County of Los Alamos

1000 Central Avenue,
Suite 110, BCC Room

Agenda

Board of Adjustment

Monday, December 28, 2020 | **5:30 PM** | **Suite 110, BCC Room, Municipal Building**

Due to COVID concerns, this meeting will be conducted remotely, via Zoom. Proceedings can be viewed at: https://losalamos.legistar.com/Calendar.aspx. If you wish to actively participate, please contact planning@lacnm.us for a Zoom link.

1 CALL TO ORDER/ROLL CALL

2 PUBLIC COMMENT

This section of the Agenda is reserved for comments from the public on items not otherwise included on this Agenda.

3. APPROVAL OF AGENDA

4. PUBLIC HEARING (S)

A. 13689-20 WVR-2020-0096. A request for waiver approval from the required front setback. If approved the Waiver will allow for an attached garage to be constructed 6.5-feet from the front property line, where the Los Alamos County Code of Ordinances, Chapter 16, Development Code, requires a 25-foot front setback within all R-1-10 zoning districts. The property, LV 05004, is located at 111 Yosemite Drive within the La Vista Subdivision and is zoned Single-Family Residential District (R-1-10).

Attachments: StaffReport_WVR-2020-0096_final_wexhibits

5. BOARD OF ADJUSTMENT BUSINESS

A. 13688-20 Approval of the Board of Adjustment Meeting Minutes, October 26, 2020

Attachments: BOA_Minutes_20201026

B. 13695-20 Board of Adjustment 2021 Meeting Calendar

Attachments: 2021 BOA meeting calendar-DRAFT

6. BOARD/STAFF COMMUNICATIONS

A. Board of Adjustment

B. Staff

7. PUBLIC COMMENT

8.. ADJOURNMENT

PLEASE NOTE: Any action by the Board of Adjustments in granting approval, conditional approval or disapproval of an application my be appealed by the applicant, or by the 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 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 at 505-662-8006 if a summary or other type of accessible format is needed.

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

Los Alamos County

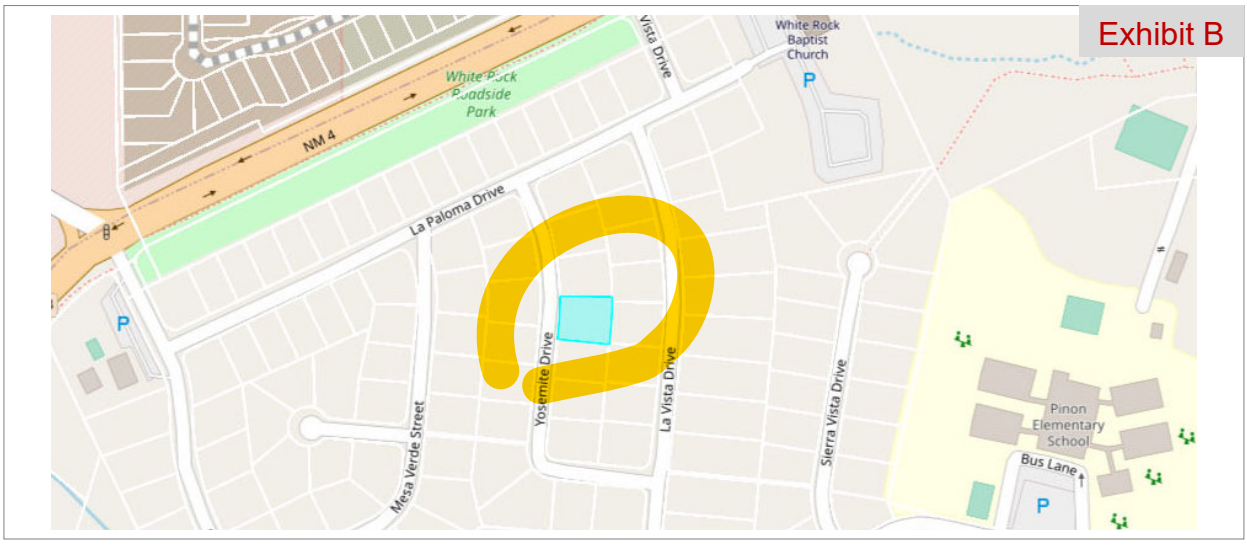
Community Development Department

BOARD OF ADJUSTMENT STAFF REPORT

Public Hearing Date:	December 28, 2020
Subject:	Case No. WVR-2020-0096
Owners/Applicants:	Alan and Mary Ann Novak
Case Manager:	Desirae J. Lujan, Associate Planner

Case No. WVR-2020-0096:

A request for waiver approval from the required front setback. If approved the Waiver will allow for an attached garage to be constructed 6.5-feet from the front property line, where the Los Alamos County Code of Ordinances, Chapter 16, Development Code, requires a 25-foot front setback within all R-1-10 zoning districts. The property, LV 05004, is located at 111 Yosemite Drive within the La Vista Subdivision and is zoned Single-Family Residential District (R-1-10).



Motion Option 1: I move to **approve** Case No. WVR-2020-0096 – A request for waiver from 25' front yard setbacks to construct an attached garage 6.5' from the front property line. The property, LV 05004, is located at 111 Yosemite Drive within the La Vista Subdivision and is zoned Single-Family Residential District (R-1-10).

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. The Applicant shall ensure that the proposed structure does not encroach into public right of way or easements when constructed; and
2. When constructed, roof drainage from the proposed structure shall not adversely impact structures on this lot or adjacent lots/structures:

    a. Grade to drain away from the structure and adjacent lots/structures so as not to create a nuisance (Code Section 18-57).

    b. Maintain drainage to existing drainage easements/structures as applicable.

    c. Note: Building Code Section R 401.3. stipulates that the grade must fall away at a minimum of 6" within 10'. Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2% away from the building—check with Chief Building Official for additional details.

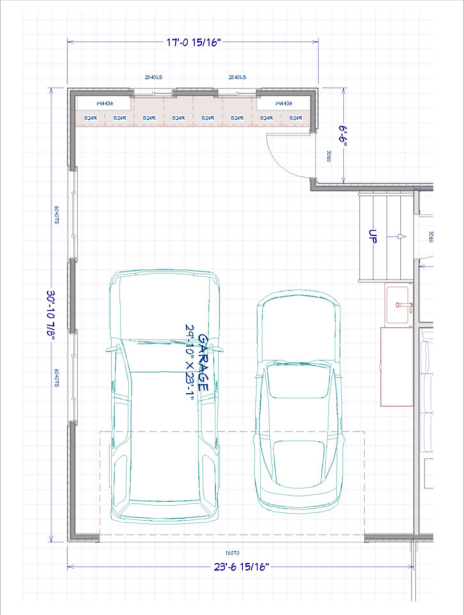
I further move to authorize the Chair to sign Findings of Fact for this case and, based on this decision, to be prepared by County staff.

Motion Option 2: I move to **Deny** Case No. WVR-2020-0096 - A request for waiver from 25' front yard setbacks to construct an attached garage 6.5' from the front property line. The property, LV 05004, is located at 111 Yosemite Drive within the La Vista Subdivision and is zoned Single-Family Residential District (R-1-10).

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 August 2020, the applicant contacted the Community Development Department to inquire about setbacks for the construction of an attached garage and county provisions for allowance of a variance from the required R-1-10 setbacks. On October 19, 2020, a complete waiver application [Exhibit A] was submitted for review by the Board of Adjustment.



The Los Alamos County Code of Ordinances, Chapter 16, Development Code, Article XIII, Site Development Requirements, Single-Family Residential Districts, R-1-10 District, requires a minimum front yard setback of twenty-five (25) feet as measured from the property line. The applicant proposes a 690 sq. ft^2 (+/-) attached garage to be built approximately 23.5' west from an existing garage, and

extending north at a length of roughly 30.91' on a 0.36 acre lot addressed as 111 Yosemite Drive. Its construction will create a 6.5' front setback, which results in an 18.5' encroachment to the front setback – that is 74%. Except for the proposed waiver, the property meets all development standards, including other required setbacks established, and height and lot coverage restrictions for this zoning district.

	R-1-10 Setbacks, min.	Proposed
Front	25′	6.5'
Rear	20′	--
Side	10′	10'

	R-1-10, max	Existing	Proposed
Lot Coverage	35%	14.4%	19%
Height	35'	--	14'

IDRC REVIEW

The Interdepartmental Review Committee (IDRC) independently reviewed the application from November 5, 2020 – November 10, 2020. The members who responded provided the following:

Angelica Gurule, Environmental Services Manager, Public Works	Approved
Eric Martinez, County Engineer, Public Works	Approved with conditions: (1) The Applicant shall ensure that the proposed structure does not encroach into public right of way or easements when constructed. (2) When constructed, roof drainage from the proposed structure shall not adversely impact structures on this lot or adjacent lots/structures a. Grade to drain away from the structure and adjacent lots/structures so as not to create a nuisance (Code Section 18-57). b. Maintain drainage to existing drainage easements/structures as applicable. c. Note: Building Code Section R 401.3. stipulates that the grade must fall away at a minimum of 6" within 10'. Exception: Where lot lines,

	walls, slopes or other physical barriers prohibit 6 inches of fall within 10 feet, drains or swales shall be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet of the building foundation shall be sloped a minimum of 2% away from the building—check with Chief Building Official for additional details.
Wendy Servey, Fire Marshal, LAC Fire Department	Approved
Stephen Mares, Engineering, Department of Utilities	No Concerns
Kenneth Ocker, N3B, Department of Energy	No Comments/Concerns

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 ***December 15, 2020***, notice of the request and meeting information was given by U.S. mail to the owners of real property within 100 yards of the exterior lot lines of the property or properties affected, at least ten days prior to the public hearing.

Exhibit C

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 ***December 10, 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 on ***December 15, 2020***, at least ten days prior to the public hearing.

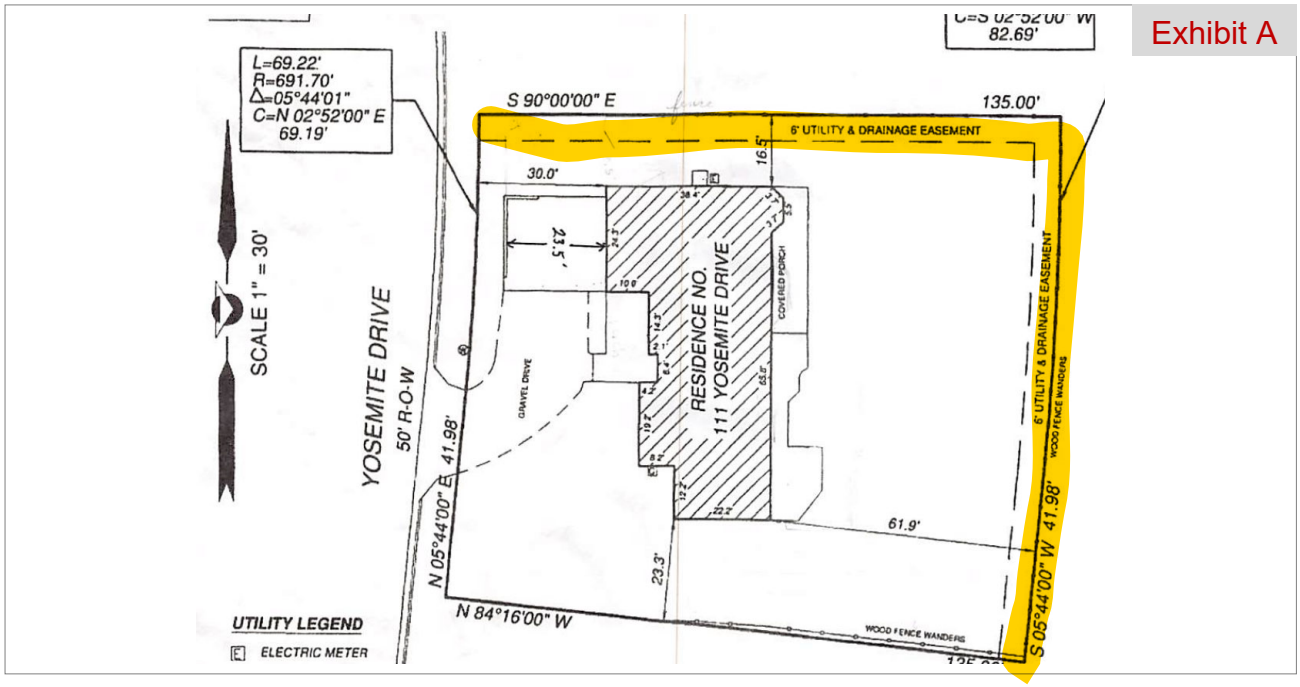
WAIVER REVIEW CRITERIA

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.

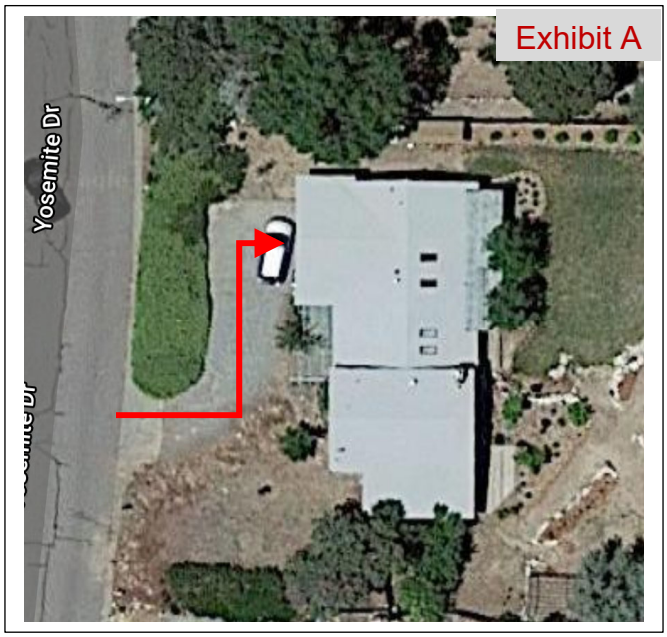
Applicant Response: The proposed garage addition will not encroach upon the prescribed 6' utility and drainage easement identified in the attached site layout, neither will it interfere with other utilities located on the property.

Staff Response: According to the provided survey, there is a 6' utility easement on the north and east sides of the property, of which the proposal does not appear to encroach. The Department of Utilities did not voice any concern, and Public Works recommends approval with the condition that applicant be responsible to ensure that the proposed structure does not encroach into any easements when constructed.



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 unique steepness of the topography at the front of our lot and the location of the garage made a normal, direct approach to the garage from the street impracticable. As currently oriented, the driveway is orthogonal to the entrance of the garage. In order to turn into the garage, the driver must perform a tight, 90-degree turn on the pad directly in front of the entrance. This makes full utilization of the double-car garage difficult without causing damage to our vehicles and property. The proposed solution is to build a garage addition on the location of the existing pad with the entrance correctly oriented with respect to the driveway.



Staff Response: The elevation at the start of the driveway is 6,514' and gradually gains 2' to the east, throughout the property. The lot consists of a 2,341 ft^2 +/- single-family dwelling with an attached garage on the northwest corner. As expressed by the applicant, the original design and construction of the garage causes difficulty to directly enter the garage. The proposal would allow for an easier access into a location that is already being used for parking.

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

Applicant Response: It seems very unlikely that the garage addition would result in additional hazards or violate building code requirements.

Staff Response: The waiver will not create a health concern to the community and will be required to be built in accordance with state and local building code requirements as regulated by the Building Division during the permitting and construction phase of the project. As a part of the IDRC process, the LAC Building Safety Manager has reviewed this request and did not communicate any concerns.

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: The only concern of those listed would be the potential obstruction of neighbors' sight-lines along the street. The proposed addition would not be taller than the existing structure. Building into the setback would mean the front of the structure is closer to the street but, as the attached show, the curve of the street means sight lines along the street from adjacent properties are not significantly impacted.

Staff Response: The waiver will not create a negative physical impact to properties within 100 yds. This is an interior lot with adjacent driveways approximately a distance of 150' (south) and 106' (north) to the nearest point of the proposed location – keeping sight lines clear. The height is below the allowable height of 35' and is in character with the existing home and surrounding structures. Its construction will not create a loss of privacy nor objectional odor; nor will it decrease security or increase noise. Lighting is not proposed with this application, but any should be of a residential nature and in compliance with New Mexico Dark Skies.

STAFF RECOMMENDATION: Staff has applied the Waiver Review Criteria and recommends approval of the waiver request with the conditions itemized by the County Engineer and outlined within IDRC comments.

FINDINGS OF FACT:

1. The application, Case No. WVR-2020-0096 is a request to waive from the Los Alamos County Code of Ordinances, Section 16-533 to allow for 6.5' front setback, where 25' is minimum for an R-1-10 zoning district.
2. The applicants are the legal owners of the property, LV 05004, located with the La Vista Subdivision and addressed as 111 Yosemite Dr.

3. The Waiver Review Criteria, Section 16-157, has been applied and is conditionally approved based on the reasons stated within the staff report and per testimony entered at the public hearing.
4. Approval of the waiver is to allow for the construction of a 690 ft^2 (+/-) attached garage.

5. 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 and Submittal
B. Vicinity Map
C. 100 YD. Notification Map and Property Owner mail listing
D. Topography Map

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:

We are requesting permission to build into the setback our residential property. The topography of the lot and the configuration of our home creates specific difficulties that would be resolved by the construction of an addition. This structure would be built on the footprint of the existing concrete pad located in front of our home.

Address of Property to which the Waiver Request applies:

111 Yosemite Dr., White Rock NM 87547

Zoning District: R-1-10 **Acreage:** .3742 **Lot Coverage:** 14.4% **Related Applications (if any):**

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

Name: Alan and Mary Ann Novak Phone: 281-706-2496 Cell #: 505-412-3623
Please Print

Address: 111 Yosemite Dr., White Rock NM 87547 Email: novakalan@hotmail.com

Alan Novak 10-19-2020
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: _____ ***Staff Initial:*** _____

CDD Application Number: _____ ***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

The proposed garage addition will not encroach upon the prescribed 6' utility and drainage easement identified in the attached site layout, neither will it interfere with other utilities located on the property.

(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 unique steepness of the topography at the front of our lot and the location of the garage made a normal, direct approach to the garage from the street impracticable. As currently oriented, the driveway is orthogonal to the entrance of the garage. In order to turn into the garage, the driver must perform a tight, 90-degree turn on the pad directly in front of the entrance. This makes full utilization of the double-car garage difficult without causing damage to our vehicles and property. The proposed solution is to build a garage addition on the location of the existing pad with the entrance correctly oriented with respect to the driveway.

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

It seems very unlikely that the garage addition would result in additional hazards or violate building code requirements.

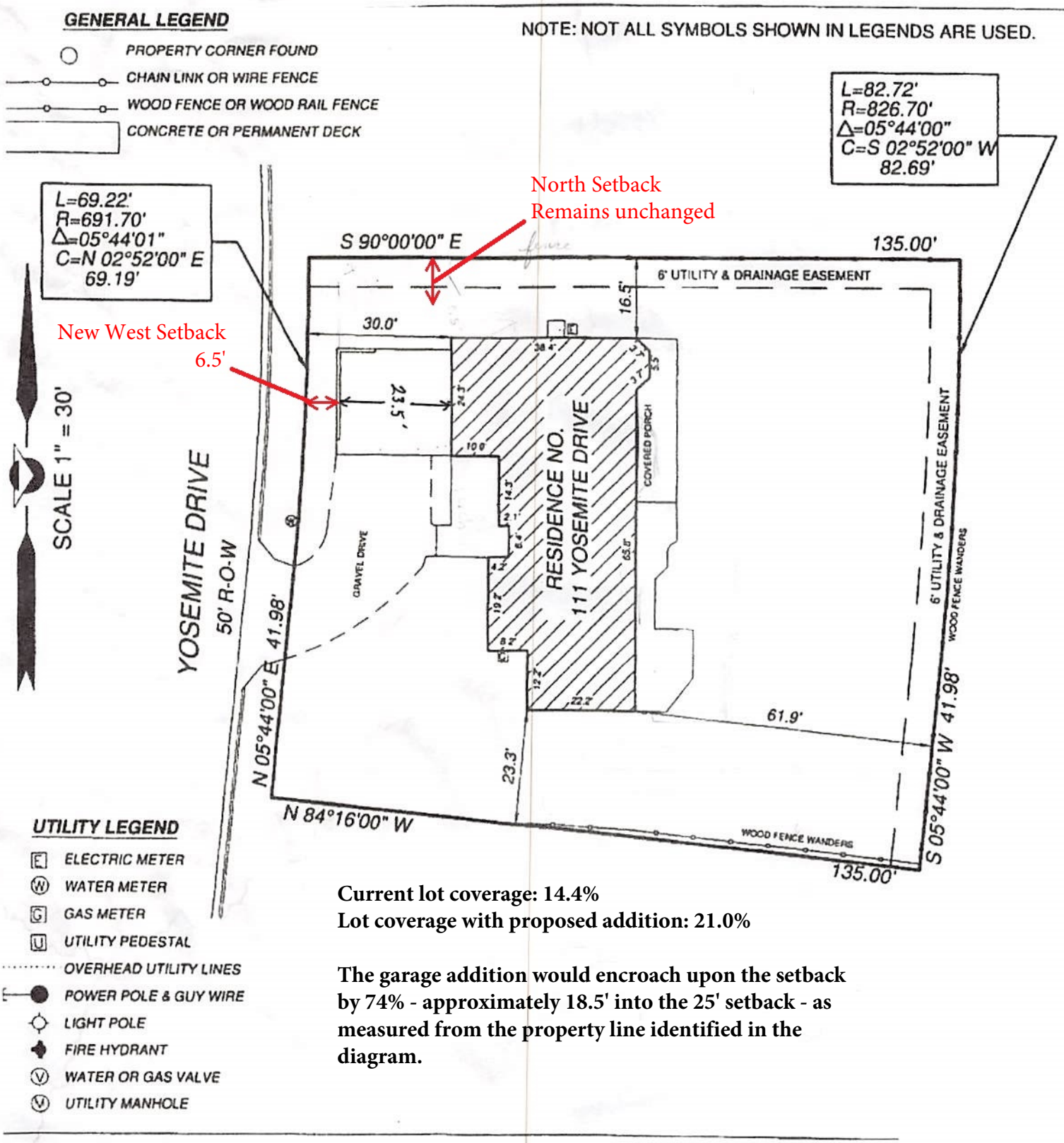
(d) Granting of the waiver will not create any significant negative physical impacts on property within 100 yards of the subject property such as reduced sight lines, loss of privacy, decreased security, increased noise, objectionable odors, intrusion of artificial light, the casting of unwanted shadows, or similar negative impacts.

The only concern of those listed would be the potential obstruction of neighbors' site-lines along the street. The proposed addition would not be taller than the existing structure. Building into the setback would mean the front of the structure is closer to the street but, as the attached photos show, the curve of the street means sight lines along the street from adjacent properties are not significantly impacted.

SUBMITTALS:

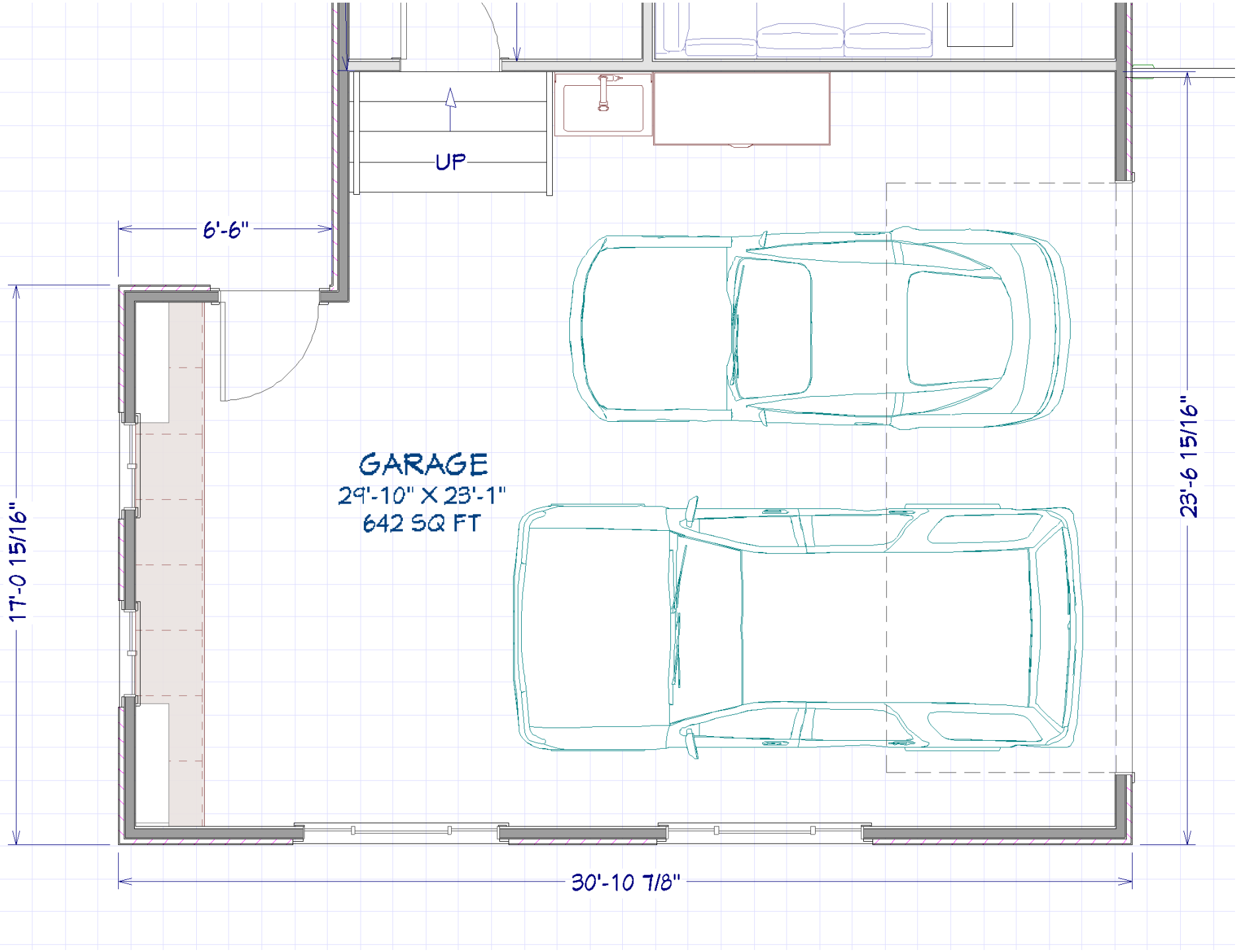
Provide all information necessary for a complete review of the Waiver request. Check each of the boxes to indicate which information you have provided, and, if possible, also provide one complete copy of all materials on disk:

- ☑ **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: _____**



Current lot coverage: 14.4%
Lot coverage with proposed addition: 21.0%

The garage addition would encroach upon the setback by 74% - approximately 18.5' into the 25' setback - as measured from the property line identified in the diagram.


UP
6'-6"
GARAGE
29'-10" X 23'-1"
642 SQ FT
17'-0 15/16"
23'-6 15/16"
30'-10 7/8"

LOS ALAMOS COUNTY
P.O. BOX 99
LOS ALAMOS, NEW MEXICO 87544-0099
Payment Inquiries (505) 662-8333
Valuation and Assessment Inquiries (505) 662-8030

2016 TAX BILL
TAXPAYER'S COPY

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.

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 2016 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.

NOVAK ALAN M
111 YOSEMITE DR
LOS ALAMOS NM 87547-3441

T17 P1 11 RN: 241
AC: R002014

NET TAXABLE VALUES WILL BE ALLOCATED TO GOVERNMENTAL UNITS IN SCHOOL DISTRICT. ▶ #1

TAXABLE VALUE IS 33 1/3% OF FULL VALUE

	FULL VALUE	TAXABLE VALUE
LAND RES SINGLE	80,560	26,850
BLDG RES SINGLE	165,930	55,310
NET VALUE		82,160

PRINT THIS ACCOUNT NO. ON YOUR CHECK ▶

ACCOUNT NO.	PARCEL #
R002014	1038108424338

111 YOSEMITE DR

Subd: LA VISTA Block: 05 Lot: 004 S: 5 T: 18N R: 7E

PROPERTY DESCRIPTION

HOW YOUR TAX DOLLAR IS BEING DISTRIBUTED

TAX RATE EXPRESSED IN DOLLARS PER THOUSAND OF NET TAXABLE VALUE

COUNTY	5.873	482.52
COUNTY DEBT SERVICE	0.000	0.00
MUNICIPAL	3.950	324.53
MUNI DEBT SERVICE	0.000	0.00
COLLEGE	0.988	81.17
COLLEGE DEBT SERVICE	0.000	0.00
SCHOOL OPERATION	0.336	27.61
SCHOOL DEBT SERVICE	8.621	708.30
SCHOOL CAP IMPRO	0.000	0.00
SCHOOL HB33	3.246	266.69
STATE DEBT SERVICE	1.360	111.74
	24.374	
TOTAL 2016 TAX DUE ▶		2,002.56
2016 TOTAL CURRENT & PRIOR TAXES ▶		2,002.56

INTEREST IS 1% PER MONTH ON DELINQUENT TAXES. ALSO, A PENALTY OF UP TO 5% WILL BE CHARGED ON EACH HALF.

DELINQUENT DATES

YEAR	TAX AMOUNT	INTEREST	PENALTY	TOTAL TAXES

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

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

SECOND HALF PAYMENT COUPON

PLEASE MAKE CHECKS PAYABLE TO:
LOS ALAMOS COUNTY
P.O. Box 99 • Los Alamos, NM 87544-0099

PRINT THIS ACCOUNT NUMBER ON YOUR CHECK ▶ **R002014**

YOUR CANCELED CHECK IS YOUR RECEIPT.

THIS BILL IS DUE BY APRIL 10, 2017. TO AVOID INTEREST AND PENALTY CHARGES, DETACH THIS COUPON AND REMIT WITH PAYMENT BY: MAY 10, 2017.

NOVAK ALAN M
111 YOSEMITE DR
LOS ALAMOS, NM 87544

2016 SECOND HALF 1,001.28

DO NOT FOLD OR STAPLE THIS COUPON.
DO NOT WRITE BELOW THIS LINE

03100000201400001001280000200256O

FIRST HALF OR FULL YEAR PAYMENT COUPON

PLEASE MAKE CHECKS PAYABLE TO:
LOS ALAMOS COUNTY
P.O. Box 99 • Los Alamos, NM 87544-0099

PRINT THIS ACCOUNT NUMBER ON YOUR CHECK ▶ **R002014**

YOUR CANCELED CHECK IS YOUR RECEIPT.

THIS BILL IS DUE BY: NOVEMBER 10, 2016. TO AVOID INTEREST AND PENALTY CHARGES, DETACH THIS COUPON AND REMIT WITH PAYMENT BY: DECEMBER 10, 2016.

NOVAK ALAN M
111 YOSEMITE DR
LOS ALAMOS, NM 87544

2016 FIRST HALF & PRIOR TAXES 1,001.28

2016 TOTAL CURRENT & PRIOR TAXES FULL PAYMENT AMOUNT 2,002.56

DO NOT FOLD OR STAPLE THIS COUPON.
DO NOT WRITE BELOW THIS LINE

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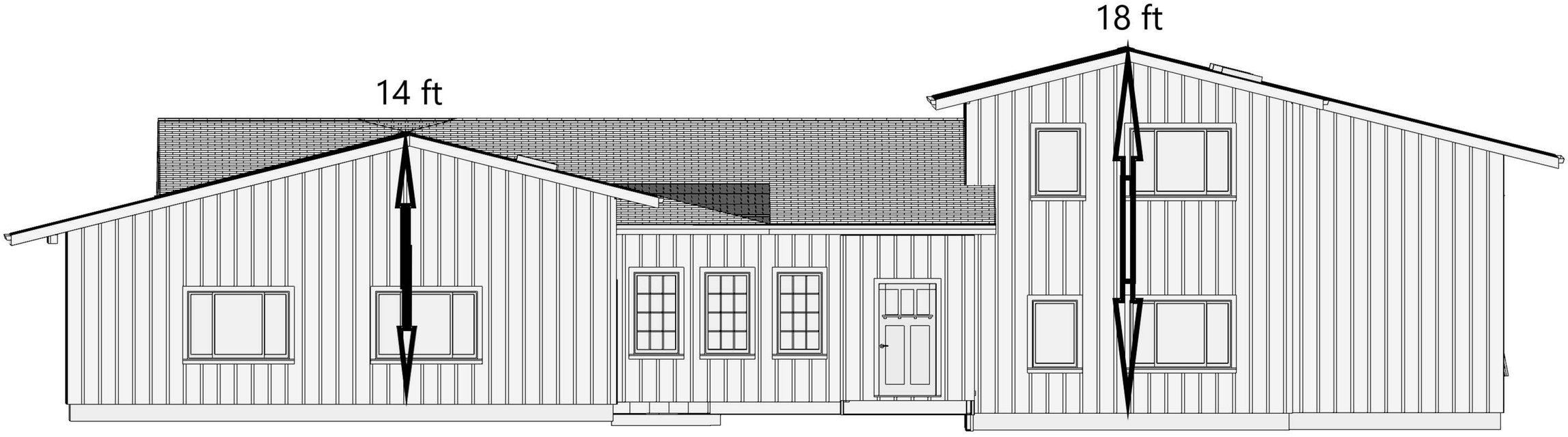
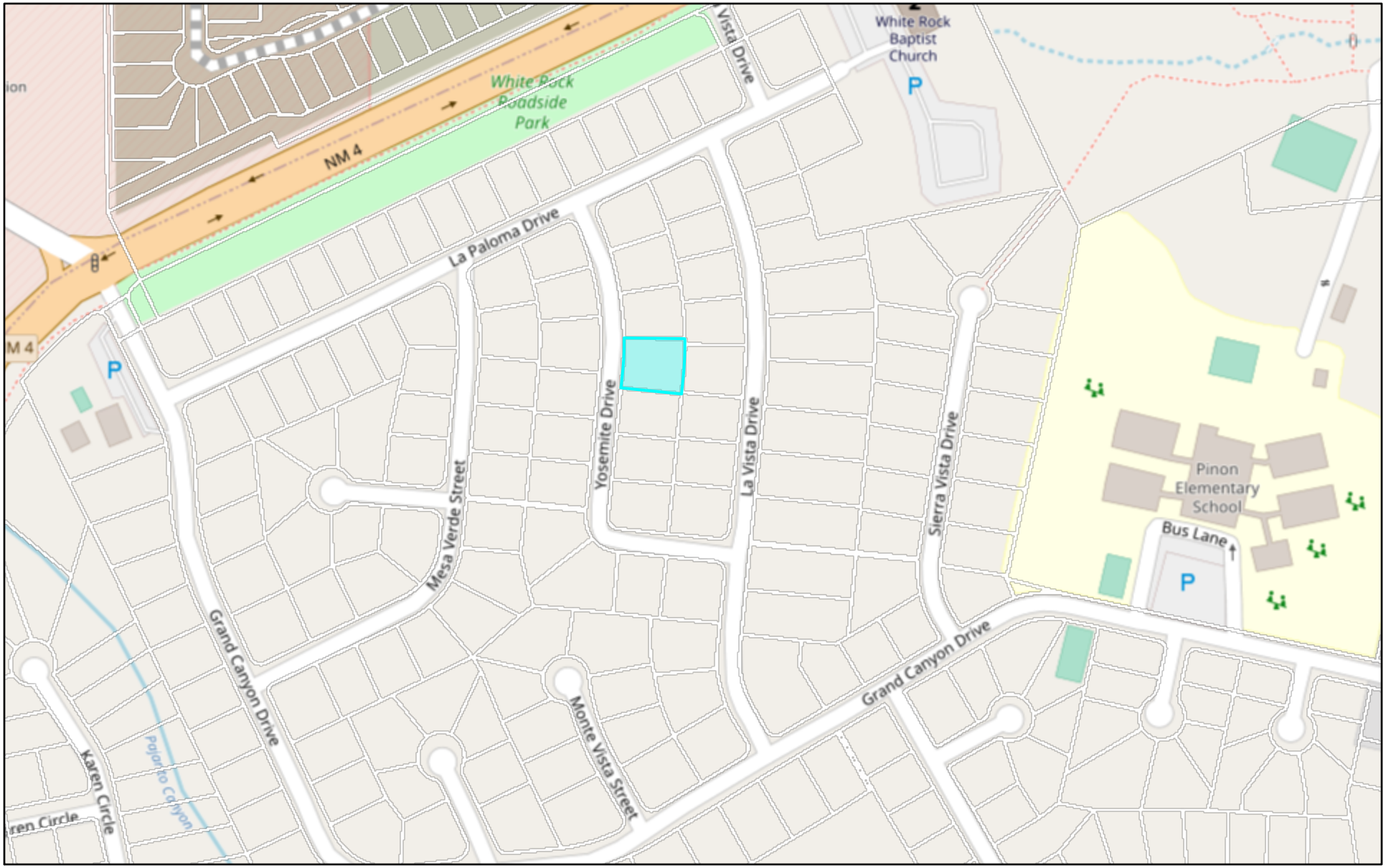

18 ft
14 ft

VICINITY MAP

Exhibit B



11/9/2020, 2:11:45 PM

1:4,514

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

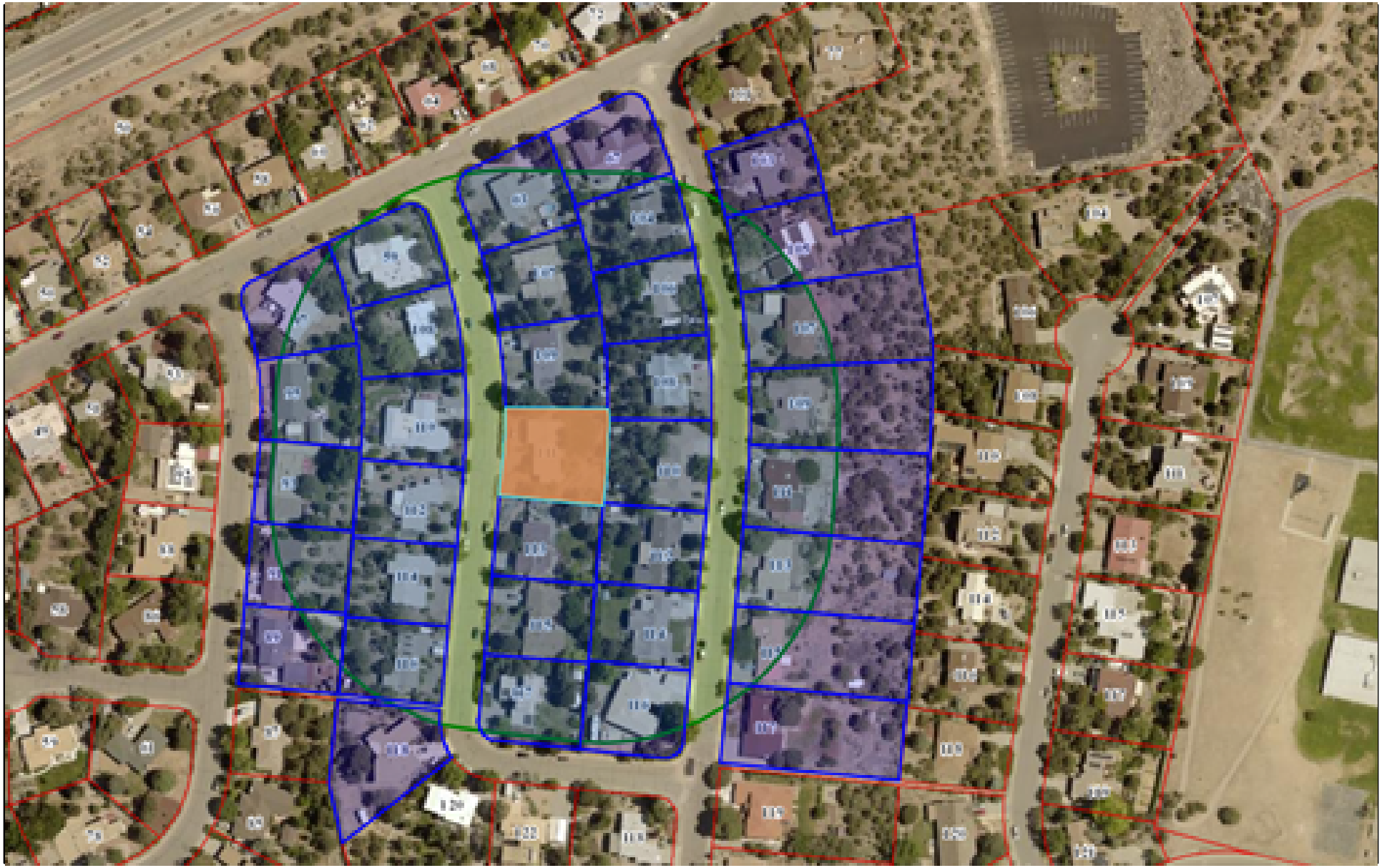
Parcels

County boundary

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

Web AppBuilder for ArcGIS
Map data © OpenStreetMap contributors, CC-BY-SA |

Public Notification Map, 100 yds



1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

NOTIFICATION LIST - 100 YDS

AVERY J PATRICK JR & MONICA L	107 LA VISTA DR
BABICH JAMES M	95 MESA VERDE DR
BAREFIELD JAMES E & EMMA C	111 LA VISTA DR
BLAIR STEPHEN G & BARBARA B	115 LA VISTA DR
BRENT ROY W JR & DIANE L	59 LA PALOMA DR
BUNKER REVOCABLE TRUST	114 YOSEMITE DR
CARLSON RANDOLPH L & BETTY J	114 LA VISTA DR
FLESNER FAMILY TRUST	117 YOSEMITE DR
GEORGE THOMAS W & RENITA R	104 LA VISTA DR
HAINES BRIAN M	113 LA VISTA DR
HJELVIK KARL I & MARIA EA PAN-SOY	113 YOSEMITE DR
HOFFMAN GORDON J	109 YOSEMITE DR
HUGHES JUSTIN M & VICTORIA R	97 MESA VERDE DR
JOHNSON ROGER W & V DIANE REV LIV TR	106 LA VISTA DR
JOSEPH ELIZABETH	112 LA VISTA DR
LADACH MICHAEL J & JACQUELINE	89 MESA VERDE DR
MARTIN PAUL & SKELTON EMILY	108 YOSEMITE DR
MAZANEC MICHELLE C	117 LA VISTA DR
MILLARD JOHNNY P	112 YOSEMITE DR
MORRIS JOHN S & MELINDA B	91 MESA VERDE DR
MORRISON AARON M & RIVERA LINDSEY M	105 LA VISTA DR
NAVARRETE, JONATHAN & MECHELLE LEE	116 YOSEMITE DR
NELSON RONALD O & MERRELL S FAMILY TR	109 LA VISTA DR
NELSON WADE & MELODIE KIM	110 YOSEMITE DR
NICHOLS WILLIAM & KRISTEN	115 YOSEMITE DR
NOVAK ALAN M	111 YOSEMITE DR
OSBORNE D BARRY	110 LA VISTA DR
PEARSON JOHN T & JUSTIN	108 LA VISTA DR
REMELIUS DENNIS K	107 YOSEMITE DR
STAPP JAMES & SUZANNE TRUST	93 MESA VERDE DR
STORMS STEVEN A	67 LA PALOMA DR
THOMPSON THOMAS K	118 YOSEMITE DR
VIGIL KEVIN J	63 LA PALOMA DR
WILSON CHRISTOPHER T & NATLEY R	103 LA VISTA DR
ZIRKLE REID E & JANET C	116 LA VISTA DR

Topography

Exhibit D

11/18/2020, 9:04:13 AM

Elevation contours - 2ft

2' contour

10' Index contour

1:282

0 10 20 40 ft

0 3.25 6.5 13 m

Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin,

Web AppBuilder for ArcGIS

Bureau of Land Management, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Bohannon Huston, LANL, LACOGIS, USFS |

County of Los Alamos

1000 Central Avenue,
Suite 110, BCC Room

LOS ALAMOS

M I N U T E S

Board of Adjustment

Monday, October 26,2020 **5:30 PM**

Due to COVID-19 Concerns, meeting was conducted remotely via Zoom.

Members Present: Jean Dewart, Chair
Beverly Neal-Clinton, Commissioner
Craig Martin, Commissioner

Staff Present: Ryan Foster, Principal Planner
Anita Barela, Associate Planner
Desirae J. Lujan, Associate Planner
Kevin Powers, Assistant County Attorney
James Robinson, Council Liaison

DRAFT

1. **CALL TO ORDER/ROLL CALL**
   The meeting was called to order at 5:30 PM. A quorum was present.

2. **PUBLIC COMMENT**
   None.

3. **APPROVAL OF AGENDA**
   Commissioner Martin motioned to approve the Agenda as presented. Seconded by Commissioner Neal-Clinton. Motion passed unanimously.

4. **PUBLIC HEARING(S) – Case No. WVR-2020-0097**
   A request for a sixteen-foot (16') waiver to the required thirty-foot (30') back yard setback. 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 an attached deck to be built on the south side of the house which will be fourteen (14') feet from the back-property line. The property is located at 10 Primrose Lane, in the Ponderosa Estates Subdivision 2A, Lot: 20, and is zoned PD-2 (Planned Development).

   The requested was presented by Scott Irving on behalf of the property owner(s); followed by staff presentation made by Anita Barela, Associate Planner.

   Commissioner Martin motioned to approve Case No. WVR-2020-0097 – A request for a sixteen-foot (16') waiver to the required thirty-foot (30') back yard setback at 10 Primrose Lane, within the Ponderosa Estates 2A subdivision. Approval of the waiver will allow for

an attached deck to be built on the south side of the house which will be fourteen (14') feet from the back-property line. Approval is based on the reasons stated within the staff report and per testimony entered at the public hearing.

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

Commissioner Neal-Clinton seconded. Motion passed 3-0 vote.

5. **APPROVAL OF MINUTES, July 27, 2020**
   Minutes passed unanimously as presented.

6. **PUBLIC COMMENT**
   None.

7. **ADJOURNMENT**
   5:59 PM

DRAFT

Los Alamos County
Board of Adjustment Meeting Dates
2021-DRAFT

Application Deadline; Friday-4:30 PM	IDRC Thursday-9:00 AM Internal	Notice of Public Hearing to Los Alamos Daily Post	Legal Notice PublicationDate [Los Alamos Daily Post]	BOA Monday-5:30 PM B&C Room, Suite 110
December 4, 2020	December 10, 2020	December 14, 2020	December 17, 2020	January 4, 2021
December 25, 2020	December 31, 2020	January 4, 2021	January 7, 2021	January 25, 2021
January 8, 2021	January 14, 2021	*January 18, 2021*	January 21, 2021	February 8, 2021
January 22, 2021	January 28, 2021	February 1, 2021	February 4, 2021	February 22, 2021
February 5, 2021	February 11, 2021	February 15, 2021	February 18, 2021	March 8, 2021
February 19, 2021	February 25, 2021	March 1, 2021	March 4, 2021	March 22, 2021
March 5, 2021	March 11, 2021	March 15, 2021	March 18, 2021	April 5, 2021
March 19, 2021	March 25, 2021	March 29, 2021	April 1, 2021	April 19, 2021
April 2, 2021	April 8, 2021	April 12, 2021	April 15, 2021	May 3, 2021
April 16, 2021	April 22, 2021	April 26, 2021	April 29, 2021	May 17, 2021
May 7, 2021	May 13, 2021	May 17, 2021	May 20, 2021	June 7, 2021
May 21, 2021	May 27, 2021	May 31, 2021	June 3, 2021	June 21, 2021
June 4, 2021	June 10, 2021	June 14, 2021	June 17, 2021	July 5, 2021
June 18, 2021	June 24, 2021	June 28, 2021	July 1, 2021	July 19, 2021
July 2, 2021	July 8, 2021	July 12, 2021	July 15, 2021	August 2, 2021
July 23, 2021	July 29, 2021	August 2, 2021	August 5, 2021	August 23, 2021
~~*August 6, 2021*~~	~~August 12, 2021~~	~~August 16, 2021~~	~~August 19, 2021~~	~~September 6, 2021~~
August 13, 2021	*August 19, 2021*	August 23, 2021	*August 26, 2021*	*September 13, 2021*
August 27, 2021	*September 2, 2021*	September 6, 2021	*September 9, 2021*	*September 27, 2021*
September 10, 2024	September 16, 2024	September 20, 2024	September 23, 2024	October 11, 2024
September 24, 2021	September 30, 2021	October 4, 2021	October 7, 2021	October 25, 2021
October 8, 2021	October 14, 2021	October 18, 2021	October 21, 2021	November 8, 2021
October 22, 2021	October 28, 2021	November 1, 2021	November 4, 2021	November 22, 2021
November 5, 2021	November 11, 2021	November 15, 2021	November 18, 2021	December 6, 2021
November 26, 2021	December 2, 2021	December 6, 2021	December 9, 2021	December 27, 2021
December 10, 2021	December 16, 2021	December 20, 2021	December 23, 2021	January 10, 2022
December 24, 2021	December 30, 2021	January 3, 2022	January 6, 2022	January 24, 2022

Pink boxes indicates Special Dates (Holiday Week, Application Deadlines, Notices to Daily Post, Hearing Dates)
Yellow boxes indicate County holiday. County Offices closed. No BOA meetings held on holidays.
Meeting dates are subject to change. Contact the Community Development Department to confirm all dates at (505) 662-8120