

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

WADMIN22-0008
(Medina Barn)

June 2, 2022

WADMIN22-0008

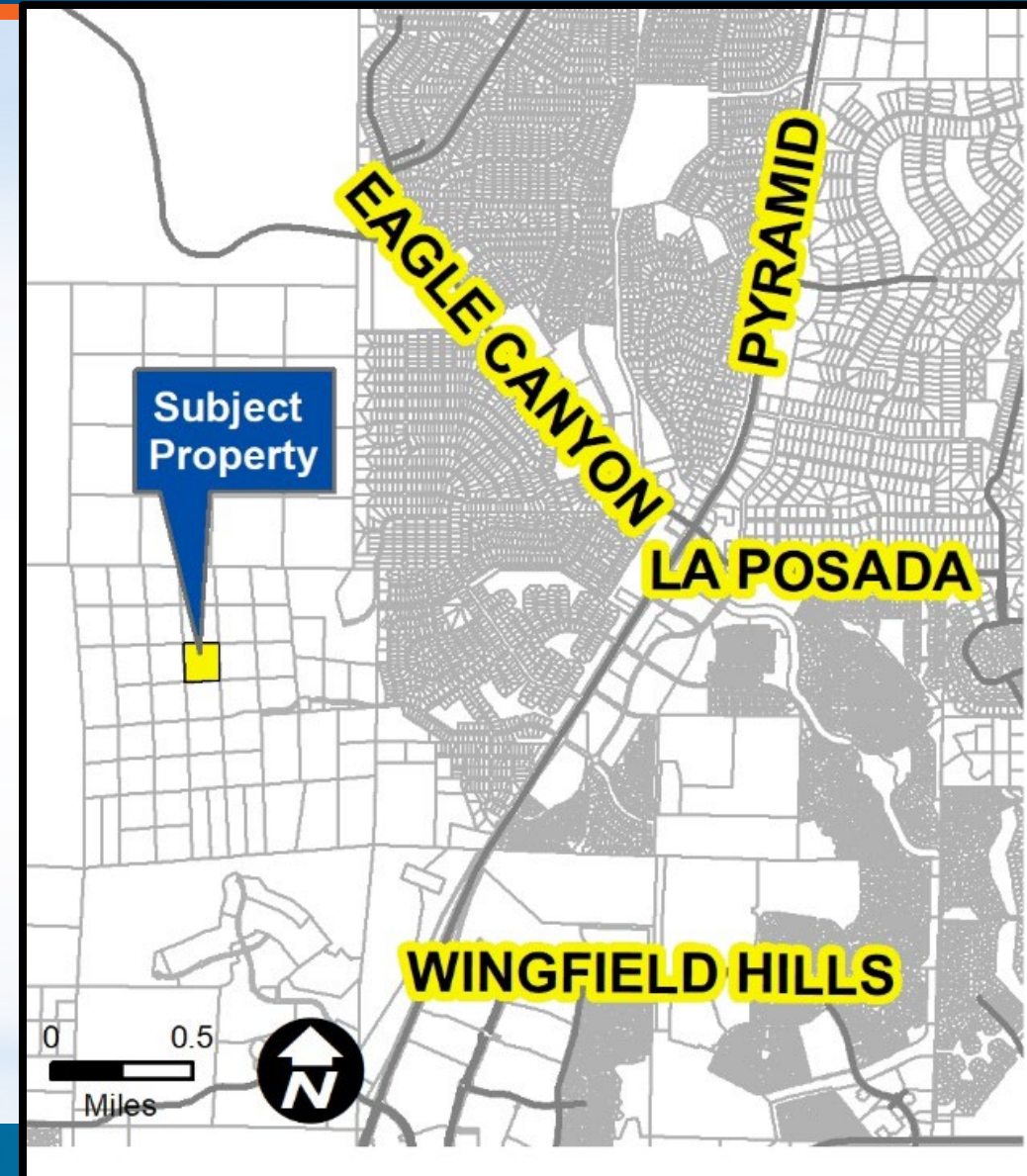
Medina Barn



Vicinity Map



The parcel (APN: 083-440-12) is located in the Spanish Springs Area, west of Pyramid Highway.

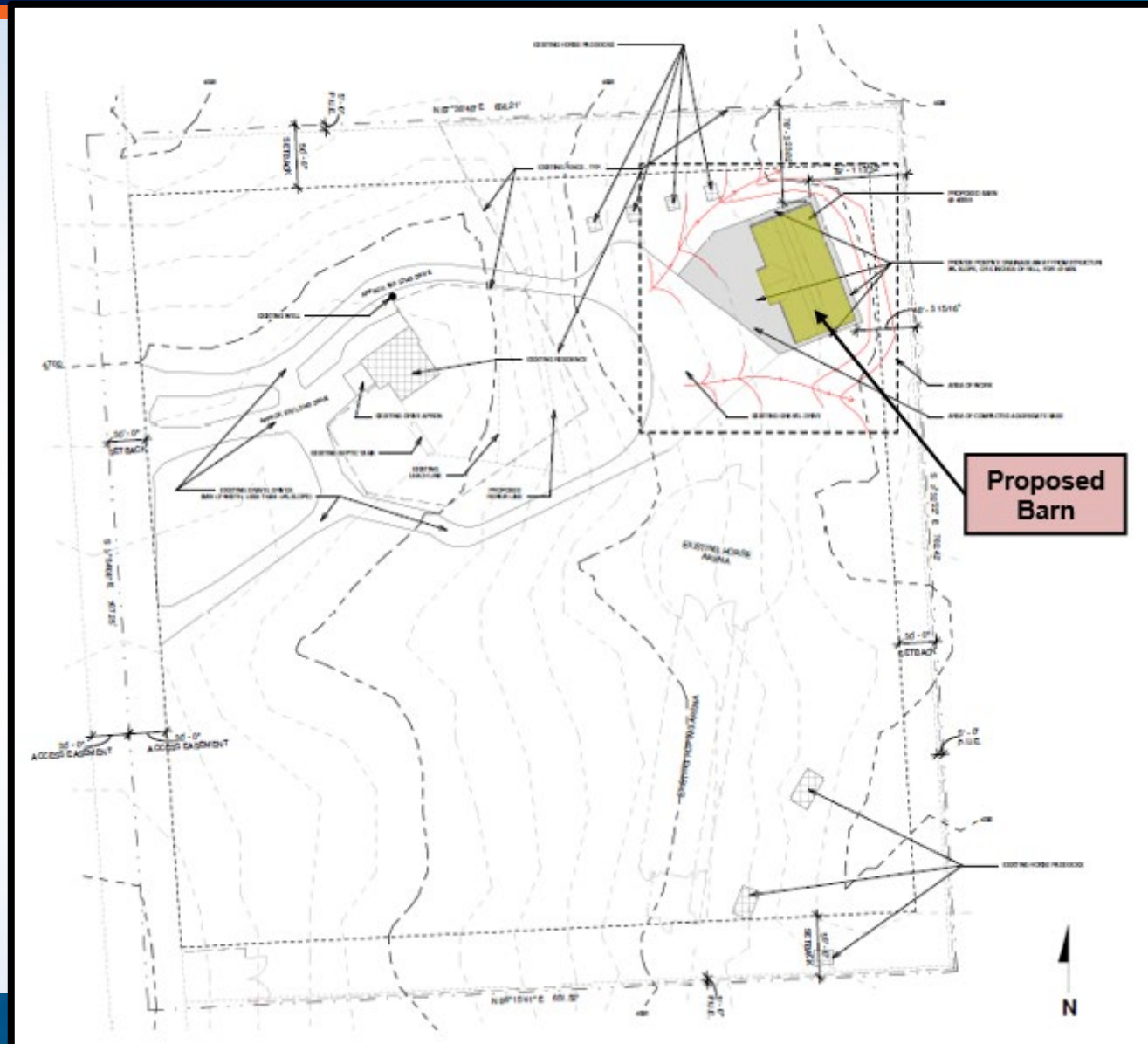


Request



- The request is for an administrative permit for a detached accessory structure larger than the primary residence.
- The proposed detached barn is 5,224 sq. ft. & the primary residence is 2,282 sq. ft.
- The applicant is considering making the barn slightly smaller than 5,224 sq. ft., but still larger than the primary residence.
- The property's regulatory zone is Low Density Rural (LDR).
- Detached accessory structures that are larger than the existing main structure are permitted within the LDR regulatory zone with the approval of an administrative permit per WCC Section 110.306.10(d).

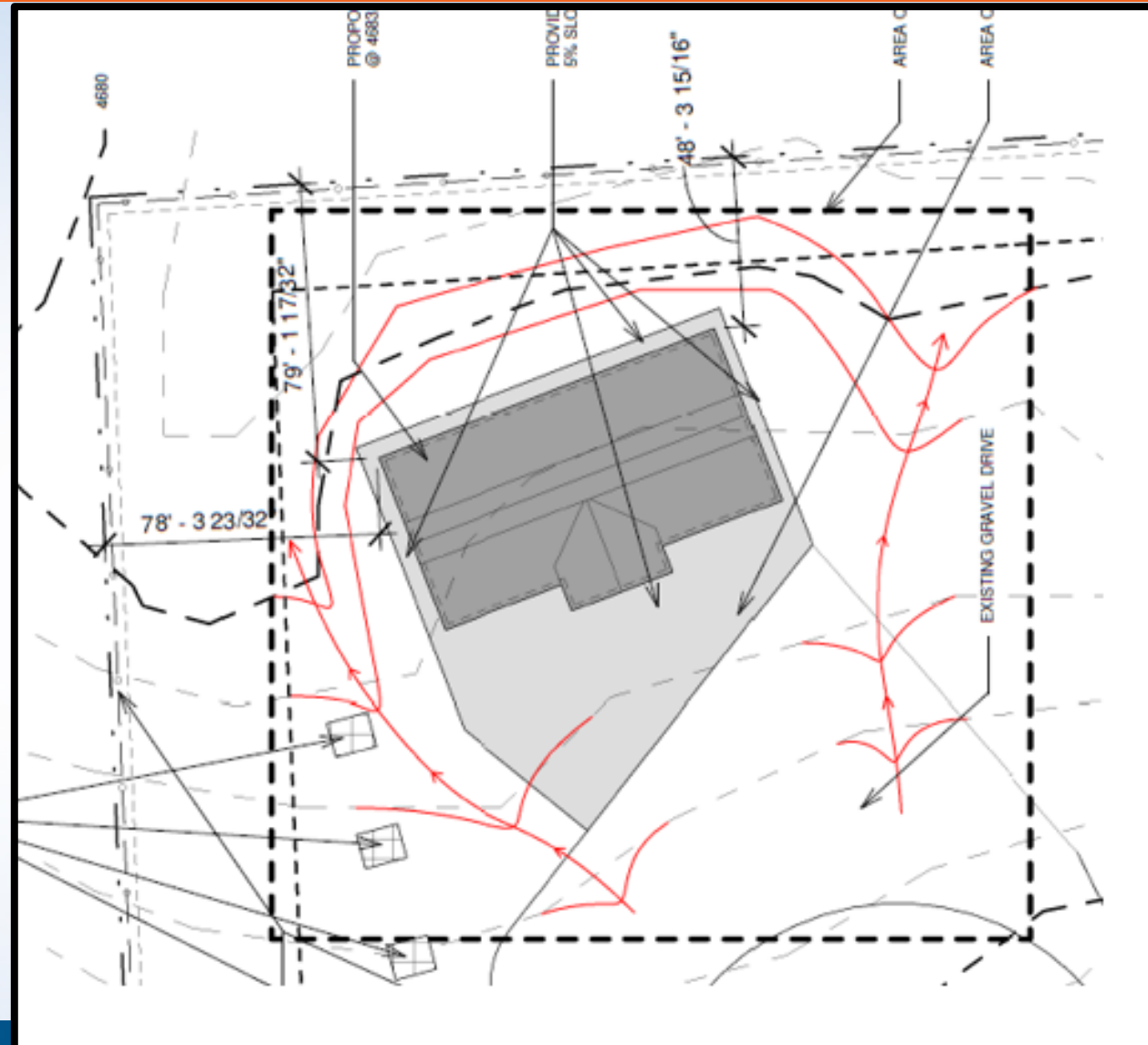
Site Plan



Site Plan – Proposed Barn



COMMUNITY SERVICES DEPARTMENT



Background & Analysis



- The parcel is 10.65 acres & has a regulatory zone of Low Density Rural (LDR).
- The parcel is surrounded by parcels of similar size with the same regulatory zone (LDR).
- The minimum LDR building setbacks are 30 ft. from the front & rear yard property lines & 50 ft. from the side yard property lines.
- The proposed barn location meets the LDR building setbacks.
- The applicant is not proposing electricity or plumbing for the barn.

Background & Analysis

- During the review period for this requested permit, staff received a phone call from a neighboring property owner, who was concerned that the property owner was moving dirt & might be working without a permit.
- A code enforcement officer visited the applicant's property & stated that the applicant had moved some dirt, but the activity did not exceed the thresholds for WCC Article 438, *Grading Standards*.
- The code enforcement officer did NOT issue a violation. He communicated with the applicant to limit further grading, digging, & material movement prior to the issuance of the barn permit in order to avoid exceeding the limits allowed by Article 438.
- The applicant & code enforcement officer discussed the applicant limiting activity to road maintenance prior to permit issuance.

Reviewing Agencies



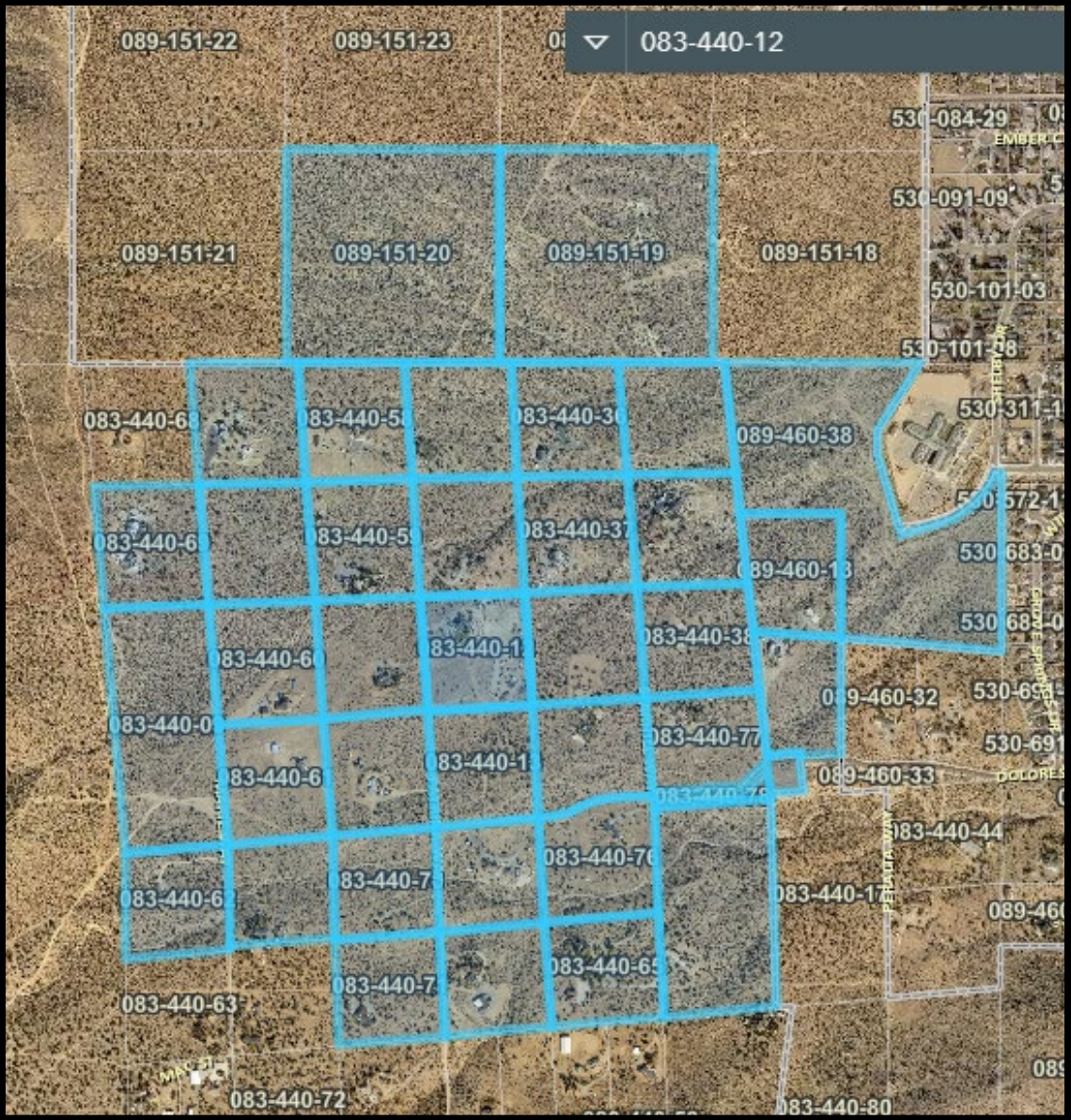
Various agencies reviewed the application: conditions are in Exhibit A.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X	X	X	Rosa Landis, rlandis@washoecounty.gov
Washoe County Engineering & Capital Projects	X	X		Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development	X			
Washoe County Parks & Open Space	X	X		Sophia Kirschenman, skirschenman@washoecounty.gov
Washoe County Planning & Building Director	X			
Washoe County Water Rights Manager	X	X		Timber Weiss, tweiss@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		Sabrina Brasuell, sbrasuell@washoecounty.gov
WCHD Environmental Health	X	X	X	David Kelly, DAKelly@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, blemon@tmfpd.us
Regional Transportation Commission	X			
Washoe-Storey Conservation District	X	X		Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & bretttyler2@gmail.com

Public Notice



Notices were sent to 33 separate property owners within 1,500 feet of the subject property.



Staff is able to make all 5 required findings, as detailed on pages 8 & 9 in the staff report.

- a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
- b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- c) Site Suitability. That the site is physically suitable for a detached barn, and for the intensity of such a development;
- d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Recommendation

Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Administrative Permit Case Number WADMIN22-0008 and the nature of the stringent recommended conditions of approval and approve the requested Administrative Permit.

Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Administrative Permit Case Number WADMIN22-0008 for Guadalupe Medina, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25.

Thank you

Katy Stark, Planner
Washoe County CSD – Planning Division
krstark@washoecounty.gov
775-328-3618



COMMUNITY
SERVICES DEPARTMENT
