

**DEVELOPMENT APPLICATION****PROJECT INFORMATION**Title: **Carport**Project Address: **2339 35th Street**

Description:

10 X 20 heavy duty carport, 9.5 height. Waterproof canopy cover, triple layer fabric. The metal frame has 1.5 inch diameter galvanized steel poles with 8 solid legs with 8 auger anchors.

Check all application types, if applicable:

- | | |
|--|---|
| ☐ Administrative Deviation ... \$25 | ☐ Site Plan* ... \$500 plus
\$75 per/Million \$ estimated construction cost |
| ☐ Administrative Wireless Telecom ... \$250 | Estimated Construction Cost: _____ |
| ☐ Encroachment Permit ... \$25 | ☐ Major Site Plan Amendment* ... \$500 |
| ☐ Temporary Use Permit ... \$25 | ☐ Minor Site Plan Amendment ... \$250 |
| ☐ Comprehensive Plan Adoption &
Amendment*... \$250 | ☐ Major Zone Map Amendment* ... \$500 (+\$25/acre)
No fee if initiated by County Council
or County Manager |
| ☐ Conditional Use Permit* ... \$300 | ☐ Minor Zone Map Amendment* ... \$500 (+\$25/acre)
No fee if initiated by County Council
or County Manager |
| ☐ County Landmark or Historic District
Adoption/Amendment* ... \$250 | ☐ Master Plans* (Major, Minor) ...\$250 |
| ☐ Development Plan* ... \$500 | ☐ Text Amendment* ... \$150
No fee if initiated by County Council
or County Manager |
| ☐ Major Development Plan Amendment* ... \$500 | ☒ Variance ... \$250
No fee if application is a part of a Site Plan review |
| ☐ Minor Development Plan Amendment ... \$250 | ☐ Administrative Wireless Telecommunication
Facility ... \$250 |
| ☐ Summary Plat... \$100 plus \$25 lot; \$10 / acre for
non-residential | ☐ Discretionary Wireless Telecommunication
Facility* ... \$500 |
| ☐ Sketch Plat, Subdivision*... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | ☐ Small Wireless Facility ...\$250 |
| ☐ Preliminary Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | ☐ Major Historic Demolition* ... \$250 |
| ☐ Final Plat, Subdivision* ... \$250 plus
\$175/lot (1-10 lots)
\$125/lot (11-30 lots)
\$75/lot (30+ lots) | ☐ Major Historic Property Alteration
Certification* ... \$250 |
| ☐ Landscaping Plan ...\$500 | ☐ Minor Historic Property Alteration Certificate ... \$250 |
| ☐ Lighting Plan ...\$500 | |

*** Application reviews require a pre-application meeting.**

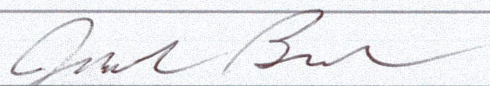
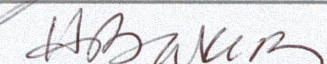
PROPERTY & OWNER INFORMATION

Property Address:	2339 35th Street	Los Alamos	NM	87544
	Address	City	State	ZIP
Zoning District:	Overlay Zone:			☐ N/A
Existing Structure(s) Sq. Ft.: 2,979.00	Proposed Structure(s) Sq. Ft.: 200.00			
Lot Area (sq.ft.): 14,244.00				
Property Owner(s) Name: Jacoby Baker and Heather Baker				
Owner(s) Email: jbak@icloud.com Secrest14@yahoo.com				
Owner(s) Phone(s)#: (850) 855-6022 (850) 855-6191				
☒ Owner's Address same as Property Address				
Owner(s) Address:				
	Address	City	State	ZIP

APPLICANT / OWNER'S AGENT INFORMATION

☒ Applicant is same as Owner				
Applicant Name:				
Applicant Address:				
	Address	City	State	ZIP
Applicant Email:				
Applicant Phone(s)#:				

ASSOCIATED APPLICATIONS

Application Type:	
Case Number:	
<i>I hereby certify and affirm, under penalty of perjury, that the information I have provide in this application is true and accurate to the best of my knowledge, information, and belief. [NMSA 1978, §30-25-1]</i>	
Signature: 	Date: 8 Aug 25
Signature: 	Date: 8/8/25

STAFF USE ONLY

Date Received:	Staff:
Case No.#:	Meeting Date:

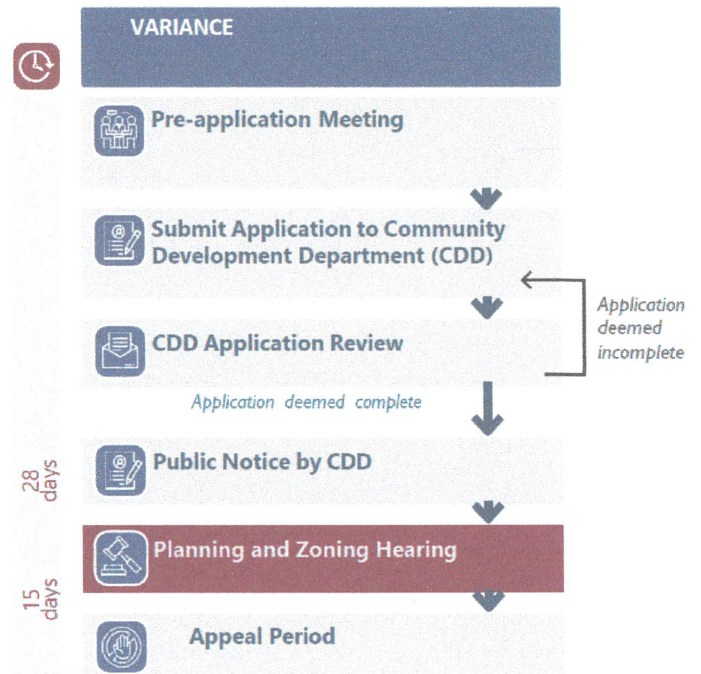
SUBMITTALS

☐ Proof of Ownership or Letter of Authorization from Owner	☐ Complete Application – Date: _____
☐ Items from associated Application Checklist	☐ Payment – Accepted upon verification of a complete application - Date: _____

VARIANCE CHECKLIST

Applicants for all development application reviews must complete this checklist and submit it with the Development Application. Refer to the referenced code sections for additional information. Contact the Planning Division with questions regarding these requirements: planning@lacnm.us.

PRE-APPLICATION MEETING
Date Held:
SITE PLAN
Scaled site plan at a minimum of 1" = 100' that illustrates the following:
☒ Graphic Scale and North Arrow
☒ Property Lines according to recorded survey
☒ Existing and proposed structures
☒ Existing and proposed easements
☒ Existing and proposed setbacks
☒ Existing and proposed utility lines
ELEVATIONS
Elevation drawing(s) at a minimum scale of 1/8" = 1' that indicates:
☒ Height (above existing grade) of all four sides
LOT COVERAGE
Existing (%):
Proposed (%):
ADDITIONAL SUBMITTALS
Based on staff's review and Interdepartmental Review Committee's recommendation – additional submittals may be required and will be communicated to the applicant by the assigned Case Manager.



See Reverse.

DECISION CRITERIA 16-74(g)(3)

- a. The variance will not be contrary to the public safety, health, or welfare. Explain.

The location of the carport does not impede sidewalk traffic or with parking access for the two adjacent parking spaces. This carport is 10 feet by 20 feet and is placed on an existing parking space that is 13 feet wide and 21 1/2 feet long.

Two sides of the carport is enclosed by cement stem walls. The stem wall on the West side is approx. 4 1/2 feet tall and approx 6 inches thick. the North side stem wall is approx. 4 1/2 feet tall and tapers down ground level close to the sidewalk.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- b. The variance request will not undermine the intent of the Development Code, the applicable zone district, other County adopted policies or plans, or violate the Building Code. Explain.

This carport will not undermine applicable policies or the intent of building codes.

The carport is very similar to size and location of a carport on 36 Street and one at 2212 34th Street. Neither of these carports appears to be anchored to the cement driveways.

[Signature]
8/8/2025

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- c. Granting of the variance will not cause an intrusion into any utility or other easements unless approved by the owner of the easement. Explain.

Based upon Site Plan dated April 24, 1986, this carport does not impede on the water, gas, water, or sewer easements.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

DECISION CRITERIA 16-74-(g)(3)

- d. The variance request is caused by an unusual physical characteristic or hardship inherent in the lot or lot improvements and that the peculiarity or hardship is not self-imposed. Explain.

~~not~~ applicable

This designated parking space does not allow for a setback due to the terrain.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- e. The variance will not create any significant adverse impacts on properties within the vicinity. Explain.

Since this carport will be located on an existing vehicle parking spot and does not impact sidewalk traffic or access to adjacent parking spots there is not impacts to properties withing the vicinity.

The metal structure is anchored to the cement driveway at 8 locations and to the North side stem wall. This structure is very well built and secured. Therefore, it should not cause any adverse issues or concerns.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

- f. Granting of the approved variance is the minimum necessary easing of the Code requirements making possible the reasonable use of the land, structure, or building. Explain.

This carport does make for reasonable use of this parking spot. Primary reason for a covered parking spot is to eliminate sap from a pine tree falling onto vehicles that use this parking spot.

This carport is not designed for enclosing any sides therefore it provides minimal protection from rain or snow. With it being open on all 4 sides, it eliminates issues with high winds that may damage the structure.

☐ Staff finds that this criterion has been met

☐ Staff finds that this criterion has not been met – more information is needed

Attach additional sheets, if needed.

NOTE: This information is being provided by Gary Secrest. I am Heather Baker's dad. My email address is glsecrest@gmail.com, cell number (505) 358-2219.

Carport frame and canopy located as per drawing. Bottom right which is designated as **EXIST PARKING**. Carport frame anchored with 3/16" diameter concrete anchors 2" long. Frame is anchored in 8 places to the concrete driveway and 4 places on the concrete wall on one side.

The carport angle of elevation is 13.3 degrees from the front of carport toward the street sidewalk.

The overall frame is 10 feet wide and 20 feet long. Overall height is 9 feet, 3 inches.

The carport poles (8) are galvanized steel 1.5" diameter. The galvanized steel connectors are 1.65" diameter.

The lot size at 2339 35th Street is 14,244 square feet.

The dwelling is 2,979 square feet.

ADVANCE OUTDOOR 10x20 ft Heavy Duty Carport Adjustable Height from 9.5 ft to 11 ft, Beige

Brand	ADVANCE OUTDOOR
Material	Metal
Style	No Sidewall
Product Dimensions	240"L x 120"W x 132"H
Item Weight	110 Pounds
Frame Material	Metal, Alloy Steel

- **【4 Adjustable Heights】** - There are 4 options for the side height of this metal carport, which are 6.5ft, 7.0ft, 7.5ft, 8.0ft, accordingly peak height 9.5ft, 10.0ft, 10.5ft, 11.0ft. You can choose a suitable height for all kinds of your needs.
- **【Waterproof Canopy Cover】** - This carport is made of heat-sealed, triple-layer 180g polyethylene fabric, which is Anti-UV, Waterproof, and can protect your car or boat against all four seasons elements, like sun, wind, rain, dust, hail, and snow.
- **【Heavy Duty Metal Frame】** - This carport shelter consists of 1.5inch diameter galvanized steel poles with 8 solid legs, 1.2mm Thick and 1.65inch diameter connectors, 16 steel pegs, and 8 auger anchors, to make the whole steel carport much safer and more stable.



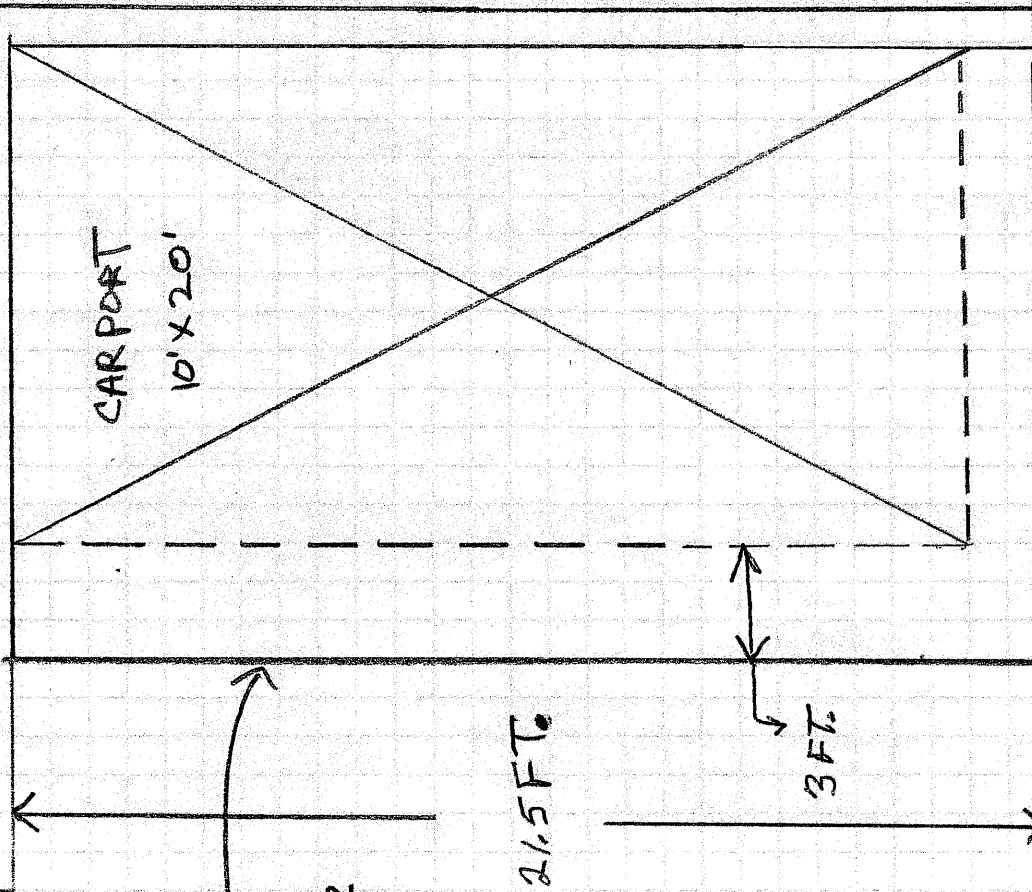
ATTACHMENT C

EXISTING Parking Dimensions Lot 105

sketch by:
Gary Secret
7/28/2025

stem wall
cement

stem wall
cement



Side walk

13 FT.

21.5 FT.

3 FT.

10.5 FT.

Property Line







