

Washoe County Board of Adjustment / Planning Commission



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Special Use Permit

WSUP22-0014 (Vater DADAR)

July 7, 2022

Request

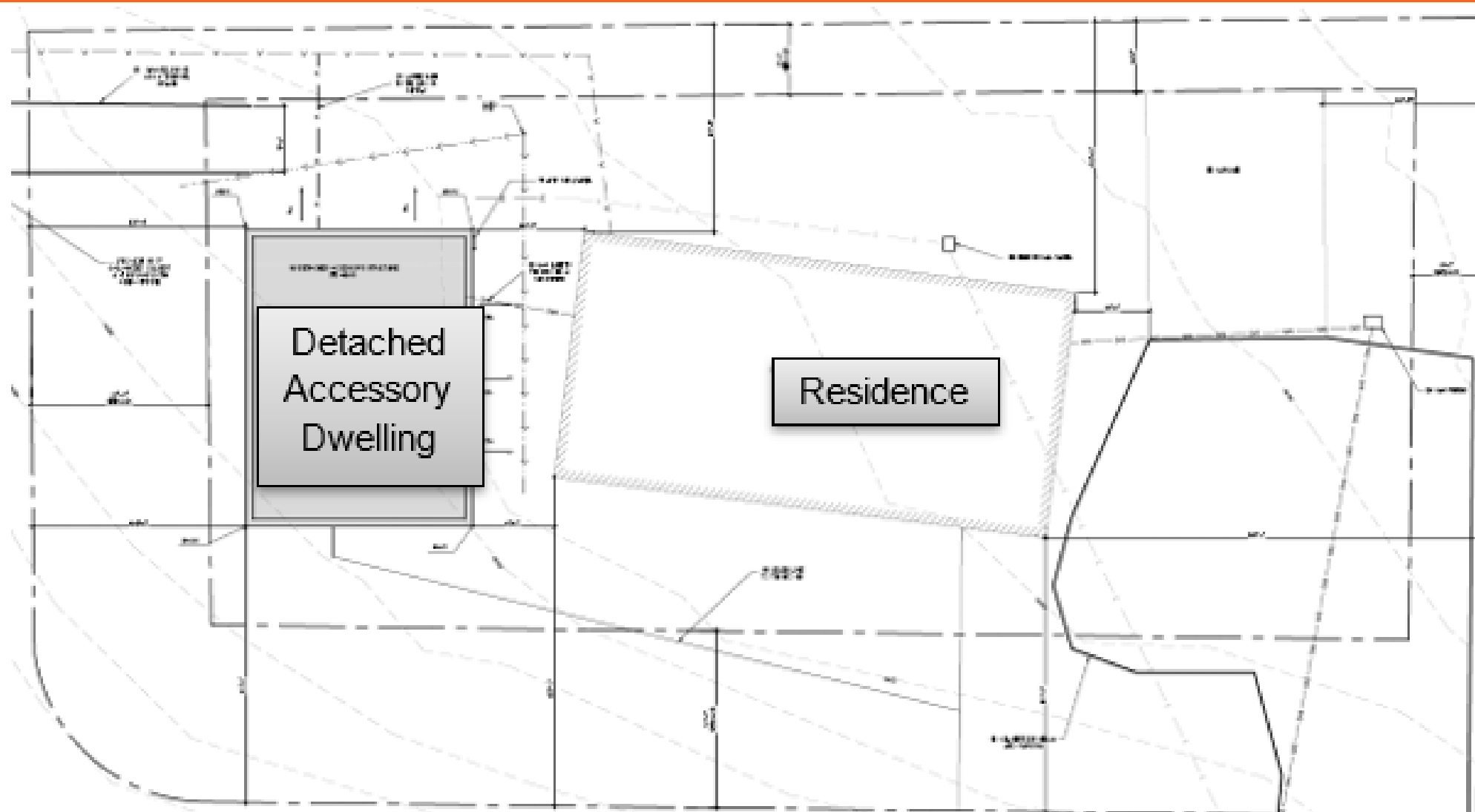
- A special use permit to allow a 768 sq. ft. detached accessory dwelling unit at 505 E 1st Street with an existing 1,568 sq. ft. residence;
- The regulatory zone of the parcel is Medium Density Suburban (MDS), and a special use permit is required per Washoe County Code Table 110.302.05.1. and 110.306.25.

Site Plan



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Area of Accessory Dwelling

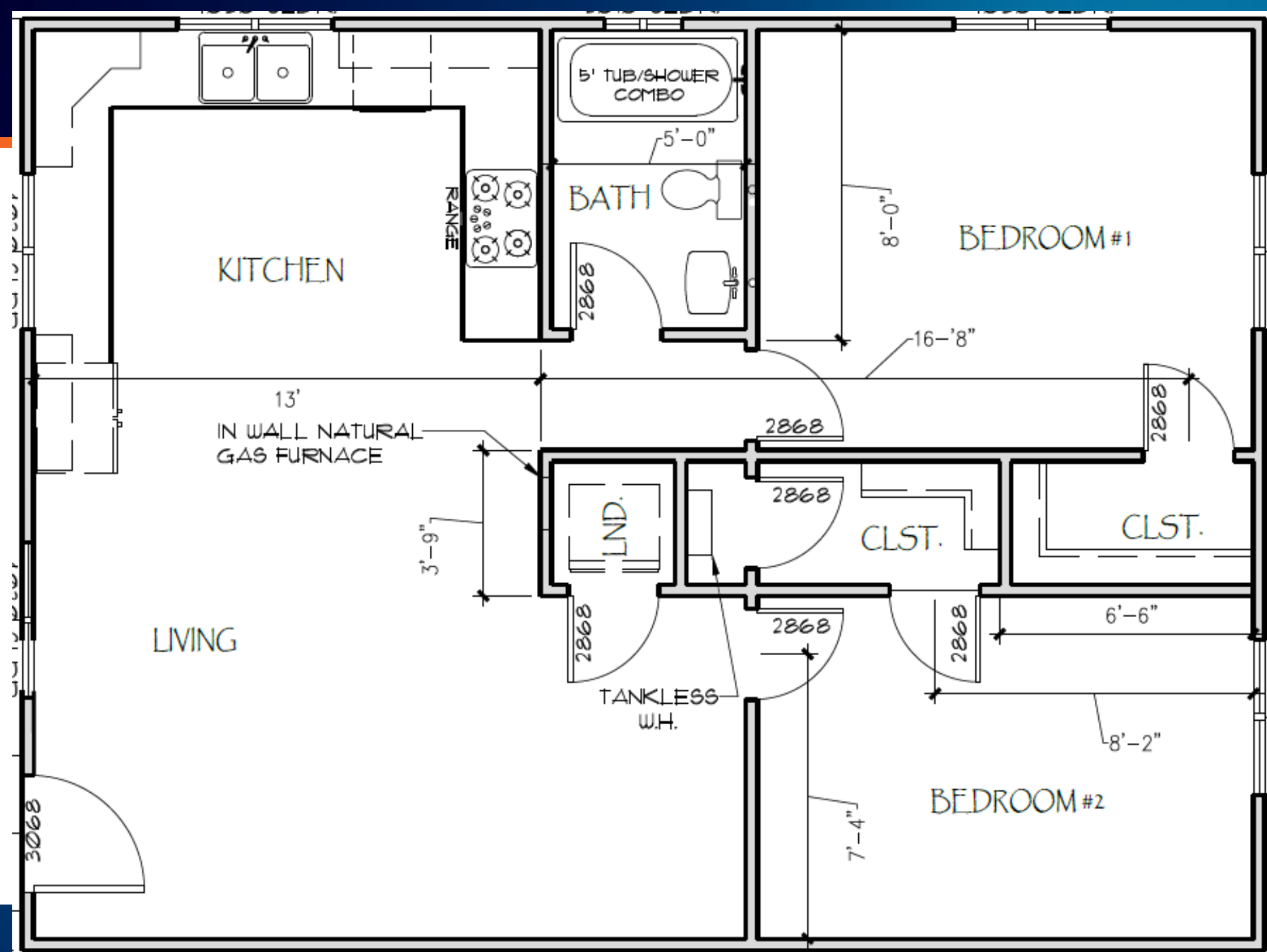


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Evaluation

- The 768 SF dwelling will include two bedrooms, a bathroom, kitchen and living room
- Parking is available on the parcel.
- The new dwelling will connect to community sewer and water as well as power and gas service.
- The setbacks for MDS are 20 feet in the front and rear and 8 feet on the sides, the DAD will meet all MDS setback requirements.



Reviewing Agencies & Findings



- Various departments and agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval
- Staff is able to make the Findings

Amended Condition #4



The applicant must provide a will serve letter in support of the proposed project, or an acknowledgment letter from TMWA, the water supplier, indicating that sufficient water rights are available to the proposed project prior to building permit issuance. Please email a copy of the TMWA approval to: tweiss@washoecounty.gov

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 WSUP22-0014 for Ben Vater, with the conditions as included Exhibit A and **Amended Condition 4** to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30

Thank you

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