



# County of Los Alamos

## Minutes

### Board of Adjustment

1000 Central Avenue,  
Suite 110, BCC Room

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Monday, July 27, 2020

5:30 PM

Meeting Held Via Zoom

Board Members: Jean Dewart, Chair; Craig Martin, Vice-Chair; Beverly Neal- Clinton

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Due to COVID-19 concerns, meeting will be conducted remotely. Public can view proceedings at <http://losalamos.legistar.com/Calendar.aspx>

**1. CALL TO ORDER/ ROLL CALL**

Present 3 - Board Member Dewart, Board Member Martin, and Board Member Neal-Clinton

**2. PUBLIC COMMENT**

**3. APPROVAL OF AGENDA**

A motion was made by Board Member Craig Martin, seconded by Board Member Neal-Clinton, that the Agenda be approved, as presented/amended. The motion passed, by acclamation,unanimously.

**4. PUBLIC HEARING(S)**

**A.**

A motion was made by Board Member Martinto 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.

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.

The motion was seconded by Chair Dewart that this item be approved. The motion passed with the following vote:

2- 0

Note: Member Beverly Neal-Clinton lost internet connection and couldn't reconnect.

Yes: 2 - Board Member Dewart and Board Member Martin

**Abstain: 1 - Board Member Neal-Clinton**

- B.** Case No. WVR-2020-0091. A request for a 15 foot waiver (15') Waiver to one of the required twenty-five foot (25') side yard setbacks. The Los Alamos County Code of Ordinances, Chapter 16, Development Code, requires setbacks to be established at the time of site plan approval, in this zoning district. If approved the Waiver will allow for the construction of a solar array to be built ten feet (10') from the East and Southeast property lines. The property is located at 116 Piedra Loop, in the La Senda A Subdivision and is zoned R-A (Residential Agricultural district).

**A motion was made by Member Craig Martin, that the Board of Adjustment approve Case No. WVR-2020-0091, a request for a 15-foot waiver (15') Waiver to one of the required twenty-five-foot (25') side yard setbacks. The Los Alamos County Code of Ordinances, Chapter 16, Development Code, requires setbacks to be established at the time of site plan approval, in this zoning district. If approved the Waiver will allow for the construction of a solar array to be built ten feet (10') from the East and Southeast property lines 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. The applicant shall obtain a building permit prior to construction.**
- 2. No structures shall be installed on or across any dedicated easements, as applicable.**

**The Motion was seconded by Chair Dewart, that this item be The motion passed with the following vote:**

**2-0.**

**Note: Member Neal-Clinton was disconnected from the meeting which was held Via ZOOM.**

**Yes: 2 - Board Member Dewart and Board Member Martin**

**Absent: 1 - Board Member Neal-Clinton**

## **5. BOARD/STAFF COMMUNICATIONS**

## **6. PUBLIC COMMENT**

## **7. ADJOURNMENT**

PLEASE NOTE: Any action taken by the Board of Adjustments in granting approval, conditional approval or denial of an application may be appealed by the applicant or by persons who have a personal or pecuniary interest adversely affected by the decision as defined by Section 16-454 of the County Code. Such appeals must be filed with the Community Development Department within 15-days of the action in accordance with Section 16-492.

If you are an individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or any other form of auxiliary aid or service to attend or participate in the hearing or meeting, please contact the County Human Resources Division at 505-662-8040 at least one week prior to the meeting or as soon as possible.

Public documents, including the Agenda and Minutes can be provided in various accessible formats. Please contact the personnel in the Community Development Department Office at 505-662-8006, if a summary or other type of accessible format is needed.