

Washoe County Board of Adjustment



---

COMMUNITY  
SERVICES DEPARTMENT

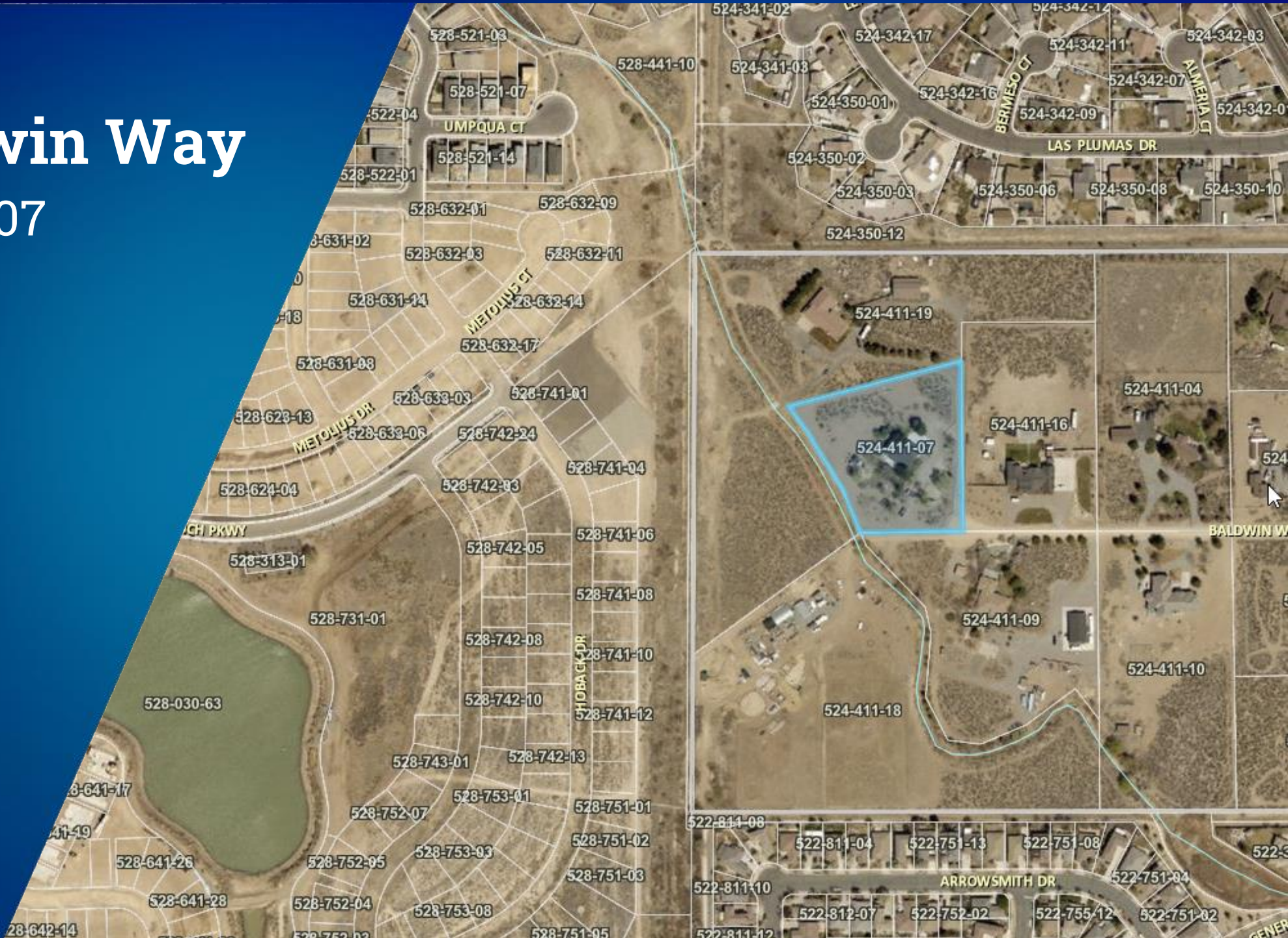
---

**Administrative Permit**  
**WADMIN23-0012**  
**(Yohey DAS)**

September 7, 2023

# 7475 Baldwin Way

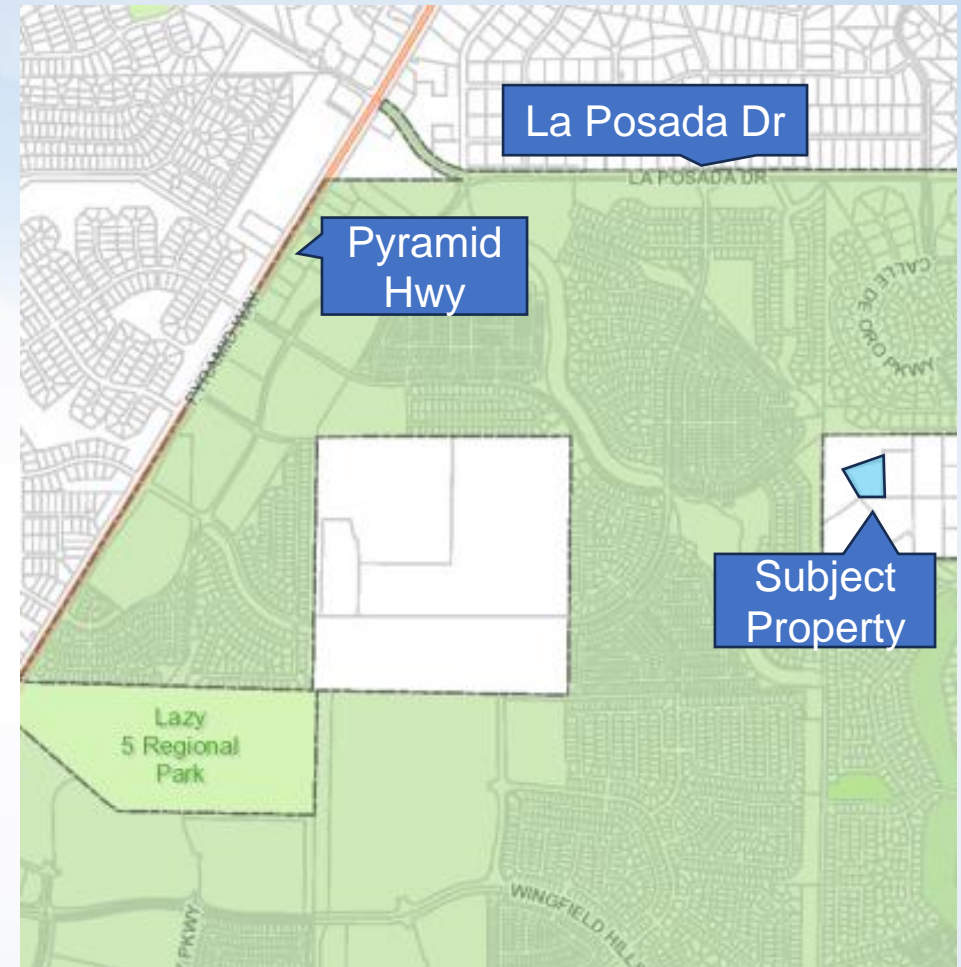
APN 524-411-07



# Vicinity Map



- Spanish Springs Area Plan
- Low Density Suburban (LDS)
- Immediate surroundings similar parcel sizes, further out City of Sparks, denser residential development



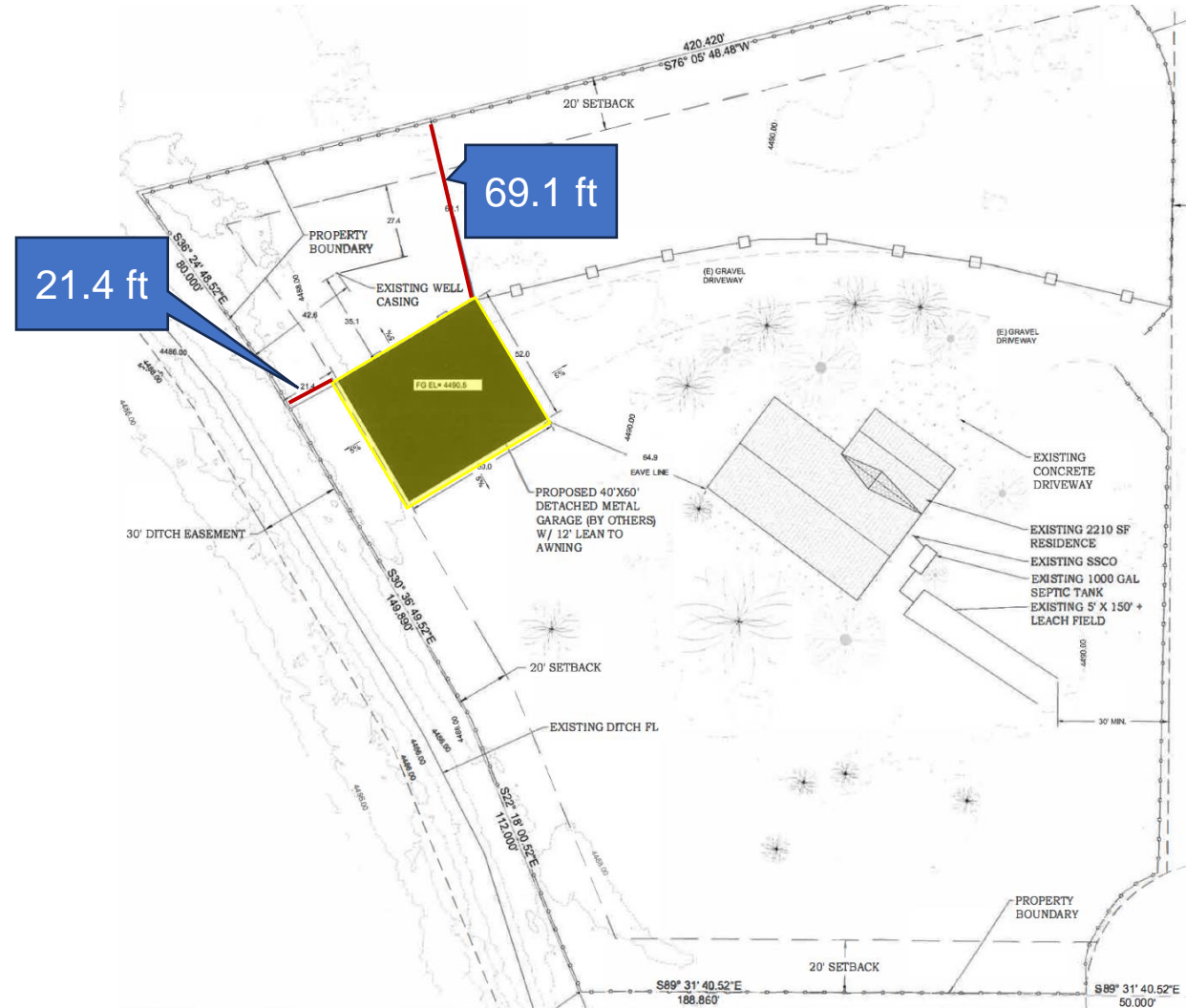
 Sparks City Boundary

- Detached accessory structure of 2,400 sf, with a 720-sf unenclosed lean-to.
- Admin permit is required because main dwelling is 2,210 sf
- WCC Section 110.306.10(d) – A proposal to establish a detached accessory structure that is larger...than the existing main structure shall require the approval of an Administrative Permit...

# Request



- LDS Setbacks:
  - 30 ft. front & rear
  - 12 ft. sides
- Setbacks will be met



# Analysis



- Parcel flat, no development constraints
- Meets all code requirements
- Similar to accessory structures existing in the area
- Signatures of support from neighbors on Baldwin Way



# Reviewing Agencies



Sent to 9 agencies for review

Agencies	Sent to Review	Responded	Provided Conditions	Contact
NV Water Resources	X	X		Steve Shell, <a href="mailto:sshell@water.nv.gov">sshell@water.nv.gov</a>
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, <a href="mailto:tweiss@washoecounty.gov">tweiss@washoecounty.gov</a>
Washoe County Engineering (Land Development) (All Apps)	X	X		Rob Wimer, <a href="mailto:rwimer@washoecounty.gov">rwimer@washoecounty.gov</a> ; Janelle Thomas, <a href="mailto:jkthomas@washoecounty.gov">jkthomas@washoecounty.gov</a>
Washoe County Engineering & Capital Projects Director (All Apps)	X			
WCHD Environmental Health	X	X	X	James English, <a href="mailto:Jenglish@washoecounty.gov">Jenglish@washoecounty.gov</a>
TMFPD	X	X	X	Dale Way, <a href="mailto:dway@tmfpd.us">dway@tmfpd.us</a> ; Brittany Lemon, <a href="mailto:BLemon@tmfpd.us">BLemon@tmfpd.us</a>
Sparks Community Services Dept.	X			





## Staff is able to make all findings:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs 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 major grading 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.

## **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 WADMIN23-0012 for Tyler and Jamie Yohey, 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

Presented by Katy Stark, Planner

Kat Oakley, Planner

Washoe County CSD – Planning Division

[koakley@washoecounty.gov](mailto:koakley@washoecounty.gov)

775-328-3628



---

COMMUNITY  
SERVICES DEPARTMENT

---