



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director
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Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
Gary Feero, Vice Chair

Mary S. Harcinske
Philip J. Horan
Eric Scheetz

AGENDA
MEETING OF
WASHOE COUNTY BOARD OF ADJUSTMENT
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Thursday, 1:30 p.m., October 4, 2007

October 4, 2007

1:30 p.m. **DETERMINATION OF QUORUM**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

September 6, 2007

PUBLIC COMMENT (Limited to items not on this agenda; three-minute time limit, however the Board reserves the right to reduce this three-minute time limit, as well as limit the total time for public comment, if more than 10 people request to speak. The same applies to public comment on each agenda item.)

*Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev/, on Friday, six days prior to the meeting. To access the agenda and staff reports, choose **Boards and Commissions**, and click on **Board of Adjustment Agendas, Staff Reports, Minutes and Roster**.*

Notes: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear. The Board may take action on any of the items listed.

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Department of Community Development, at 328-3600, 24 hours prior to the meeting.

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only items of interest and not requiring Board action may be added to the agenda within the three-day period. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

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"Your Community Development Department"

CHAIR AND BOARD ITEMS (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

- a. Report on Previous Board of Adjustment Actions
- b. Discuss retroactive grading permits/special use permits/variances, requiring applicants for retroactive permits to provide the name and contractor license number of the contractor who did the initial work.

DIRECTOR’S ITEMS (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

CONSENT ITEMS

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: VARIANCE CASE NO. VA07-015 (JOHN POWERS III)**
 (Continued from September 6, 2007 meeting) – To reduce the front yard setback from twenty feet to two and one half feet, side yard setback from eight feet to 1.9 feet and rear yard setback from twenty feet to sixteen feet to facilitate a major remodeling of an existing home to include off-street parking, enclosing the existing rear decks for living space and adding living space in the attic as authorized in Article 406 of the Washoe County Development Code. **The project is located at 1707 State Route 28, Incline Village, Nevada. The property is located in the Rocky Point Subdivision, Lot 2, Block G approximately four hundred feet north of the Lake Tahoe State Park boundary.** The ±0.072-acre parcel is designated Medium Density Suburban (MDS) in the Tahoe Area Plan, and is situated in a portion of Section 26, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 130-331-02) Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796
2. **PUBLIC HEARING: VARIANCE CASE NO. VA07-017 (STEPHEN AND JANET WITORT)** – To reduce the front setback from 20 feet to 3 feet 6 inches for an interior lot (with a 37% slope) to facilitate the construction of a new single-family home with an attached garage. Also, to increase the retaining wall height from 4.5 to 6 feet in order to stabilize the proposed driveway cut. **The project is located at 867 Tyner Way, in Incline Village, 100 feet east of Valerie Way and Tyner Way.** The ±0.274-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 9, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the **Incline Village/Crystal Bay Citizen Advisory Board** boundary and Washoe County Commission District No. 1. (APN: 125-151-05) Staff Representative: Don Morehouse, Planner, 775.328.3632

WITHDRAWN

3. **PUBLIC HEARING: EXTENSION REQUEST FOR VARIANCE CASE NO. VA06-016 (VICTOR LOCKHART)** – To extend for one year, until September 7, 2008, the approval of a variance to reduce the front yard setback from twenty feet to one foot and side yard setback from five feet to one and one half feet in order to facilitate construction of an attached two-car garage with living area above and mechanical room below. **The project is located at 336 Tuscarora Road, west of State Route (SR) 28 between Lake View Avenue and Wassou Road in Crystal Bay.** The ±0.18-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 19, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the **Incline Village/Crystal Bay Citizen Advisory Board** boundary and Washoe County Commission District No. 1. (APN 123-154-05) Staff Representative: Don Morehouse, Planner, 775.328.3632

OTHER ITEMS

ADJOURNMENT