

MINUTES

Board of Adjustment

April 17, 2017 – 5:30 P.M.

1000 Central Avenue, Council Chambers
Los Alamos, NM 87544

Members Present: Jaret McDonald, Chair
Jessie Dixon, Commissioner
Amy Woods, Commissioner

Members Absent: None

Staff Present: Anders Millmann, Senior Planner
Kevin Powers, Assistant County Attorney
Tamara Baer, Principal Planner
James Naranjo, Assistant Planner

I. CALL TO ORDER / ROLL CALL

Chair McDonald called the meeting to order at 5:30 PM and asked James Naranjo to call the roll. A quorum was present.

II. PUBLIC COMMENTS

III. APPROVAL OF AGENDA

Commissioner Woods made a motion to approve the agenda as presented. Commissioner Dixon seconded the motion. Motion passed unanimously.

IV. PUBLIC HEARINGS

a. Case No. WVR-2017-0031:

A request for approval of an encroachment of five (5') feet into a required ten (10') foot side yard setback, to accommodate the placement of a carport. The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Article XIII, Site Development Requirements, Residential, and Article VII, §16-273(a)(1), requires a minimum side yard setback of ten (10') feet for accessory buildings and structures. The property is located at 307 Rover Blvd.; in the ROVER MANOR Subdivision, Lot: 055; and is zoned: R-1-10 (Single-family residential).

Robert E. Stewart, Owner & Applicant and staff were sworn in to give testimony in the case.

Robert E. Stewart presented the request. Commissioners, applicant, staff and interested parties were given the opportunity to comment.

MOTION:

Commissioner Woods made the motion that the Board of Adjustment **approve** Case No. WVR-2017-0031, a request for approval of a waiver from a required side yard setback requirement for the construction of a proposed 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 of the carport.

2. If the waiver is approved, the carport shall be placed so as to shed rain and snow that fall onto its roof entirely onto the subject property, and not onto any adjacent property or right of way, including the sidewalk.

Commissioner Dixon seconded the motion. Motion passed unanimously.

V. ADJOURNMENT

6:50 pm

Jaret McDonald, Chair