



Appeal of Staff Decision WBLD17-101171 – Richard Stone

Washoe County Board of Adjustment

October 5, 2017

**Richard
Stone**

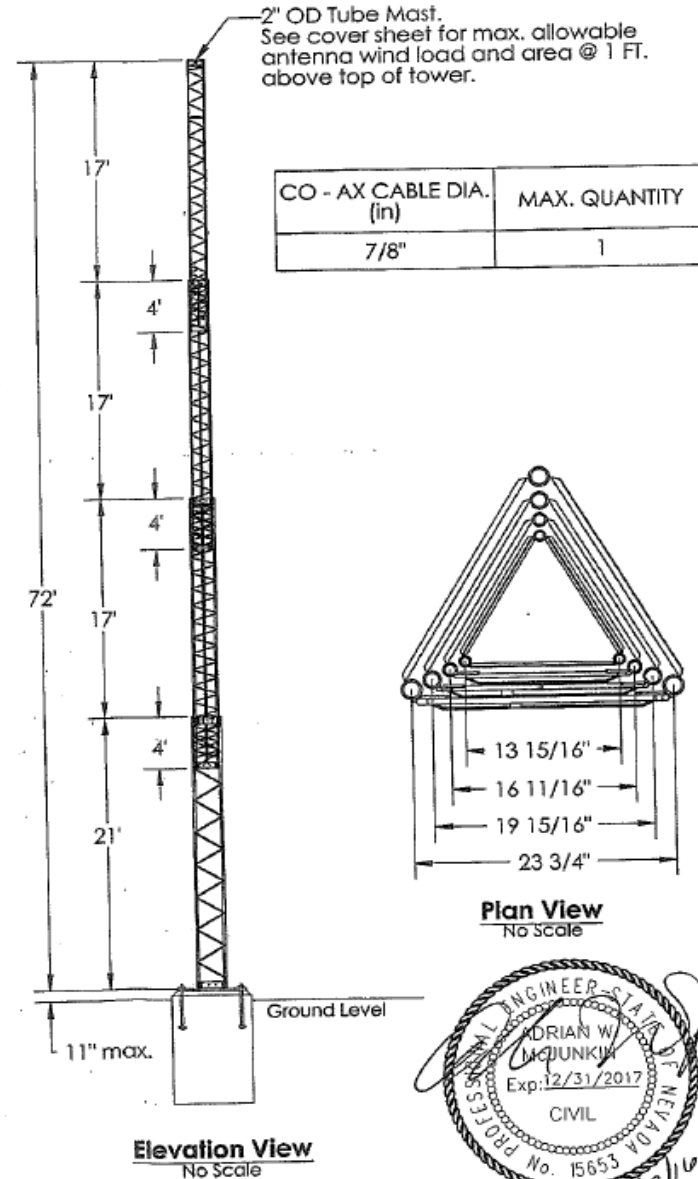




Proposed Private Communication Tower

Request:

- 72' Tall at Max Height
- Under 45' Tall - Retracted
- Property Zoned LDS
- Property is 1.55 Acres in Size





Arguments for Appeal

- ◆ Per appellant, federal and state law requires the county to allow Mr. Stone's tower.
- ◆ Per appellant, the code allows private towers taller than 45 feet if the retracted height is less than 45 feet.
- ◆ Per appellant, the code has not been interpreted consistently.
- ◆ The tower would typically be lower than 45 feet; It would only be raised to maximum height on an as needed basis (when in use).



Justification for Denial

Section 110.324.20 Private Communication Antennas: General. Private communication antennas, including antenna support structures, are allowed as accessory uses in all regulatory zones pursuant to the provisions of this article.

(a) Height. The retractable height of a private communication antenna is limited to the height limitation of a main structure allowed in the regulatory zone in which the antenna is erected with a bonus of up to ten (10) feet.

Section 110.324.30 Private Communication Antennas: Additional Height. A private communication antenna support structure may exceed the height restrictions within this article if an administrative permit is obtained pursuant to Article 808, Administrative Permits, and in accordance with the provisions of this section.



Possible Motion for TM16-009 & SW16-003

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment deny Appeal of Building Permit Number WBLD17-101171 for Richard Stone and affirm the decision by the Director of the Planning and Building Division to reject a building permit for a private retractable antenna taller than 45 feet tall at 4765 Giles Way.