



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Nathan Edwards, Legal Counsel



Washoe County Board of Adjustment
Richard "R.J." Cieri, Chair
Philip J. Horan, Vice Chair

Mary S. Harcinske
Robert F. Wideman

AGENDA
MEETING OF
WASHOE COUNTY BOARD OF ADJUSTMENT
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Thursday, 1:30 p.m., October 1, 2009

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

August 6, 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 emergency items or items otherwise specifically allowed by law 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).

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

Telephone: 775.328.3600 – Fax: 775.328.6133

www.washoecounty.us/comdev/

"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

None

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB09-010 (CHARLOTTE & TRAVIS KERMODE)** - To convert an existing barn into a ±700 square foot detached accessory dwelling as authorized in Section 110.306.25 of the Washoe County Development Code. There is an existing 3,136 square foot main dwelling on the parcel. **The project is located at 5485 Hazelwood Circle, situated on the northwest corner of Hazelwood Circle and Wintergreen Lane, and is about one third of a mile west of the intersection of Callahan Road and Goldenrod Drive.** The +1-acre parcel is designated Low Density Suburban (LDS) in the Forest Area Plan, and is situated in a portion of Section 2, T17N, R19E, MDM, Washoe County, Nevada. The property is located in the Galena-Steamboat Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN: 045-533-12)
Staff Representative: Grace Sannazzaro, Planner, 775.328.3771
2. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB09-011 (NATALIE NEHRING)** – For retroactive authorization of the previous grading of approximately 1.24 acres of land and the excavation of between 600 and 1000 cubic yards of earthen material, for development of a single-family residence and driveway as authorized in Section 110.438.35 of the Washoe County Development Code, and to allow the additional grading of a fire break on the subject site. **The project is located approximately 2 miles southeast of the intersection of Wilcox Ranch Road and Pah Rah Springs Road, and is addressed as 1000 Pah Rah Springs Road.** The ±84.86-acre parcel is designated General Rural Residential (GRR) in the Warm Springs Area Plan, and is situated in a portion of Section 15, T21N, R22E, MDM, Washoe County, Nevada. The property is located in the Warm Springs Citizen Advisory Board boundary and Washoe County Commission District No. 4. (APN: 077-450-01)
Staff Representative: Roger Pelham, Senior Planner, 775.328.3622
3. **PUBLIC HEARING: SPECIAL USE PERMIT CASE NO. SB09-013 (LOUIS PARKER)** – To convert a portion of an existing detached garage into a ±648-square-foot detached accessory dwelling as authorized in Section 110.306.25 of the Washoe County Development Code. There is an existing 1,814 square foot main dwelling on the parcel. **The subject parcel is located at 8100 Osage Road, situated approximately 500 feet southwest of Red Rock Road.** The ±11.54-acre parcel is designated Low Density Suburban (LDS) in the North Valleys Area Plan, and is situated in a portion of Section 25, T21N, R18E, MDM, Washoe County, Nevada. The property is located in the North Valleys Citizen Advisory Board boundary and Washoe County Commission District No. 5. (APN: 086-360-02)
Staff Representative: Sandra Monsalvè, AICP, Senior Planner, 775.328.3608

4. **VARIANCE CASE NO. VA09-006 (LUNI RESIDENCE)** – To reduce the front yard setback along Tyner Way from 15 feet to 10 feet to facilitate the construction of a garage roof overhang over the existing parking deck and a roof cover over an existing entry stairway as authorized in Section 110.804 of the Washoe County Development Code. **The project is located at 898 Tyner Way between Tracy Court and Dorcey Drive in Incline Village.** The ±.371-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 9, T16, R18, 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: 125-152-01)
Staff Representative: Don Morehouse, Planner, 775.328.3632

OTHER ITEMS

ADJOURNMENT