



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., June 5, 2008

June 5, 2008

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

May 1, 2008

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.)

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. Presentation by the Nevada State Contractors Board and discussion

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"

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: SPECIAL USE PERMIT CASE NO. SB08-005 (ALAIN AND LISA KOVALTCHOUK)** – To allow the construction of a 640-square-foot detached accessory dwelling on a parcel with an existing \pm 5,000-square-foot main dwelling as authorized in Section 110.306.25 of the Washoe County Development Code. **The project is located at 4265 Ross Drive, at the northeast corner of Ross Drive and Palomino Circle, approximately 370 feet southeast of the Bridle Way/Ross Drive intersection.** The \pm 1.21-acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 20, T19N, R19E, MDM, Washoe County, Nevada. The property is located in the West Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 009-093-05)
Staff Representative: Grace Jensen, Planner, 775.328.3771
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-006 (MICHAEL T. ENOS)** – To legalize the previous conversion of a portion of a detached accessory structure into a detached accessory dwelling of 1,044 square feet and to allow additional remodeling within the structure to conform with Development Code requirements, as authorized in Table 110.302.05.1 of the Washoe County Development Code. **The project is located on the north side of Onyo Way, approximately 1,100 feet east of its intersection with Calle De La Plata.** The \pm 10.21-acre parcel is designated General Rural (GR) in the Spanish Springs Area Plan, and is situated in a portion of Section 20, T21N, R21E, MDM, Washoe County, Nevada. The property is located in the Spanish Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN 076-690-42)
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-007 (PENO BOTTOM TRUST)** – To construct a new 1,200-square-foot detached accessory dwelling unit and a new 6-foot-tall stone and wrought iron fence on the west property line. **The project is located at 1035 Lakeshore Boulevard, between Country Club Drive and Selby Drive in Incline Village.** The \pm 4.945-acre parcel is designated High Density Rural (HDR) in the Tahoe Area Plan, and is situated in a portion of Section 22, 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 130-230-08)
Staff Representative: Don Morehouse, Planner, 775.328.3632

OTHER ITEMS

ADJOURNMENT