

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

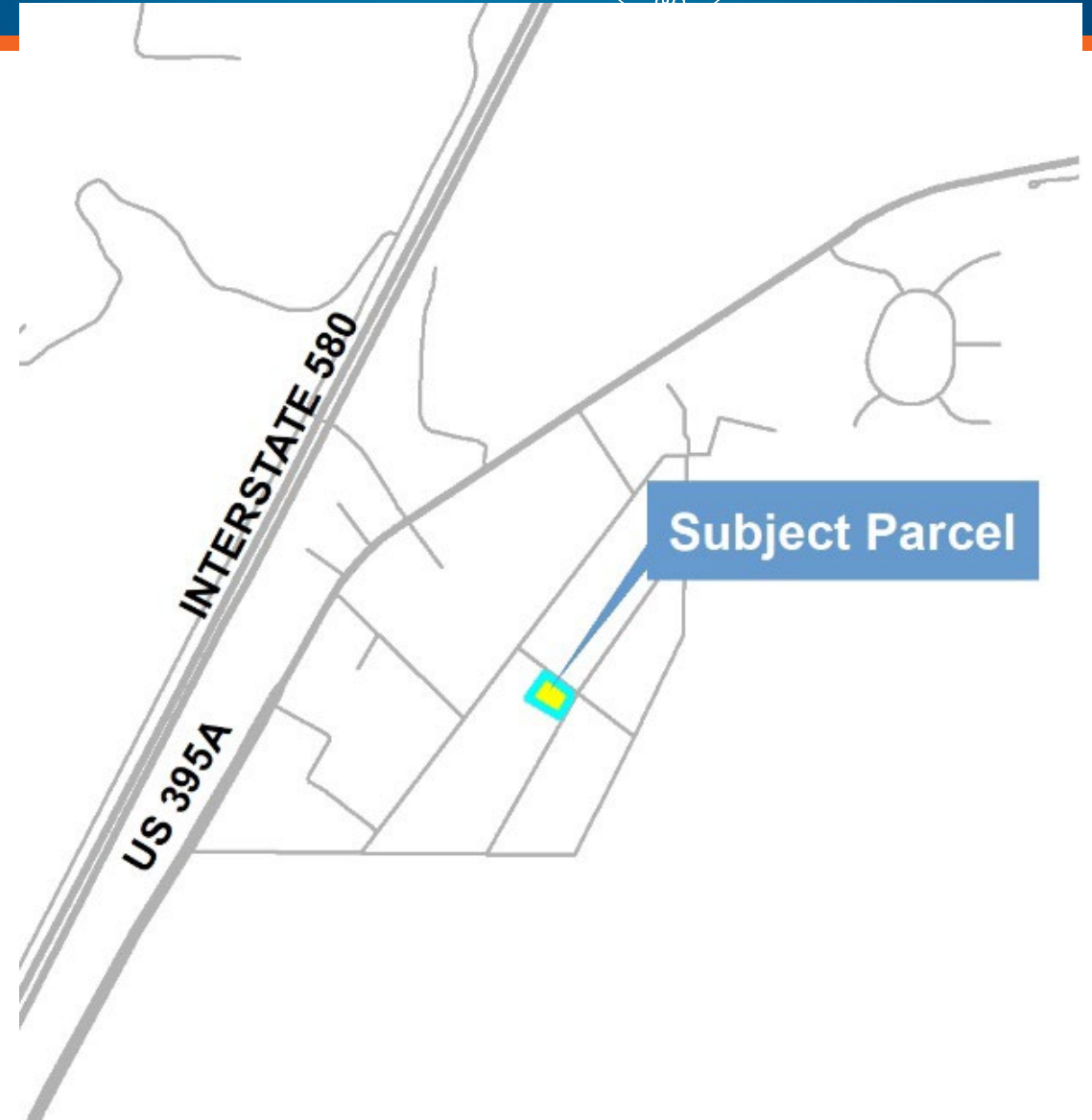
Administrative Permit WADMIN22-0023 (Codd Detached Garage)

November 3, 2022

Vicinity Map



- The parcel (APN: 050-232-08) is located in the South Valleys Planning Area.
- Located off of Oro Loma Road.



Request

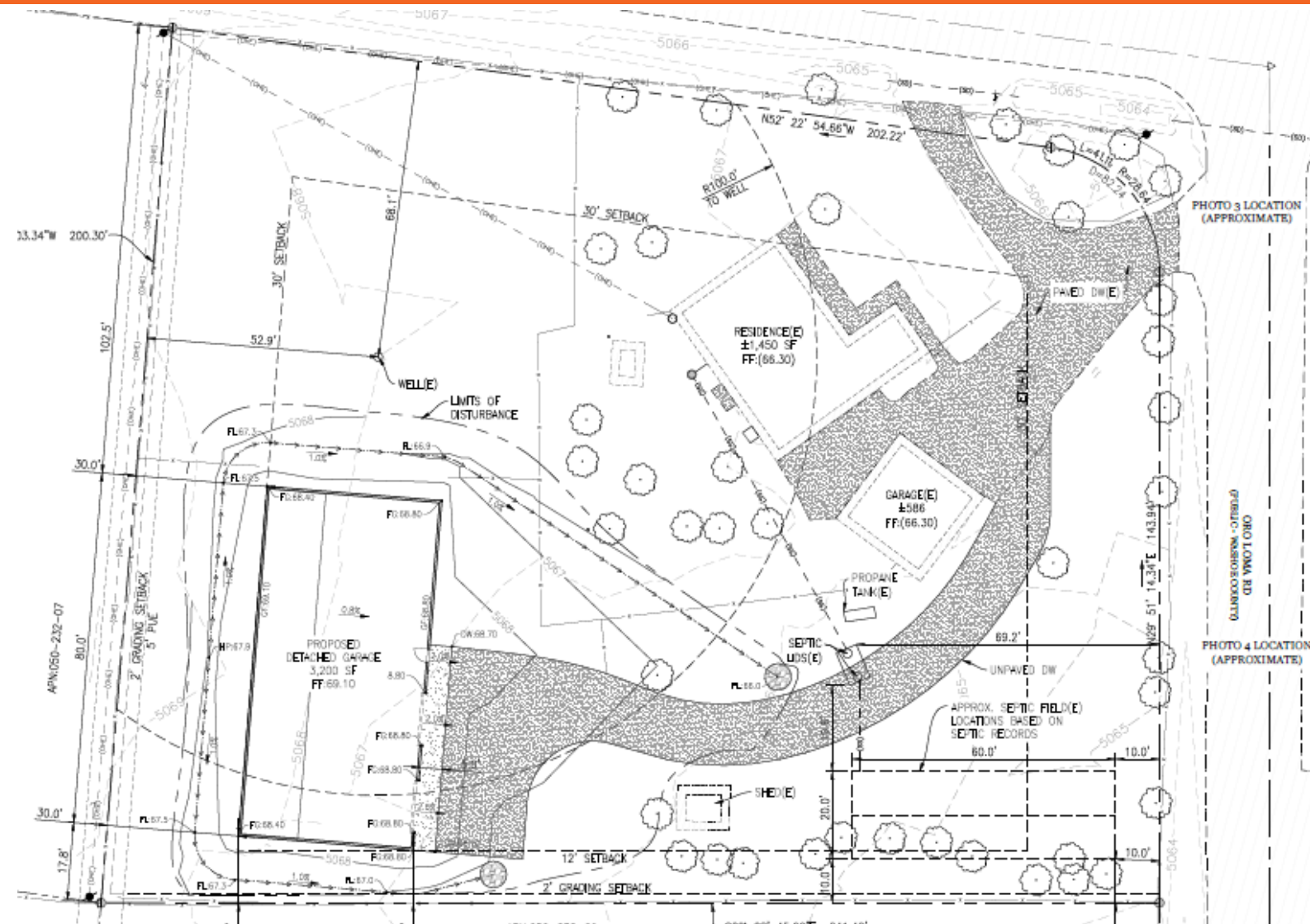


- The request is for an administrative permit for a detached accessory structure larger than the primary residence.
- The proposed detached structure is 3,200 sq. ft. & the primary residence is 1,442 sq. ft.
- The property's regulatory zone is Low Density Suburban (LDS).
- Detached accessory structures 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



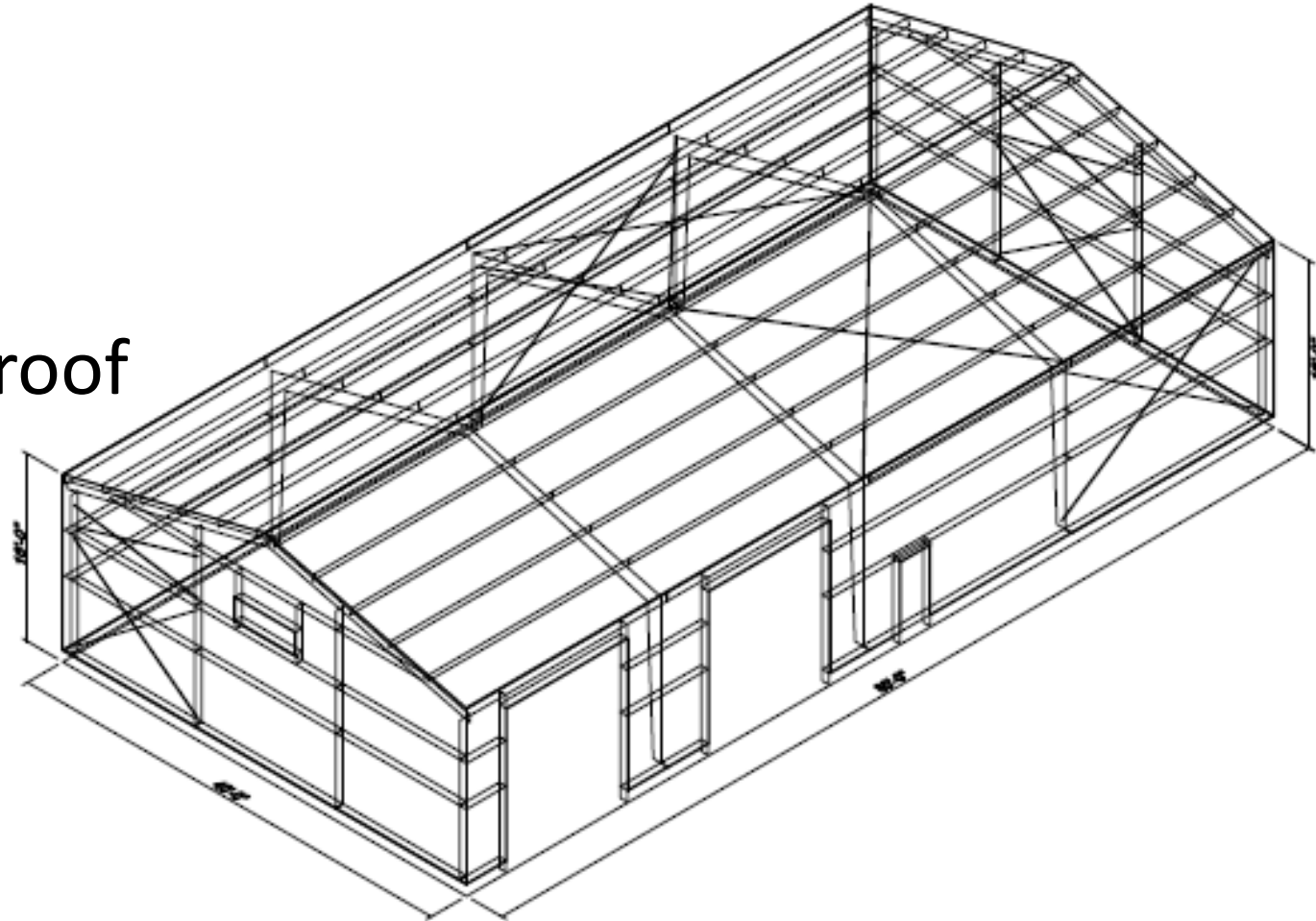
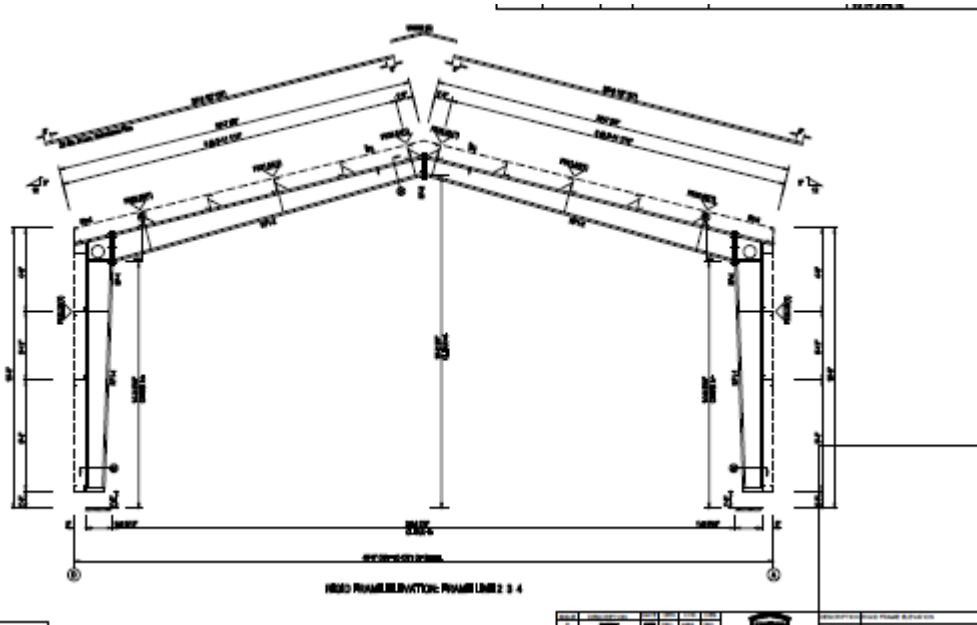
- Condition has been included to require 3 evergreen trees to be planted between the new structure and Oro Loma Road.



Site Plan



- Pre-fabricated building
- Conditioned to have similar architectural compatibility
- Conditioned to prevent shiny roof



Background

- The parcel is 1.02 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 detached accessory structure location meets the LDS building setbacks.
- The structure will have electricity only.

Recommendation and Motion



- **Approve with Conditions:** 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 WADMIN22-0023 for Ruthvern Living Trust, 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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