

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

Administrative Permit WADMIN22-0021 (May-Doyle Garage)

November 3, 2022

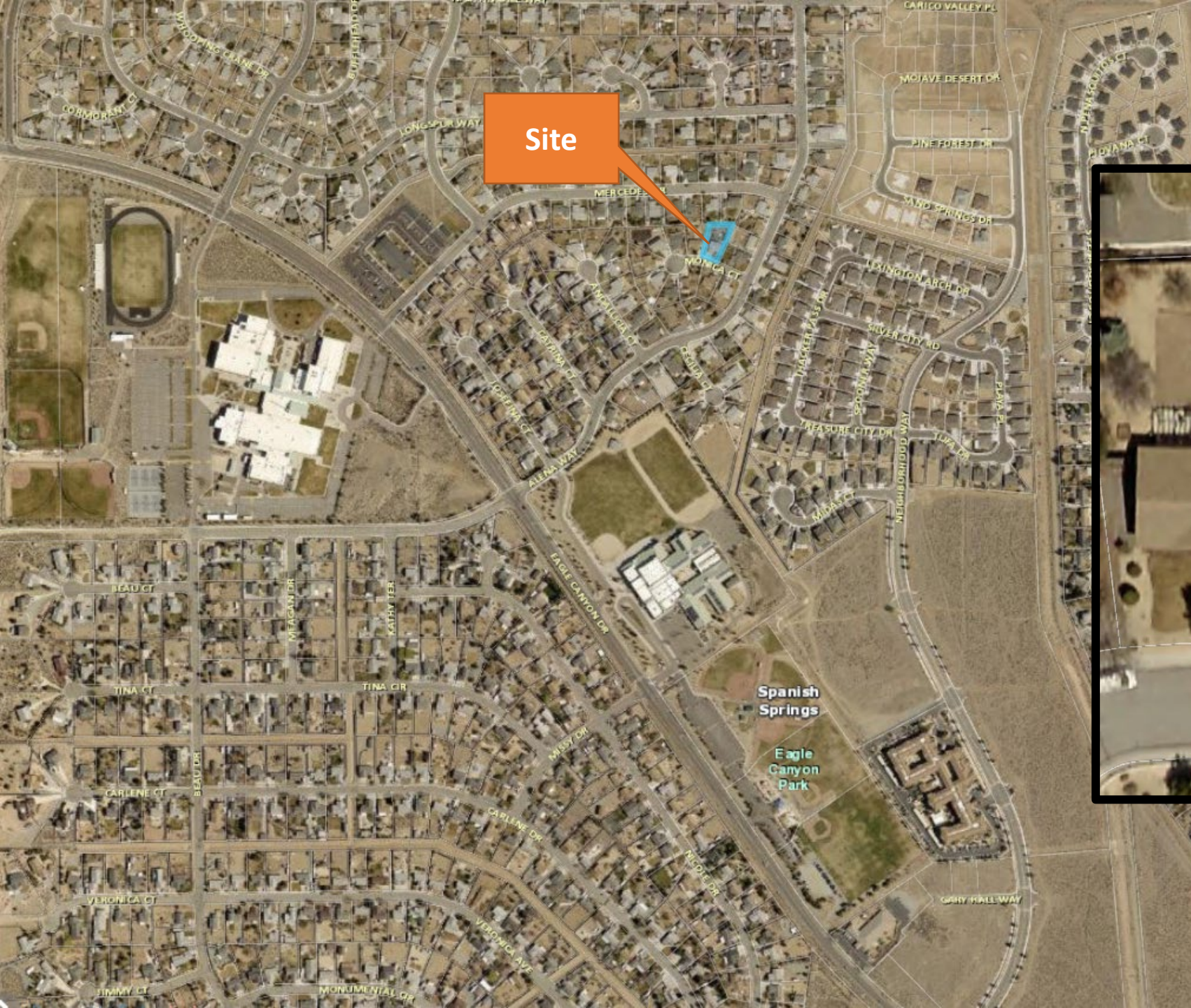
Request



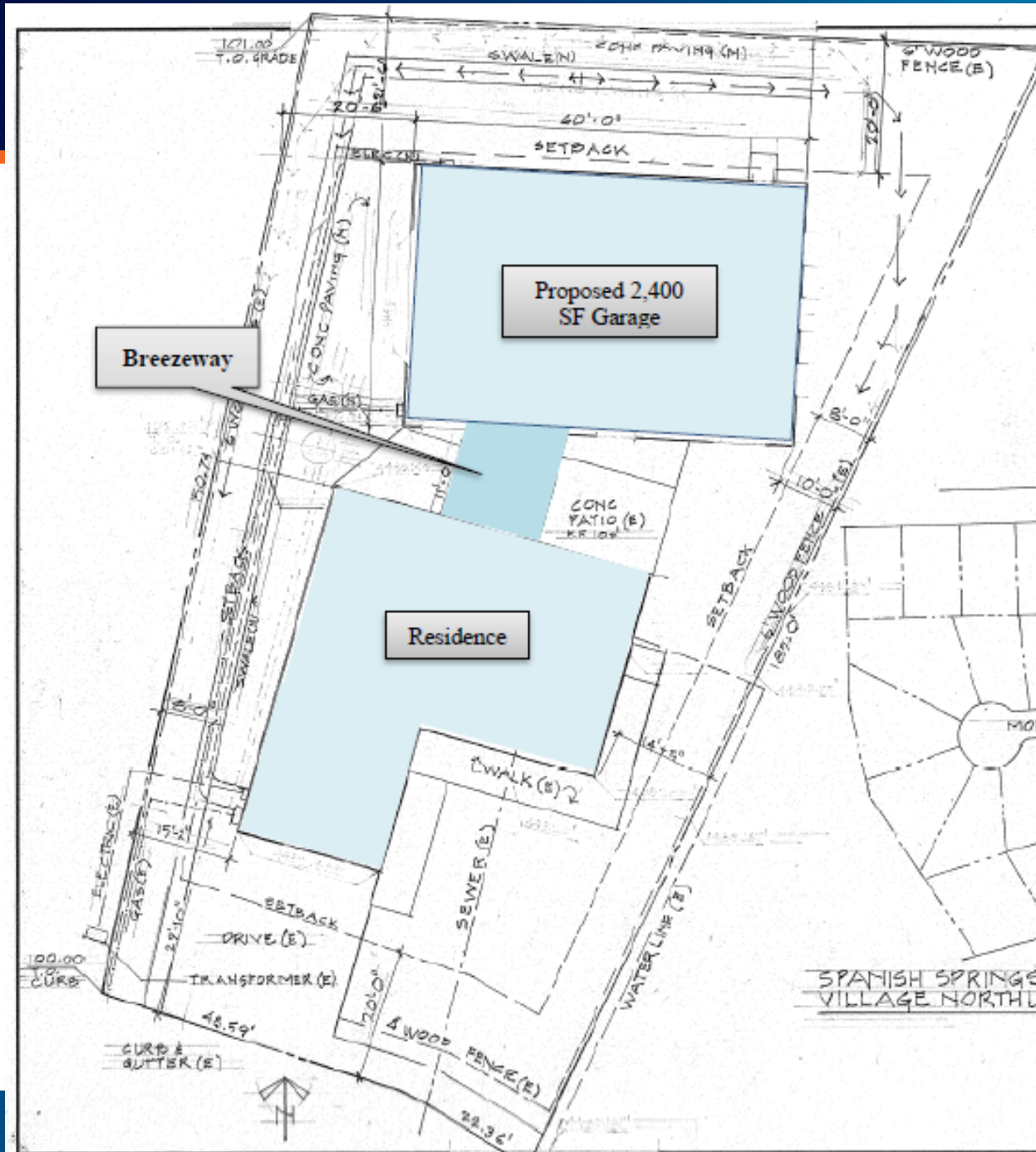
The request is for an administrative permit for a 2,400 SF detached accessory structure that is larger than the existing 1,558 SF main residence; an administrative permit is required per Washoe County Code 110.306.10(d)



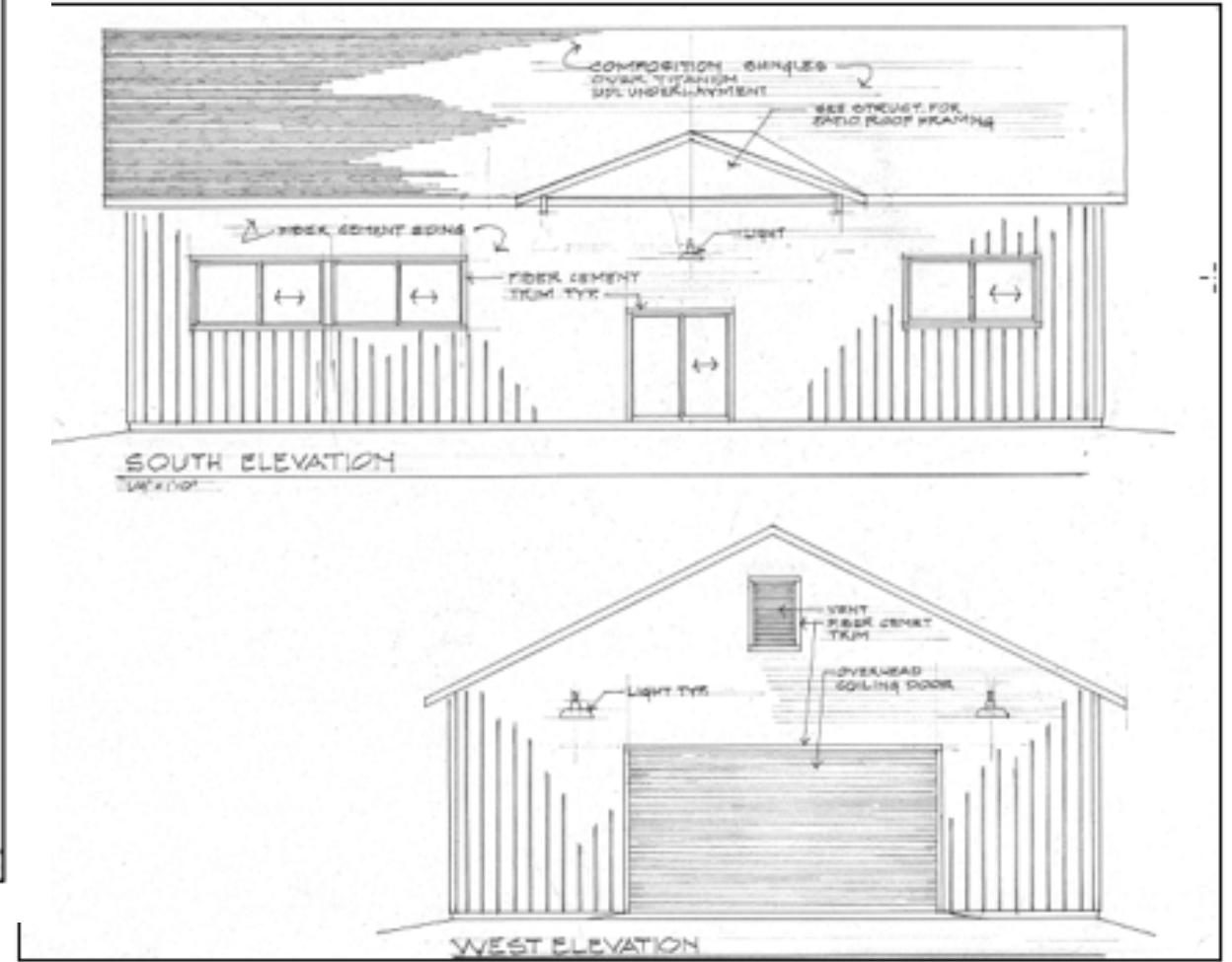
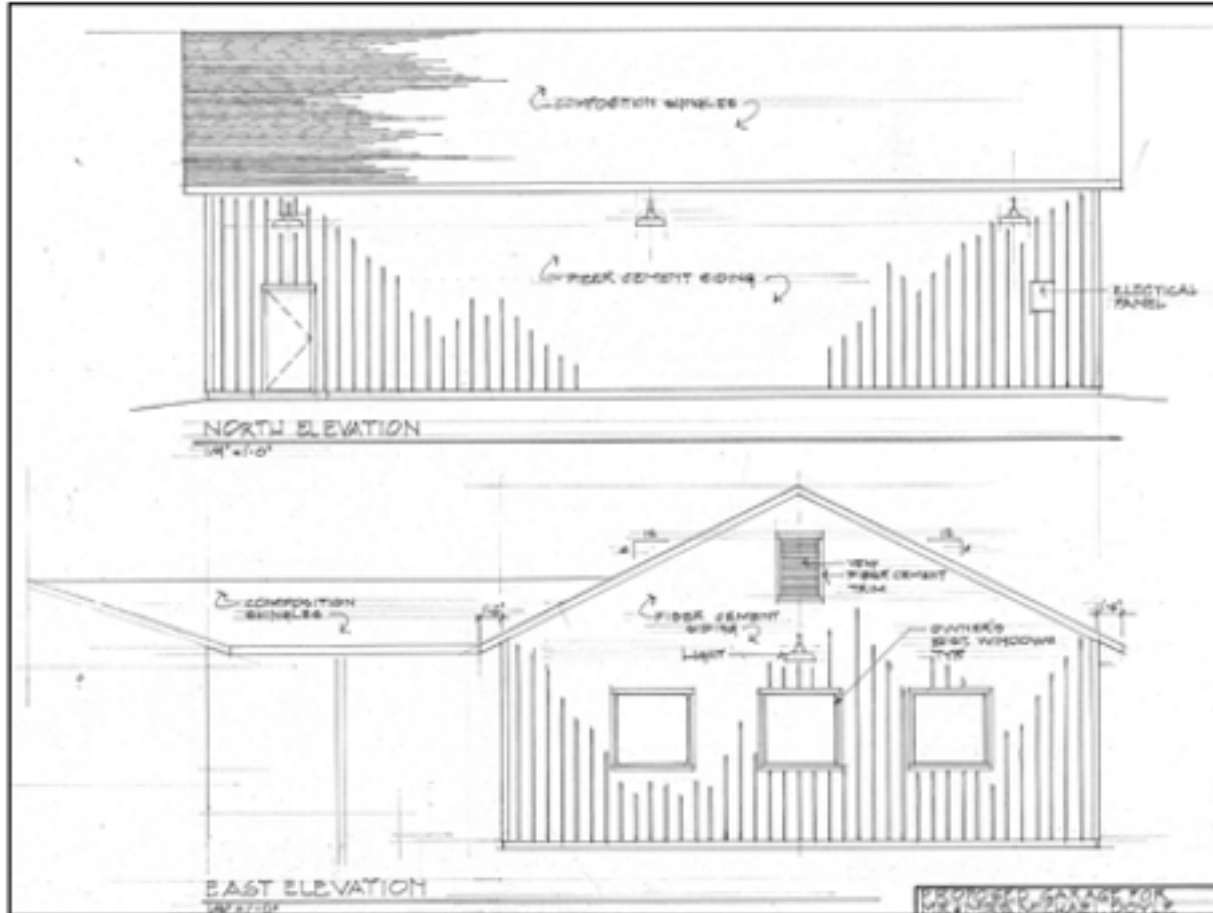
Site



- The parcel has a regulatory zone of Medium Density Suburban (MDS) as do the surrounding parcels.
- The proposed structure does comply with the MDS setbacks of 20 feet in the front and rear and 8 feet on the sides and will meet the required 35-foot height requirement.
- The allowed lot coverage for MDS building footprint is 50% and the total square footage of the existing and proposed building 3,958 SF, which is approximately 27% of the 14,723 SF lot.
- The applicant indicates that the structure will be used as a garage to store a large RV, boat and other vehicles.
- The proposed breezeway will connect the garage to the residence.
- Per Washoe County Code the breezeway is not habitable space and does not create an attached structure.
- The structure will have electric, however there will be no plumbing connections and will be painted to match the existing residence.



Elevations



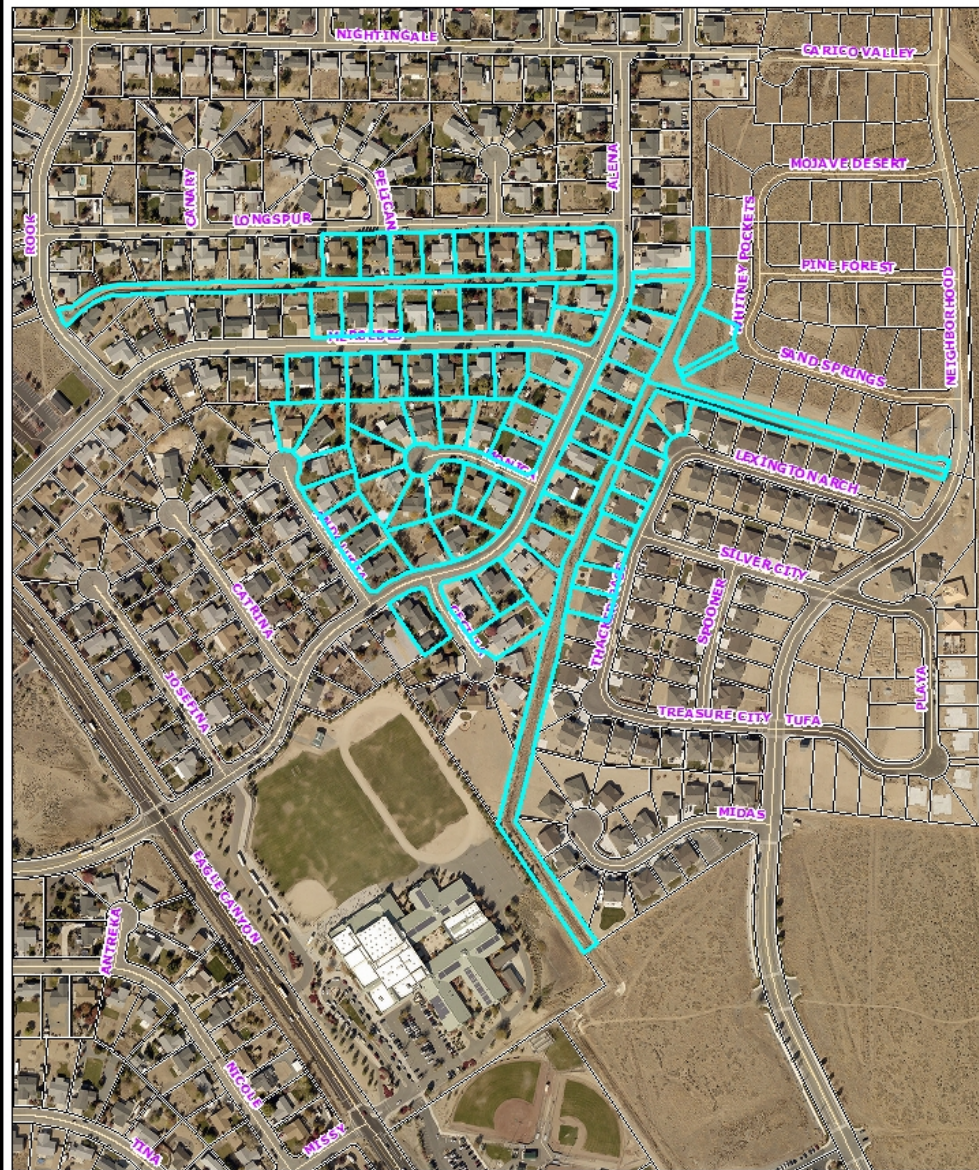
Agency Review



- Various agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval

Noticing

- No neighborhood meeting was required.
- 79 parcels were noticed, and no emails or phone calls were received.



WADMIN22-0021 May-Doyle Garage

Noticing Map - 500 feet



0 250 500
Feet



1001 E Ninth St
Reno, Nevada 89512 (775) 328-3600

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. 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;
3. Site Suitability. That the site is physically suitable for detached accessory dwelling unit and for the intensity of such a development;
4. 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;
5. 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

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 WADMIN22-0021 for Rebecca J. May-Doyle, 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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