

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

WSUP22-0017
(Montgomery/Lee DADAR)

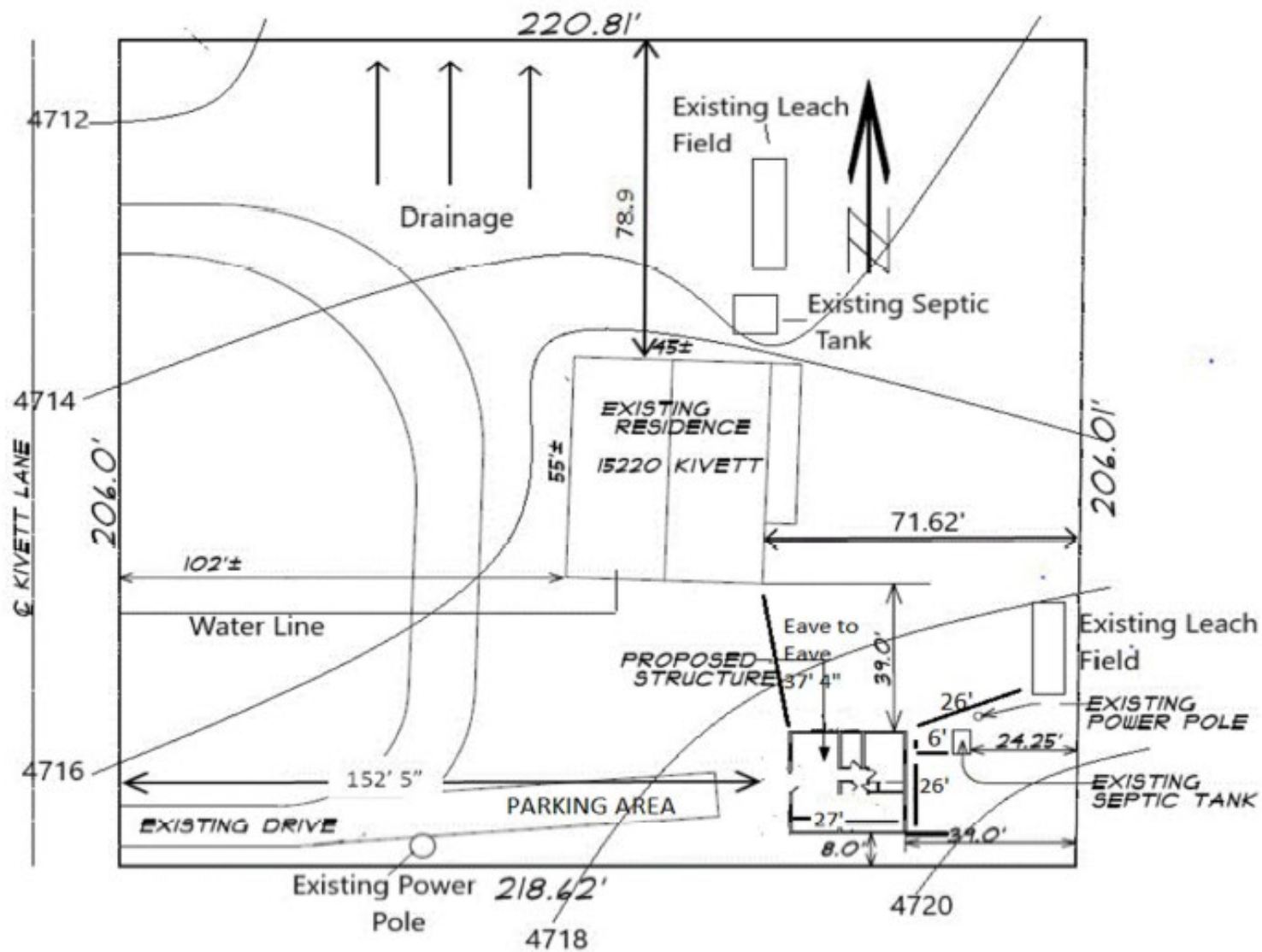
October 6, 2022

Applicant Request



- A special use permit to approve a ± 702 sq. ft. detached accessory dwelling unit (DAD) on the same parcel where a $\pm 2,475$ sq. ft. residence is located.

Site Plan



SITE PLAN
SCALE: 1" = 40.0'

Floor Plan & Elevations



Floor Plan



Elevations

- The application was sent to all applicable agencies for review.
- The parcel is currently receiving water service from the Truckee Meadows Water Authority (TMWA). Conditions of approval require the applicant to provide a letter of acknowledgement from TMWA which indicates the adequacy of water rights to support the DAD.
- The parcel is served by a private onsite sewage disposal system. Conditions of approval indicate the exact location and design of the onsite sewage disposal system will be subject to review and approval during the building permit process.

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 with conditions Special Use Permit Case Number WSUP22-0017 for Andrea Lee Trust, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30: Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;

- (a) 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;
- (b) Site Suitability. That the site is physically suitable for a detached accessory dwelling, and for the intensity of such a development;
- (c) 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;
- (d) 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.

Thank you

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