applicant)

☐

Check here if same as above

Name: _____ Phone: _____ Cell #: _____

Please Print

Address: _____ Email: _____

Owner's Address

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

SIGNATURE

DATE

THIS SECTION TO BE COMPLETED BY THE COMMUNITY DEVELOPMENT DEPARTMENT

For County Use:

Date of Submittal: JUNE 5, 2020

Staff Initial: _____

CDD Application Number: WVR-2020-0090

Fees Paid: _____

WAIVER REVIEW CRITERIA:

The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Sec. 16-157 establishes four (4) criteria upon which the Board of Adjustment shall base its decision to approve, approve with conditions and limitations, or deny the waiver request. The Board's decision shall depend upon the extent to which the request meets or fails to meet these criteria. Please review each of the criteria listed and provide short comments on how your application meets the criteria in the space provided. (Attach additional sheets if needed.)

- (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***

This does not cause an intrusion into any utility easement.

- (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***

The waiver request is caused by the hardship inherent in the lot, because it is a interior corner lot and the front of our house faces the neighbor's side yard storage area and two neighboring lots (south and southeast) have dogs. The storage is a boat and an unhitched trailer.

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

The granting of the waiver does not create a health or safety hazard and it does not violate building code requirements. The fence is not blocking the line of sight for any vehicular or pedestrian traffic.

- (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.***

Granting of the waiver does not create any significant negative physical impacts. It is not blocking line of sight for any vehicular or pedestrian traffic. It increases privacy and security, because it is a fence and will increase privacy for all four lots that meet at the corner. It reduces noise since two of the neighboring lots (south and southeast) have dogs. There is no objectionable odor or intrusion of artificial light. The fence does not cast unwanted shadows or have any negative impacts.

SUBMITTALS:

Provide all information necessary for a complete review of the Waiver request. Check each of the boxes to indicate which information you have provided, and, if possible, also provide one complete copy of all materials on disk:

☒ **Proof of property ownership.**

☐ A scaleable drawing including all information pertinent to the waiver request:

- ☐ Existing and proposed lot coverage.
- ☐ Show and label the footprint of all existing buildings and structures on the site.
- ☐ Show, dimension and label all existing and proposed easements.
- ☐ Show, dimension and label all existing and proposed setbacks.
- ☐ Show, dimension and label building/structure elevations.

☐ Other. Describe: _____

LOS ALAMOS COUNTY

P.O. BOX 89

2019 TAX BILL

PLEASE MAKE A SEPARATE CHECK FOR PROPERTY TAX FROM OTHER PAYMENTS.

Please read reverse side of this bill and enclose payment coupon in envelope with your check or money order.

A

LOS ALAMOS, NEW MEXICO 87544-0089

Payment Inquiries (505) 662-9333

Valuation and Assessment Inquiries (505) 662-8030

TAXPAYER'S COPY

IF YOUR TAX PAYMENTS ARE ESCROWED THROUGH A MORTGAGE COMPANY, IT IS YOUR RESPONSIBILITY AS PROPERTY OWNER TO FORWARD THIS BILL FOR PAYMENT.

NOTICE: THIS TAX BILL IS THE ONLY NOTICE YOU WILL RECEIVE FOR PAYMENT OF BOTH INSTALLMENTS OF YOUR 2018 PROPERTY TAX.

PAYMENT VERIFICATION: IF CHECK OR DRAFT IS GIVEN IN PAYMENT OF TAXES, THE TAX BILL IS NOT CONSIDERED PAID UNTIL THE CHECK HAS CLEARED THE TAXPAYER'S BANK OR OTHER FINANCIAL INSTITUTION.

483121135610596112*****AUTOS-DIGIT 87544
AHRENS JAMES P & SWEENEY CHRISTINE M REV
933 TEWA LOOP
LOS ALAMOS NM 87544-3210



NET TAXABLE VALUE WILL BE ALLOCATED TO COUNTY/ADMINISTRATIVE UNIT/IN SCHOON DISTRICT.

TAXABLE VALUE IS 33 1/3% OF FULL VALUE		
	FULL VALUE	TAXABLE VALUE
LAND RES SINGLE	76,440	25,480
BLDG RES SINGLE	212,880	70,960
NET VALUE		122,320

PRINT THIS ACCOUNT NO. ON YOUR CHECK

ACCOUNT NO.
R001093

PARCEL #
1035112108389

Location: UMI TEWA LOOP
SCHOOL: EASTERN AREA 160017 S: 14 T: 19 N: RE

PROPERTY DESCRIPTION

INTEREST IS 1% PER MONTH ON DELINQUENT TAXES. ALSO, A PENALTY OF UP TO 1% WILL BE CHARGED ON EACH MONTH.

YEAR	TAX AMOUNT	INTEREST	PENALTY	TOTAL TAXES

PRIOR TAXES, IF ANY MUST BE PAID BEFORE ACCEPTING CURRENT YEAR PAYMENT.

0.00

TAXPAYER'S COPY - PLEASE RETAIN THIS BILL FOR YOUR RECORDS.

HOW YOUR TAX DOLLAR IS BEING DISTRIBUTED

TAX RATE EXPRESSED IN DOLLARS PER THOUSAND OF THE TAXABLE VALUE	
COUNTY	680.00
COUNTY DEBT SERVICE	0.00
MUNICIPAL	440.00
MUNICIPAL DEBT SERVICE	0.00
COLLEGE	225.00
COLLEGE DEBT SERVICE	0.00
SCHOOL OPERATION	2.00
SCHOOL DEBT SERVICE	1.07
SCHOOL CAP IMPRO	0.00
SCHOOL HB33	381.21
STATE DEBT SERVICE	168.90

TOTAL 2018 TAX DUE 3,047.72

2019 TOTAL CURRENT & PRIOR TAXES 3,047.72

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933 TEWA LOOP, LOS ALAMOS, N.M. 87544

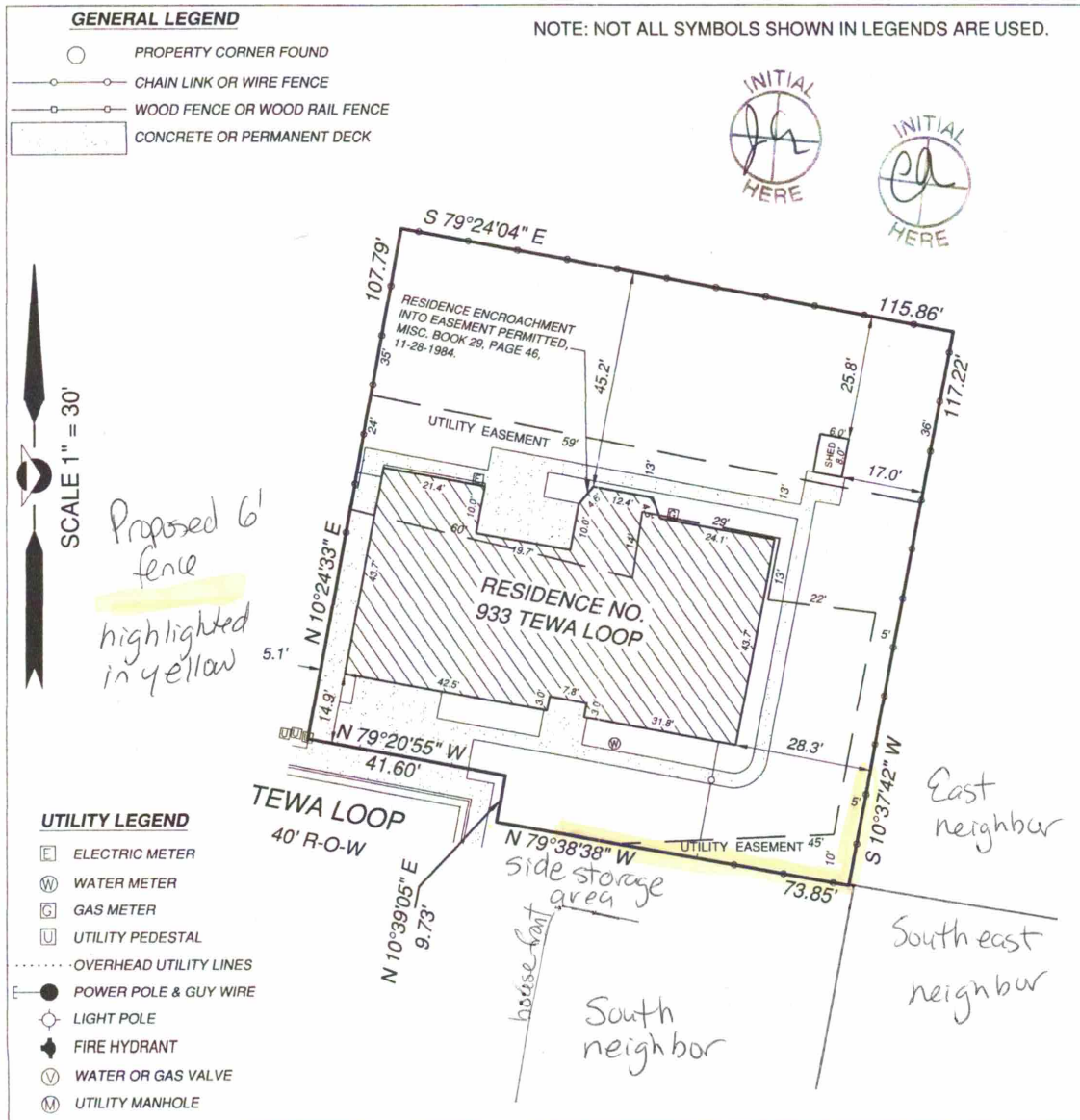
PLAT REFERENCES: Bearings, distances and/or curve data are taken from the following plat:

Lot numbered seventeen (17) in Eastern Area No. 1 as the same is shown and dedicated on the Plat thereof, filed in the office of the County Clerk of Los Alamos County, New Mexico on April 13, 1965 in Plat Book 1, Page 55.

NOTE: The error of closure is one foot of error for every 19,000 feet along the perimeter of the legal description provided.

Easements shown hereon are as listed in Title Commitment No. (NONE) provided by Title Company.

THIS IS NOT A SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE



A

View of 933 Tewa front and south neighbor storage area from street.



A

View of south neighbor storage from our 933 Tewa Loop front door.



A

View of south neighbor storage area from our east front yard of 933 Tewa Loop



A

View of southeast corner of 933 Tewa, shows east, southeast and south neighbors (left to right). We are putting in grass within this corner.

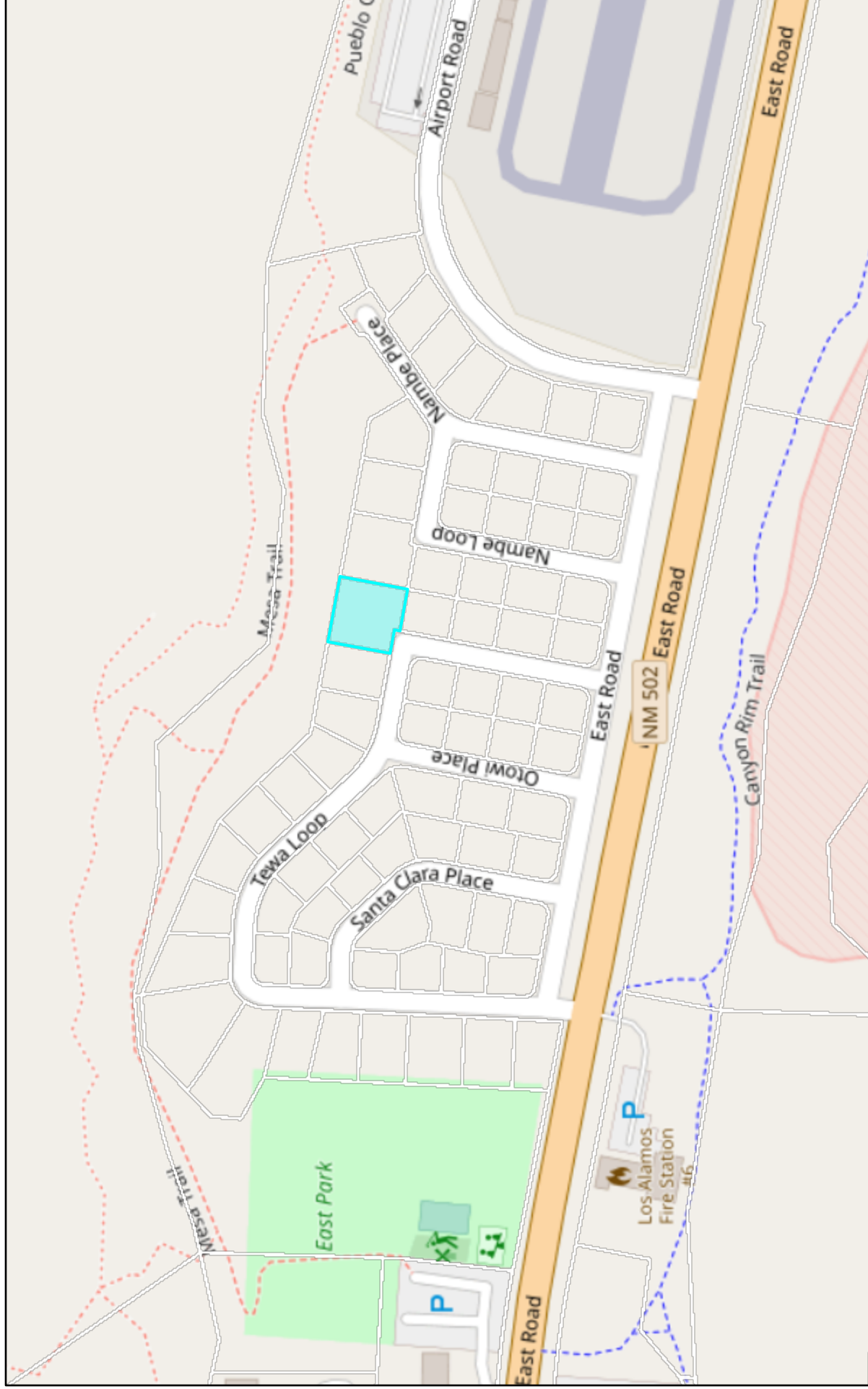


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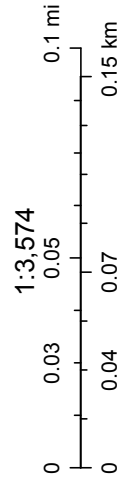
View from our 933 Tewa front yard toward east neighbor.



Vicinity Map - 933 TEWA LOOP

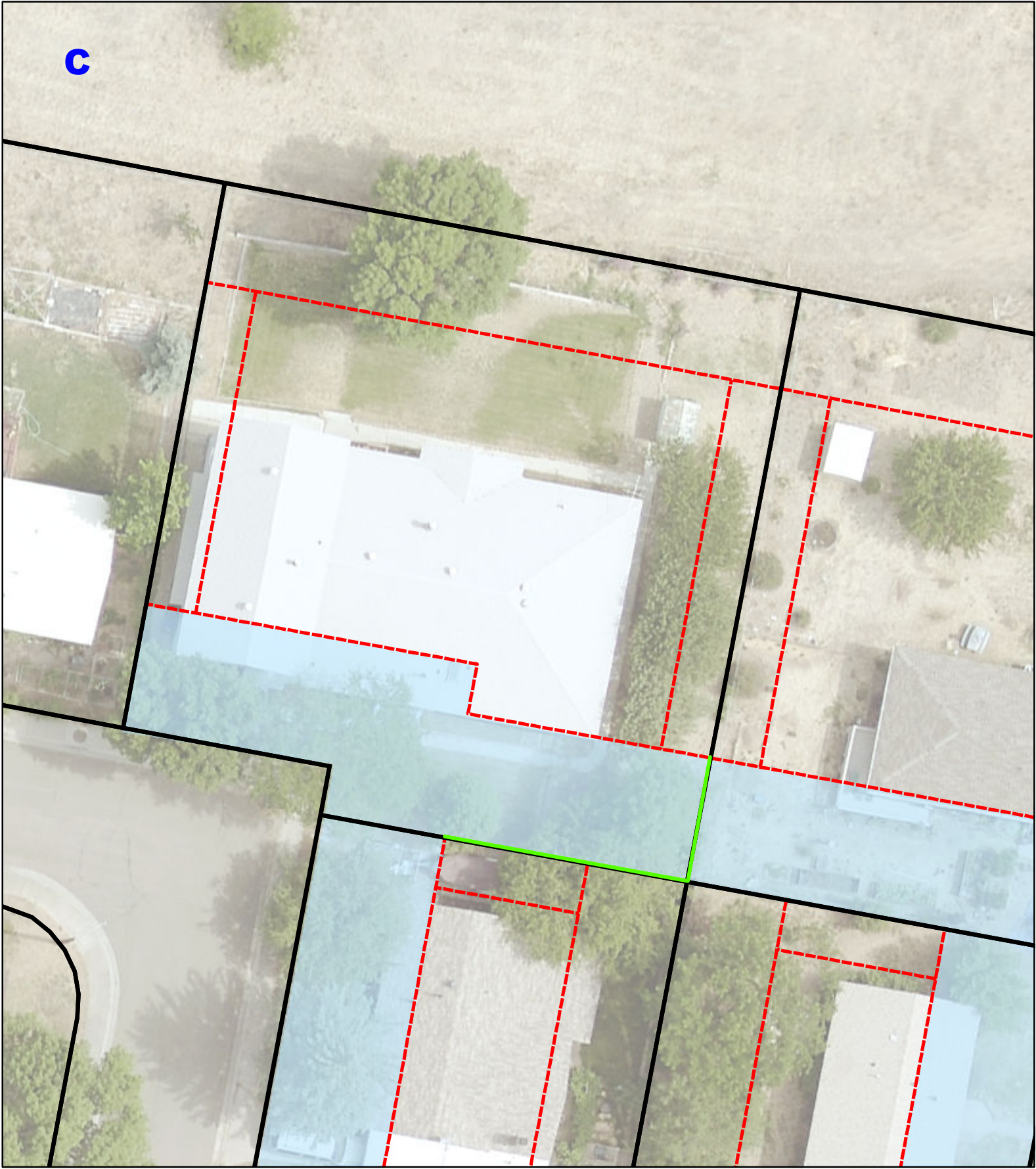


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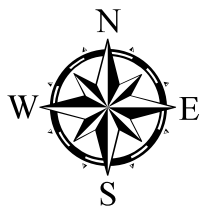


© OpenStreetMap (and) contributors, CC-BY-SA

C



- Setback
- Required Front Yard
- Parcels



D

PUBLIC NOTIFICATION MAP



100 YD BUFFER

STULL JAMIE A & SUMMERSCALES

950 SANTA CLARA PL
LOS ALAMOS
NM
87544

PAIR RANDAL T

948 SANTA CLARA PLACE
LOS ALAMOS
NM
87544

MICHALAK SARAH ELLEN

PO BOX 1154
LOS ALAMOS
NM
87544

SIBBITT RANDY R& DEBORAH &

702 MADISON AVE
HELENA
MT
59601

ROKOP KATHLEEN S

961 OTAWI PL
LOS ALAMOS
NM
87544

ALLEN SHARON E

926 TEWA LOOP
LOS ALAMOS
NM
87544

GURLEY JESSICA K

86 ENSENADA
LOS ALAMOS
NM
87547

CAPELLI JEAN MARIE LIVING TRUST

925 TEWA LOOP
LOS ALAMOS
NM
87544

MIKO DAVID K

927 TEWA LOOP
LOS ALAMOS
NM
87544

PAINTER JAMES WALTER& ALICE

958 OTOWI PL
LOS ALAMOS
NM
87544

DELAMATER NORMAN D & YVONNE

960 OTOWI PL
LOS ALAMOS
NM
87544

APODACA VERNOCIA C & LAWRENCE

962 OTOWI PL
LOS ALAMOS
NM
87544

GRUNAU DARYL W & SHANA L

964 OTOWI PL
LOS ALAMOS
NM
87544

LOYA GENEVIEVE D REVOC TRUST

929 TEWA LOOP
LOS ALAMOS
NM
87544

DAWALD STEVEN L & MELANIE K

942 TEWA LOOP
LOS ALAMOS
NM
87544

SUTPHIN IRMA L

940 TEWA LOOP
LOS ALAMOS
NM
87544

STOUT MICHAEL G % MANUEL

PO BOX 1702
ESPANOLA
NM
87532

GROW JACK & FIENGO MEAGON

936 TEWA LOOP
LOS ALAMOS
NM
87544

SNIDER GARRICK W REVOC TRUST

931 TEWA LOOP
LOS ALAMOS
NM
87544

TABOR CAROLINA E & LEPSCH KEITH

941 TEWA LOOP
LOS ALAMOS
NM
87544

D

SIBBITT WILMER L JR & RANDY R &
3509 HANNETT AVE NE
ALBUQUERQUE
NM
871061116

CARRENO JOSE L & ROANNA R
937 TEWA LOOP
LOS ALAMOS
NM
87544

GRIEGO DAVID
935 TEWA LOOP
LOS ALAMOS
NM
87544

AHRENS JAMES P & SWEENEY
933 TEWA LOOP
LOS ALAMOS
NM
87544

WINDLER GARY K JR & KARA R
967 NAMBE LOOP
LOS ALAMOS
NM
87544

LOS ALAMOS COUNTY
PO BOX 30
LOS ALAMOS
NM
87544

MCCALLUM JACOB B
969 NAMBE LOOP
LOS ALAMOS
NM
87544

MILLER GUTHERIE
509 CAMINO LEJO
SANTA FE
NM
87505

WALKER CARRIE & ZECK BRYAN
973 NAMBE LOOP
LOS ALAMOS
NM
87544

BERISFORD DANIEL F & SWANSON
975 NAMBE LOOP
LOS ALAMOS
NM
87544

SNYDER SHARON
966 NAMBE LOOP
LOS ALAMOS
NM
87544

COY JAMES D & HEATHER J REVOC
968 NAMBE LOOP
LOS ALAMOS
NM
87544

DOYLE TIMOTHY O & CHRISTINE L
4244 RIDGEWAY DR
LOS ALAMOS
NM
87544

ARCHULETA LEO P & GLORIA J
972 NAMBE LOOP
LOS ALAMOS
NM
87544

CONTARINO JOAN SCHAFFNER
984 NAMBE LOOP
LOS ALAMOS
NM
87544

MILLER MAURA DYLAN
977 NAMBE LOOP
LOS ALAMOS
NM
87544

O'NEIL BRIAN E & CHRISTIANSEN
982 NAMBE LOOP
LOS ALAMOS
NM
87544

SMITH CHROSTOPHER H & NATALIE
980 NAMBE LOOP
LOS ALAMOS
NM
87544

GOGGIN DAVID B & JUDITH A RHODE-
979 NAMBE LOOP
LOS ALAMOS
NM
87544

D



Lujan, Desirae J.

From: Garrick Snider <garricksnider@gmail.com>
Sent: Saturday, July 18, 2020 11:44 AM
To: Lujan, Desirae J.
Cc: jcahrens@gmail.com
Subject: WVR-2020-0090

I see no reason the Ahrens should not be able to continue their newly built fence from their side yard extending to their front yard.

- 1) There doesn't appear to be any easement issue
- 2) The lot hasn't changed layout since the home was built
- 3) It (the fence) doesn't appear to create any health, safety hazards. Rather, the fence will create a safe social distance and offer more privacy/safety for the Ahrens family.
- 4) I see no negative impacts to the surrounding property. I am one of their immediate next door neighbors.

Please grant this waiver!
WVR-2020-0090

Regards,
Garrick Snider
931 Tewa Loop



Lujan, Desirae J.

From: Keith Lepsch <lepschk@mac.com>
Sent: Saturday, July 18, 2020 12:20 PM
To: Lujan, Desirae J.
Cc: jcahrens@gmail.com
Subject: WVR-2020-0090 (To build a fence)

Re: WVR-2020-0090 (To build a fence)

This letter is meant to indicate the support of myself and my wife Keith and Carolina Lepsch. We live at 941 Tewa Loop.

As the neighbors of Christine Sweeney and Jim Ahrens we are supportive of their proposed fence project.

- We believe that this will not create any negative impacts to our neighborhood, and likely will increase the beauty and value of our neighborhood. We believe this to be a well planned and conceived project.
- We believe that this will not create a health or safety hazard or violate any building code
- We believe this is due to a practical difficulty or hardship inherent in the lot
- Is our understanding that this will not cause any easement intrusion

If you have any questions or should we be able to help in any other way please do not hesitate to contact us.

Thank you

*Keith Lepsch
941 Tewa Loop
Los Alamos NM, 87544*

*KE5WQO
505-920-0712*



Lujan, Desirae J.

From: Daryl & Shana Grunau <grunaus@gmail.com>
Sent: Saturday, July 18, 2020 4:05 PM
To: Lujan, Desirae J.
Subject: Support for WVR-2020-0090

To whom it may concern,

Let the record show that we are residents of the Eastern Area in Los Alamos:

Daryl & Shana Grunau
964 Otowi Pl.
Los Alamos, NM 87544

We believe that the proposed waiver ***meets*** the following criteria:

1. It does not cause an easement intrusion
2. It is due to a practical difficulty/hardship inherent in the lot location
3. It does not in any way create a health or safety hazard, or violate building code
4. It does not create a significant negative impact on property within 100 yards (e.g. reduced sight line, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, casting of unwanted shadows, etc).

We are in ***favor*** of granting this waiver to Jim and Christine. Thanks for your consideration!

Daryl & Shana Grunau

Lujan, Desirae J.

From: T Sibbitt <trsibbitt@gmail.com>
Sent: Tuesday, July 21, 2020 5:11 PM
To: Lujan, Desirae J.
Cc: jcahrens@gmail.com
Subject: Letter of Support for WVR-2020-0090 (to build a fence). Scheduled for hearing before the Board of Adjustments on July 27 at 5:30

Hello, I live at 923 Tewa Loop and I am writing this letter in support of the above referenced waiver application of my neighbors, Christine Sweeney and Jim Ahrens, 933 Tewa Loop, for a waiver to build a privacy fence. As far as I can tell, the fence as proposed does not intrude into any easements, is meant to cure some difficulties or hardship of the lot itself, and does not create any health or safety hazard. In addition, the fence as proposed does not reduce sight lines or cause any other apparent negative impacts.

However, I disagree that any dogs in this neighborhood cause excessive noise. As a dog lover myself and as a very long time resident of this neighborhood, I do not consider any existing dogs to be problematic. However, I think the other criteria set forth in the waiver application are more than sufficient to support the waiver request request, and I have no objection to the privacy fence as proposed.

Sincerely,

Tina R. Sibbitt
923 Tewa Loop

Sent from my iPhone

Lujan, Desirae J.

From: Dan Berisford <danberisford@gmail.com>
Sent: Tuesday, July 21, 2020 10:30 AM
To: Lujan, Desirae J.
Cc: Erika Swanson
Subject: Support for fence at 933 Tewa Loop



To whom it may concern,

The purpose of this letter is to support the proposal to construct a wooden privacy fence at the boundary between 933 Tewa Loop and 975 Nambe Loop, Los Alamos, NM. The proposed fence will add minimal visual impact, and provide a desirable upgrade from the existing chain link fence. While the impacted yard areas are officially considered “front yard” by the county, the usable space is back yard for all practical purposes and is barely visible from the street. The fence will mate to an existing fence at the property line, and closely match another existing fence on the backyard line of neighboring properties 935 Tewa Loop and 973 Nambe Loop. We, Daniel Berisford and Erika Swanson, own and reside at the property of 975 Nambe Loop, and we have no objections to the fence project.

Sincerely,
Daniel Berisford
Erika Swanson

Lujan, Desirae J.

From: Carrie Walker <carrie.lynn.walker@gmail.com>
Sent: Tuesday, July 21, 2020 9:24 AM
To: Lujan, Desirae J.
Cc: jcahrens@gmail.com
Subject: support for WVR-2020-0090

To whom it may concern:

I understand that our neighbors have applied to build a 6' fence on portions of their property, 933 Tewa Loop. We reside in the house catty-corner to the property in question.

We have no objections to or concerns about this fence, and we do not believe it creates any significant negative impact to our property. We support the approval of this application.

Regards,
Carrie Walker
973 Nambe Loop, Los Alamos, NM 87544