

Washoe County Board of Adjustment



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**COMMUNITY  
SERVICES DEPARTMENT**

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# **Administrative Permit WADMIN22-0013 (Keithley Garage)**

July 7, 2022

# WADMIN22-0013

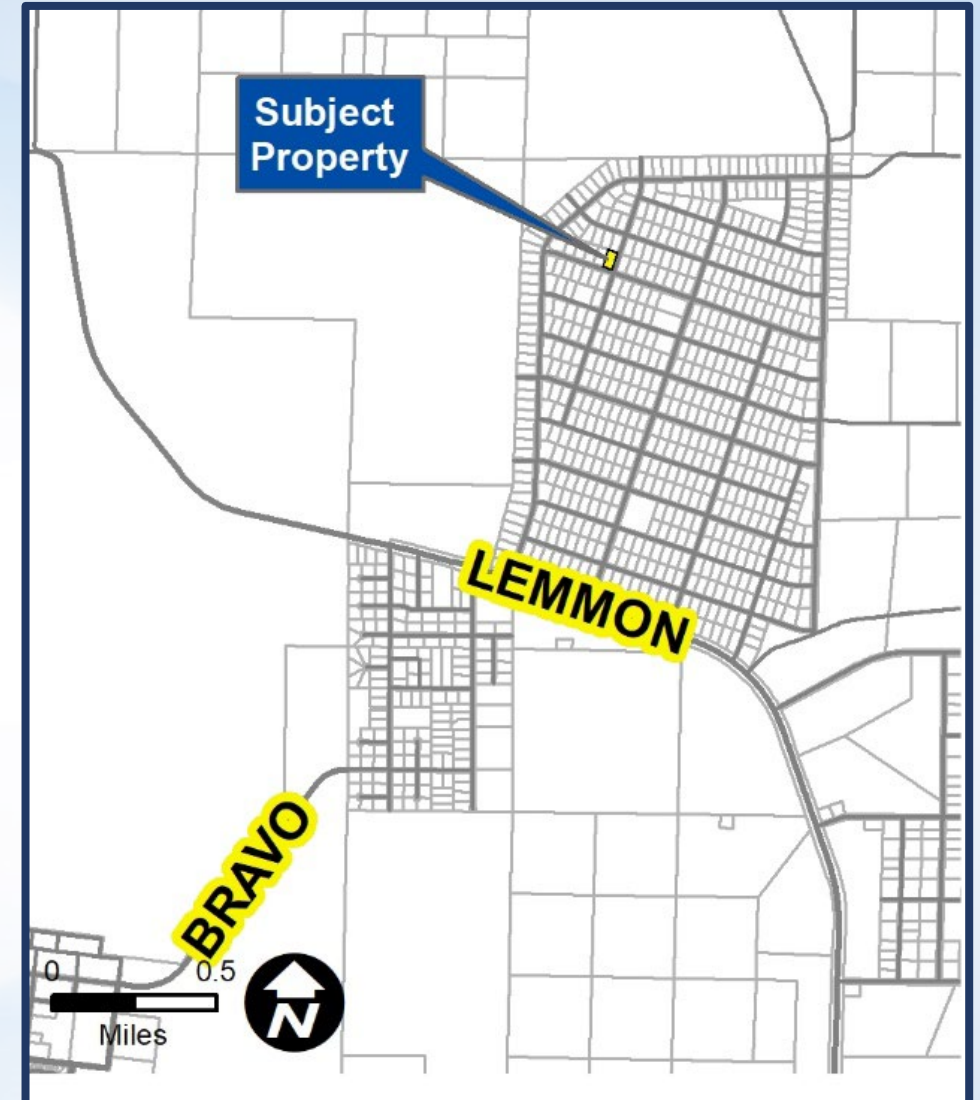
## Keithley Garage



# Vicinity Map



The parcel (APN: 080-385-02) is located in the North Valleys Area Plan, north of Lemmon Dr. and west of Matterhorn Blvd.

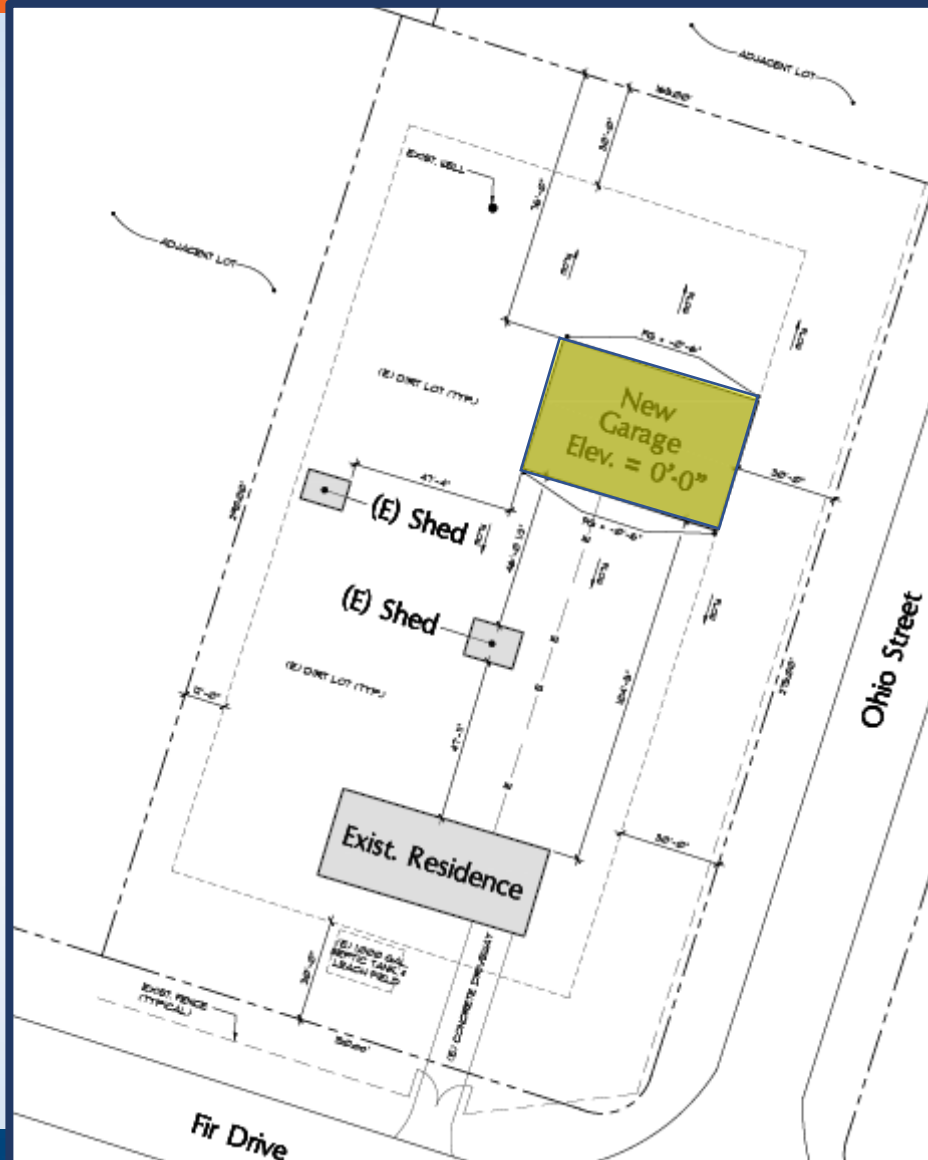


# Request



- The request is for an administrative permit for a detached accessory structure larger than the primary residence.
- The proposed detached structure is 2,400 sq. ft. & the primary residence is 1,056 sq. ft.
- The property's regulatory zone is Low Density Suburban (LDS).
- Detached accessory structures that are larger than the existing main structure are permitted within the LDS regulatory zone with the approval of an administrative permit per WCC Section 110.306.10(d).

# Site Plan



# Background & Analysis



- The parcel is 1.098 acres & has a regulatory zone of Low Density Suburban (LDS).
- The parcel is surrounded by parcels of similar size with the same regulatory zone (LDS).
- The minimum LDS building setbacks are 30 ft. from the front & rear yard property lines & 12 ft. from the side yard property lines.
- The proposed garage location meets the LDS building setbacks.
- The applicant is proposing electricity but not plumbing for the structure.
- The purpose of the garage is to store inoperable vehicles in order to come into compliance with development code.

# Background & Analysis



- During the review period for this requested permit, staff received an e-mail from neighboring property owners, who were concerned that the proposed garage was not an adequate solution for the storage of inoperable vehicles.
- The property did have a past code violation which was closed in 2020.



# Reviewing Agencies



Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X		
Washoe County Land Development	X			
Washoe County Parks & Open Space	X	X		
WCHD Air Quality	X			
WCHD EMS	X	X		
WCHD Environmental Health	X	X	X	David Kelly, dakelly@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, BLEmon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		



# Public Notice



Notices were sent to 36 separate property owners within 500 feet of the subject property.



Staff is able to make all 5 required findings, as detailed on pages 6 & 7 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 North Valleys 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 metal garage, 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 WADMIN22-0013 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 Board of Adjustment approve Administrative Permit Case Number WADMIN22-0013 for Russel Keithley and Michael Haase, 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

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