



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
Mary S. Harcinske

Philip J. Horan
Andrea Manor

AGENDA
MEETING OF
WASHOE COUNTY BOARD OF ADJUSTMENT
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Thursday, 1:30 p.m., August 7, 2008

August 7, 2008

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

July 3, 2008

ELECTION OF OFFICERS: Board of Adjustment Chair and Vice Chair

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

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

- A. **EXTENSION OF TIME FOR VARIANCE CASE NO. VA06-009 (HIDEAWAY PROPERTIES, LLC)** – To extend for one year, until July 27, 2009, the approval of Variance Case No. VA06-009 to reduce the front yard setback from fifteen feet to one and one-half feet to construct a detached garage as authorized in Articles 406 and 220 of the Washoe County Development Code. The project is located at 434 Gonowabie Road, approximately 1,300 feet from the western (entrance) intersection of State Route 28 and Gonowabie Road, Crystal Bay, Nevada. The ±0.191-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 123-145-09)
Staff Representative: Eva M. Krause, AICP, Planner, 775.328.3796

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-008 (HOLT FAMILY TRUST)** – To legalize a previously constructed detached accessory dwelling that is ±1,080 square feet as authorized in Section 110.306.25 of the Washoe County Development Code. The parcel has an existing 2,264-square-foot main dwelling. **The project is located at 1210 Antelope Valley Road, approximately ¼ mile east of its intersection with Red Rock Road.** The ±41.18-acre parcel is designated General Rural (GR) in the North Valleys Area Plan, and is situated in a portion of Section 32, T22N, R19E, MDM, Washoe County, Nevada. The property is located in the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN 079-341-01)
Staff Representative: Grace Jensen, Planner, 775.328.3771
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB08-009 (GILLIAN E. RAINOLDI)** – To develop a 640-square-foot detached accessory dwelling on a parcel with an existing main dwelling of 1,856 square feet as authorized in Article 302 of the Washoe County Development Code. **The project is located at the southwest corner of Broili Drive and DeAnza Drive, and is addressed as 15180 Broili Drive.** The ±1.01-acre parcel is designated Low Density Suburban (LDS) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 18, T20N, R18E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 162-053-08)
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622

3. **PUBLIC HEARING: VARIANCE CASE NO. VA08-009 (THOMAS MAGEE) –**
To vary the front yard setback from 15 feet to 5 feet for the construction of a 625-square-foot detached garage as authorized in Article 804 of the Washoe County Development Code. **The project is located at 1225 Sky Tavern Road, approximately 1,582 feet west of the Mount Rose Highway (SR 431).** The ±.779-acre parcel is designated Medium Density Suburban (MDS) and Open Space (OS) within the Forest Area Plan and is situated in a portion of Section 17, T17N, R19E, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 048-092-13)
Staff Representative: Grace Jensen, Planner, 775.328.3771

OTHER ITEMS

ADJOURNMENT