

MINUTES

Board of Adjustment

March 15, 2016 – 5:30 P.M.

1000 Central Avenue, Boards and Commission Room
Los Alamos, NM 87544

Members Present: Michael Redondo, Chair
Jaret McDonald, Commissioner
Cathy Mockler, Commissioner

Members Absent: None

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

I. CALL TO ORDER / ROLL CALL

Chair Redondo called the meeting to order at 5:33 PM and asked James Naranjo to call the roll. A quorum was present.

II. PUBLIC COMMENTS

III. APPROVAL OF AGENDA

Commissioner Redondo moved to approve the agenda as presented. Commissioner McDonald seconded the motion. Motion passed unanimously.

IV. APPROVAL OF MINUTES

Commissioner Redondo moved to approve the minutes as presented. Commissioner McDonald seconded the motion. Motion passed unanimously.

V. PUBLIC HEARINGS

a. Case No. 16-BOA-001

A request for a Waiver to Los Alamos County Code of Ordinances, Chapter 16, Development Code, Article VII, §16-272 (a) for the construction of an attached carport measuring twelve (12) feet by twenty two (22) feet. The proposed carport will encroach ten (10) feet into the fifteen (15) foot side yard setback. The property is located at 364 Aragon Avenue, Subd: RIDGECREST 3 Lot: 076, in an R-1-10 (Single-family residential district) zone.

Timothy Benjamin, owner 364 Aragon Avenue presented the request. Commissioners, applicant, and staff were given the opportunity to comment.

MOTION:

Commissioner McDonald made the motion that the Board of Adjustment Approve Case No. 16-BOA-001, a request for approval of a waiver to encroach ten feet (10') into the required fifteen (15') foot side-yard setback to construct a 12X22' carport for the reasons stated in the staff report and determined during the public hearing, subject to the following conditions:

1. Compliance with all conditions identified in the IDRC meeting, to wit: Ensure roof drainage does not adversely impact adjacent properties or public right-of-way.

2. The applicant shall apply for a Building Permit prior to construction of the new carport.
 3. The applicant shall ensure that the existing six-foot (6') high privacy fence remains aesthetically pleasing and in good condition.
- Commissioner Mockler seconded the motion. Motion passed 3-0.

VI. ADJOURNMENT

5:58 pm

Michael Redondo, Chair

Paul Andrus, CDD Director