



Community Development

"Dedicated to Excellence in Public Service"

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Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
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AGENDA
MEETING OF
WASHOE COUNTY BOARD OF ADJUSTMENT
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Thursday, 1:30 p.m., April 2, 2009

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

February 5, 2009

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

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: VARIANCE CASE NO. VA09-001 (BRAD AND CAROL POSPICHEL)** – To reduce the front yard setback from 15 feet to 0 feet on an interior lot in order to facilitate the tear down of the existing residence and the construction of a new residence with an attached two-car garage. **The project is located at 645 Fairview Boulevard in Incline Village near the intersection of Cristina Drive and Fairview Boulevard.** The ±0.63-acre parcel is designated Medium Density Suburban (MDS) in the Tahoe Area Plan, and is situated in a portion of Section 14, 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: 131-211-25)
Staff Representative: Eva Krause, Planner 775.328.3796
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB09-002 (TAHOE ESTATES, LLC)** – To construct a new 1,200-square-foot detached accessory dwelling unit. The accessory dwelling unit will accompany the tear down and rebuild of a new single family residence. **The project is located at 1019 Lakeshore Boulevard, between Tahoe Boulevard (SR 28) and Country Club Drive in Incline Village.** The ±2.02-acre parcel is designated High Density Suburban (HDS) 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 130-230-05)
Staff Representative: Don Morehouse, Planner 775.328.3632
3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB09-001 (MARTIN AND KIMBLE McCLELLAN)** – To operate a bed and breakfast inn as authorized in Article 810 of the Washoe County Development Code. **The project is located at 15030 North Timberline Drive, Reno, approximately eight-tenths of a mile north of the Mt. Rose Highway (State Route 431).** The ± 1.5-acre parcel is designated Low Density Suburban (LDS) in the Forest Area Plan, and is situated in a portion of Section 34, T18, R19, 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 049-871-10)
Staff Representative: Grace Sannazzaro, Planner, 775.328.3771

4. **PUBLIC HEARING: VARIANCE CASE NO. VA09-002 (TOM HALL)** – To increase the maximum retaining wall heights along a residential driveway from 6 feet to 8 feet. **The project is located at 6000 Old Ranch Road, several thousand feet west of Franktown Road.** The ±37-acre parcel is designated General Rural (GR) in the South Valleys Area Plan, and is situated in a portion of Section 9, T16N, R19E, MDM, Washoe County, Nevada. The property is located in the West Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN: 172-020-01)
Staff Representative: Sandra Monsalve, AICP, Senior Planner 775.328.3608

5. **APPEAL CASE NO. AX09-003 (HOUSTON CRISP)** - To appeal the decision of the Director of Building & Safety pursuant to NRS 278.310 to include in Building Permit No. 08-2390 the requirement of the Sierra Fire Protection District to install a sprinkler system in a one-story single-family residence. **The project is located at 205 Will Sauer Road.** The ±5.021-acre parcel designated General Rural (GR) in the South Valleys Planning Area and is situated in Section 4, T16N, R19E, MDM, Washoe County, Nevada. The property is located in the West Washoe Valley Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 055-010-50)
Staff Representatives: Fire Chief Michael Greene, Sierra Fire Protection District, 775.849.1108, and Don Jeppson, Director, Building & Safety Department, 775.328.2030

OTHER ITEMS

ADJOURNMENT