



# AMENDED BOARD OF ADJUSTMENT MEETING AGENDA

## Board of Adjustment Members

Philip J. Horan, Chair  
Robert F. Wideman, Vice Chair  
Mary S. Harcinske  
Richard "R.J." Cieri  
Kim Toulouse  
Kimberly H. Robinson, MUP, Secretary

Thursday April 7, 2011

1:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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## PUBLIC HEARING ITEMS

- **Variance Case No. VA11-003 - Louis Sardella**
- **Variance Case No. VA11-002 - Luni Residence**
- **Special Use Permit Case No. SB10-013 - Mt. Rose Estates – Phase 3A Grading**

Complete case descriptions are provided beginning on page two

1:30 p.m.

### \*Determination of Quorum

### \*Pledge of Allegiance

### \*Ethics Law Announcement

As a reminder to each of the board members, at the time each item on the agenda is called, you are legally responsible to disclose conflicts of interest if you have any, including a pecuniary interest in the matter, receipt of a gift or loan in connection with the matter, or a commitment in a private capacity to the interests of others in the matter. If you make a disclosure, you will next need to state on the record if your independence of judgment would be materially affected by the conflict. If so, you must recuse yourself and not participate in that matter's consideration.

### \*Appeal Procedure

Most decisions rendered by the Board of Adjustment are appealable to the Board of County Commissioners. If you disagree with the decision of the Board of Adjustment and you want to appeal its action, call the Planning staff immediately, at 328-6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.

### Approval of Agenda

### Approval of Minutes

February 3, 2011

### **\*Public Comment**

Public comment may be heard on items both on and off the agenda, except that public comment under this section will not be taken on any items for which a separate public comment is expressly provided on the agenda; comments are limited to a three-minute time limit, however the Board reserves the right to reduce this three-minute time limit. No action will be taken upon a matter raised under this agenda item until the matter has been specifically included on a future agenda as an action item.

### **Consider and Adopt a Resolution Commending Adrian Freund for His Service to Washoe County**

#### **Chair and Board Items**

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, staff discussion of items or suggested items to be scheduled 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 Items
- b. \*Legal Information and Updates: Deputy District Attorney Nathan Edwards, Esq.
- c. Discussion and possible action to amend and clarify the Board of Adjustment's Rules, Policies and Procedures regarding the definition of a group. Members of the Board of Adjustment will discuss the existing Rules, Policies and Procedures of the Board of Adjustment regarding the definition of a group. Action may be taken to modify the Rules, Policies and Procedures and/or to provide direction to staff.
- d. \*2011 Legislative Session Update

#### **Director's Items**

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, staff 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

**1:30 p.m.**

#### **Project Review Items**

**– Public Comment will be taken for Items One through Four–**

1. **PUBLIC HEARING: Variance Case No. VA11-003 - Louis Sardella** – To reduce the required front yard setback from fifteen (15) feet to six (6) feet and to reduce the required side yard setback from eight (8) feet to six feet-eight inches (6'8"), to construct a detached two-car garage.

- Location: 514 Gonowabie Road approximately 1,000 feet south of its intersection with State Route 28

Non-action items are denoted with an asterisk (\*).

- Assessor's Parcel No(s): 123-132-02
- Parcel Size: ±.40 acres
- Regulatory Zone(s): Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner John Breternitz
- Section/Township/Range: Within Section 19, T61N, R18E, MDM Washoe County, NV
- Staff: Roger Pelham, Senior Planner  
Phone: 775.328.3622  
Email: rpelham@washoecounty.us

2. **PUBLIC HEARING: Variance Case No. VA11-002 - 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.

- Location: 898 Tyner Way between Tracy Court and Dorcey Drive
- Assessor's Parcel No(s): 125-152-01
- Parcel Size: ±.371 acres
- Regulatory Zone(s): High Density Suburban (HDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner John Breternitz
- Section/Township/Range: Within Section 9, T16, R18, MDM Washoe County, NV
- Staff: Don Morehouse, Planner  
Phone: 775.328.3632  
Email: dmorehouse@washoecounty.us

3. **PUBLIC HEARING: Special Use Permit Case No. SB10-013 - Mt. Rose Estates – Phase 3A Grading** – To construct earthen berms up to 9.5 feet above existing finished grade on previously graded lots within the Mt. Rose Estates subdivision.

- Location: North of Mt. Rose Highway and east of Callahan Road on Paris Court
- Assessor's Parcel No(s): 150-492-01, 150-492-02, 150-492-03, 150-492-04, 150-492-05, 150-492-06 & 150-492-07
- Parcel Size: 7 parcels totaling ±9.65 acres
- Regulatory Zone(s): High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows
- Development Code: Authorized in Article: 810, Special Use Permits
- Commission District: 2 – Commissioner David Humke
- Section/Township/Range: Within Section 35, T18N, R19E, MDM Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Phone: 775.328.3620  
Email: tlloyd@washoecounty.us

## Other Items

## Adjournment

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Non-action items are denoted with an asterisk (\*).

## **Agenda Maintenance**

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only emergency items or items otherwise specifically excepted from the three day requirement by law may be added to the agenda within the three day period. Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/), four days prior to the meeting. 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).

## **Meeting Access**

The 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, 24 hours prior to the meeting at 775.328.3600.

## **Public Participation**

The Board of Adjustment adopted Rules, Policies and Procedures are available on the website provided above or by contacting the Community Development Department.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Board's consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Board of Adjustment meeting may not be considered by the Board in their deliberations. Subject to applicable law and the board's rules, policies, and procedures, public comment or testimony may be submitted to the board in written form for its consideration. However, the board is not required to read written statements aloud during the meeting.

Time allocations for public hearing items are as follows: 15 minutes for staff's presentation; 15 minutes for an applicant's presentation; 5 minutes for a group representative's comments; 3 minutes for individual comment. At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time. The Chair may reduce the per person time allotment for comment on a particular item; this determination will be made prior to hearing comment on the item.

## **Agenda Items**

Items on the agenda may not necessarily be considered in the order in which they appear. An asterisk (\*) is used to denote non-action items. Action items may be acted upon by the Board of Adjustment.

Non-action items are denoted with an asterisk (\*).