

Washoe County Board of Adjustment



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Special Use Permit WSUP22-0023 (Rose DADAR)

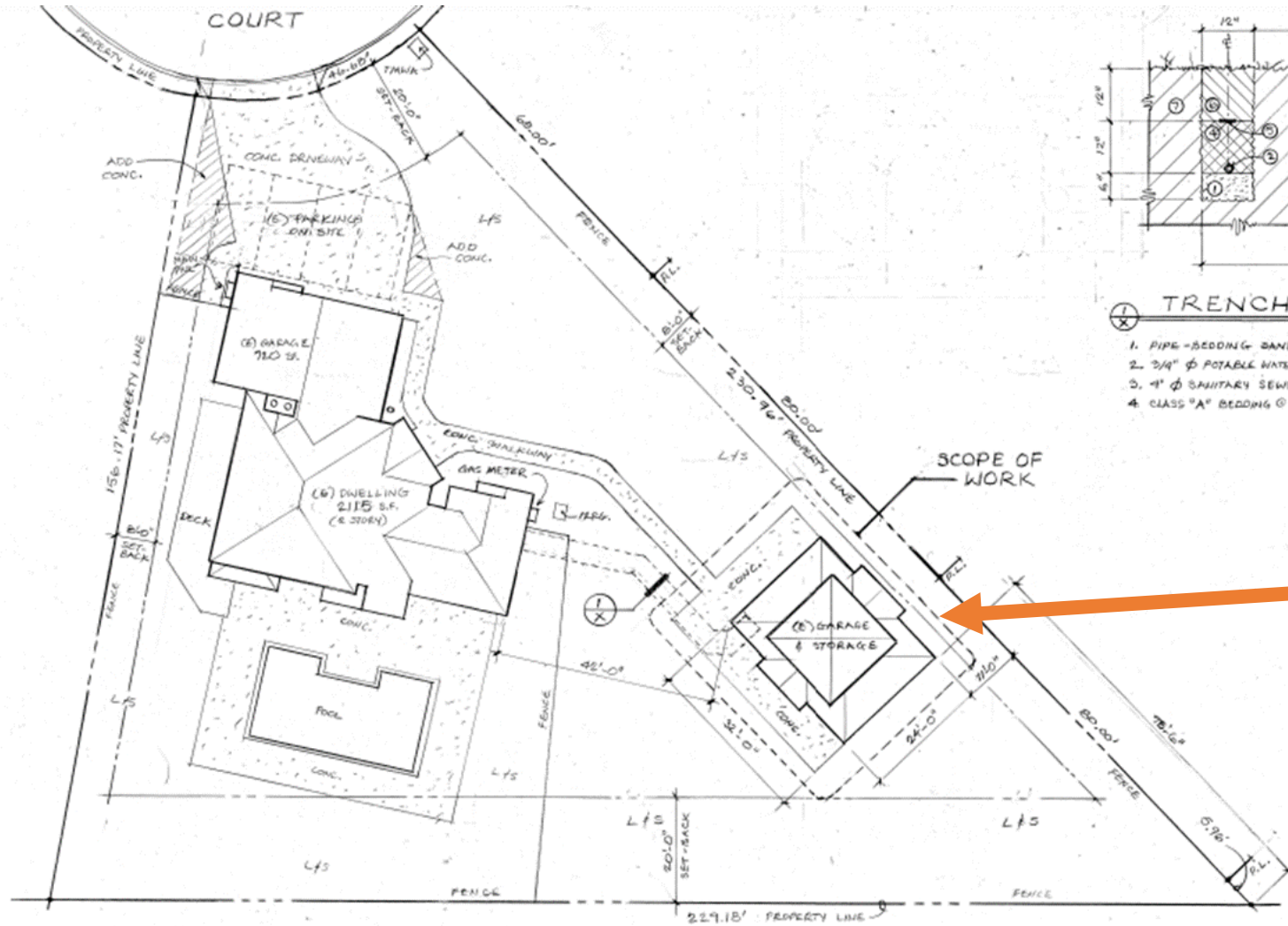
December 1, 2022

Case Description



For hearing, discussion, and possible action to approve a special use permit to allow an 800 sq. ft. detached accessory dwelling unit on the parcel with the regulatory zoning of Medium Density Suburban (MDS) as required by Washoe County Code 110.306.25

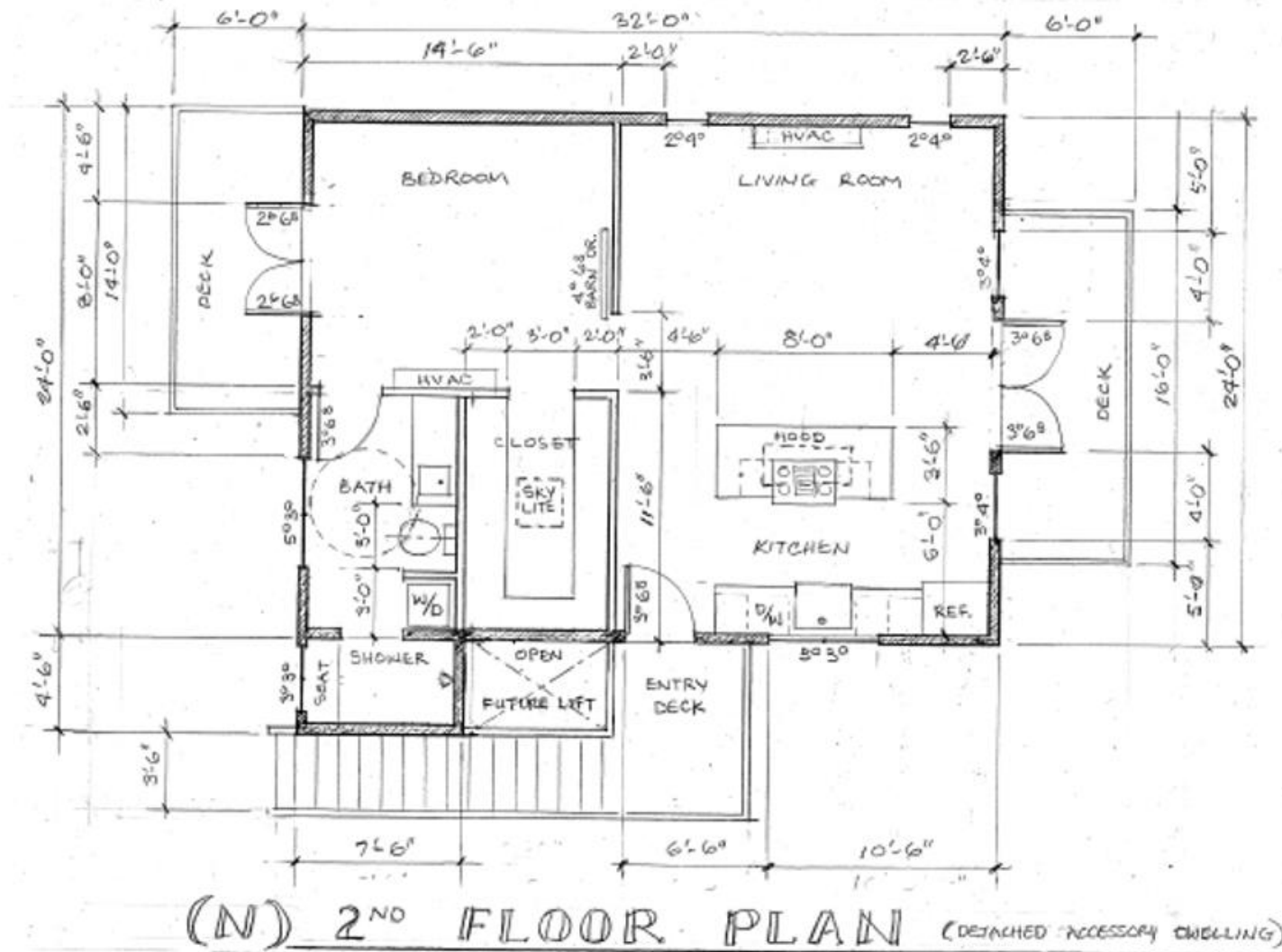
Site Plan



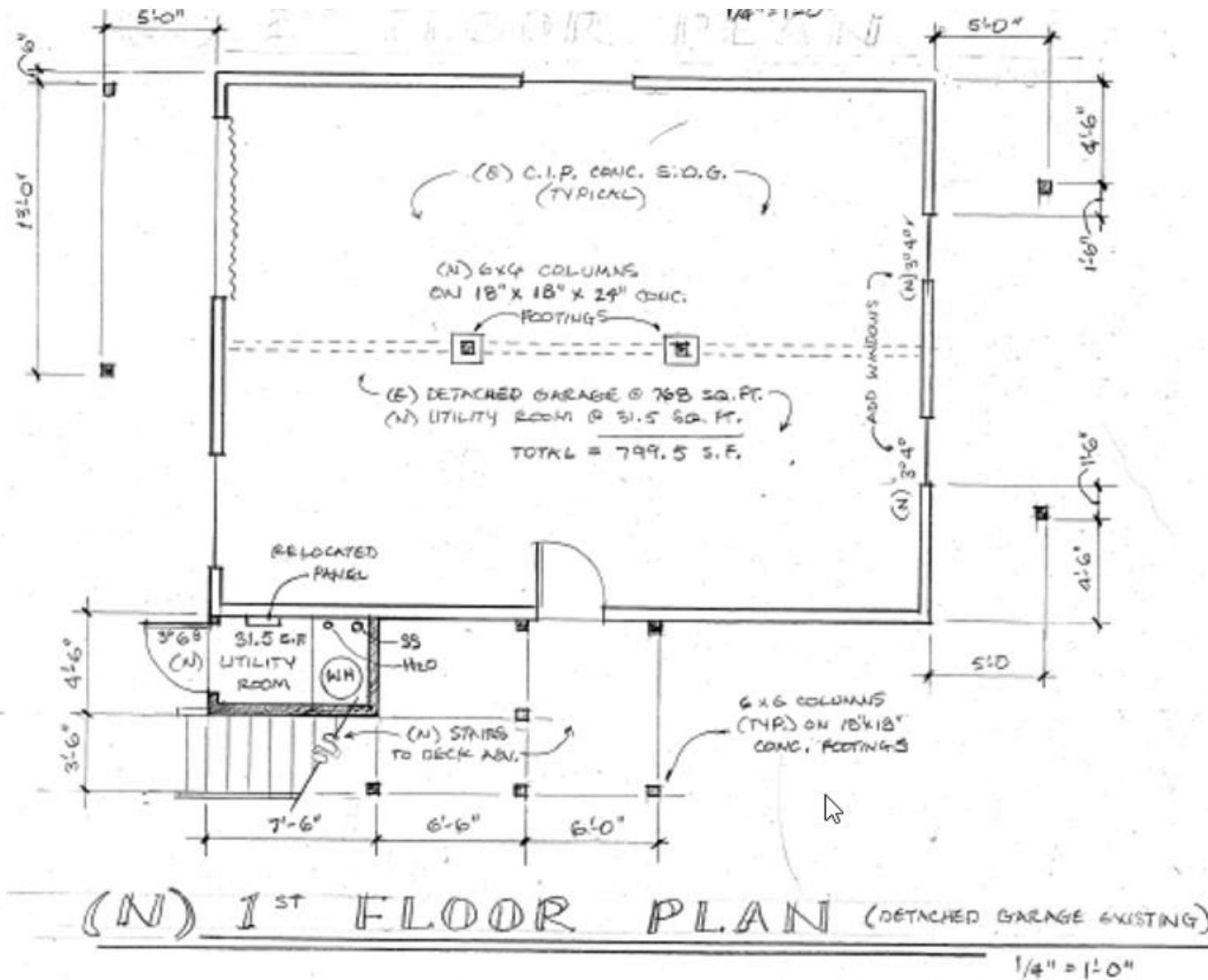
Overhead Photo



Second Floor Plan – Proposed DAD



First Floor Plan - Garage



Proposed Elevations



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(N) WEST ELEVATION

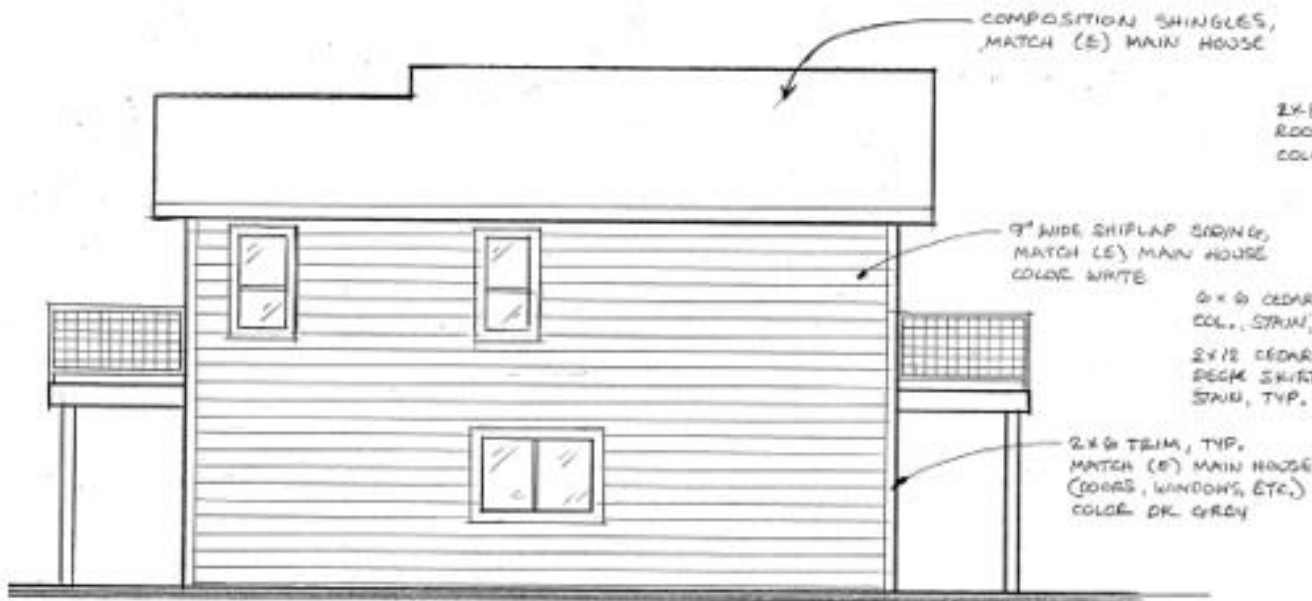
1/4" = 1'-0"



(N) NORTH ELEVATION

1/4" = 1'-0"

Proposed Elevations



(N) EAST ELEVATION

1/4" = 1'-0"



(N) SOUTH ELEVATION

1/4" = 1'-0"

- No recommendations for denial from reviewing agencies
- Dwelling meeting all minimum standards of the Development Code, including height and setbacks.
- Detached Accessory Dwellings are permissible upon approval of a Special Use Permit in the Medium Density Suburban zone.

Staff Comments on Required Findings



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- Pages 7 and 8 of the staff report
- Staff believes that all required findings can be made

- Exhibit C to staff report, 4 letters in opposition
- After staff report was finalized, 4 additional letter in opposition
- Additional letters have been provided to the BOA at this hearing
- The letters can be generally characterized as expressing that the proposed project will be detrimental to the character of the surrounding area.

Public Comments



From: Laine Christman <lchristman@farrwestengineering.com>
Sent: Friday, October 21, 2022 12:23 PM
To: Lucey, Robert (Bob) L <BLucey@washoecounty.gov>
Cc: Wilson, Alexandra <ALWilson@washoecounty.gov>
Subject: FW: Case: WSUP22-0023 (Rose DADAR)

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Howdy Bob,
I'm following up on the email to Chris Bronczyk regarding the permit for 35 Riata Crt (see above). This property is just a few street downs from me. Talking with immediate neighbors, none of us are desiring

this permit to be approved. It will change the character of our peaceful neighborhood with the potential to create more of the same actions from private equity firms looking to maximize profits at the expense of the families who moved there to raise their kids in a safe, quiet area of town. I respectfully ask that you also oppose this permit and help keep these types of incremental changes to our aesthetic at bay.

Feel free to reach out.
Hope all is well with your family! Have a great weekend!
Best,

Laine Christman
Water Resources Department Manager

Farr West Engineering

(775) 851-4788 | office
(775) 336-0402 | direct
(775) 848-2622 | cell

farrwestengineering.com

From: Ken Johnson <kjohnson@farrwestengineering.com>

Sent: Monday, October 24, 2022 2:33 PM

To: Laine Christman <lchristman@farrwestengineering.com>; Bronczyk, Christopher <CBronczyk@washoecounty.gov>

Cc: Lucey, Robert (Bob) L <BLucey@washoecounty.gov>; Matt Van Dyne <matt@farrwestengineering.com>

Subject: RE: Case: WSUP22-0023 (Rose DADAR)

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I could not be in greater agreement with Laine's comments below and want to add my opposition to the zoning change. Our once rural neighborhood has been encroached upon by high density housing and development. The lots in the foothills are ½ acre or more and the surrounding developments are far smaller creating houses right on top of each other. Don't let that happen to our neighborhood with this type of zoning change.

Thank you,

Ken Johnson, PE
Project Engineer

Farr West Engineering

(775) 851-4788 | office
(775) 997-7486 | direct

farrwestengineering.com

Public Comments



From: Robert Costello <costellosclassics@gmail.com>
Sent: Friday, October 28, 2022 10:49 AM
To: Bronczyk, Christopher <CBronczyk@washoecounty.gov>
Subject: WSUP22-0023 (Rose DADAR)

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I am opposed to this for the following reasons;

This neighborhood is zoned single family residence. We are blessed to have large lot sizes and many have out buildings. I believe this variance is not in the interest of this neighborhood. The influx/outflow of temporary renters will lead to problems for this neighborhood.

We hope to preserve the character of our neighborhood and hope you deny this variance.

Thank you for your consideration,

Bob Costello
14210 Riata circle
Reno NV, 89521
775-771-0968

From: [Bill Grey](#)
To: [Pelham, Roger](#)
Subject: Case Number: WSUP22-0023
Date: Wednesday, November 9, 2022 6:35:08 PM

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To whom it may concern:

I am writing to contest the approval of the request for a Zoning Variance at 35 Rita Court. This is a single family zoned residence, not a multi-family zoned property. This neighborhood has large 1/3 to 1/2 acres lots. But again this is a single-family zoned property and a multi-family variance could open the entire neighborhood up to multi dwellings in clear violation of the zoning code. Furthermore it could drastically degrade the property values of the entire neighborhood and degrade existing parking in the neighborhood. It is our understanding that the home owner asking for the variance intends to rent one or both of the dwellings if approved. If the owners intend is to use it to house a grandmother/grandfather or other family members I would suggest they just make an addition to the existing residence. Adding a secondary dwelling is just not appropriate for this neighborhood and the current zoning.

I respectfully request this zoning variance be denied.

Thank you for your consideration,

William J. Grey
14125 Princequillo Ct.
Reno, NV 89521

Recommendation

After a thorough analysis and review, Special Use Permit Case Number WSUP22-0023 is being recommended for approval with conditions.

Possible Motion (Approval)



Should the Board of Adjustment choose to approve the proposed Special Use Permit:

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 **approve with conditions** Special Use Permit Case Number WSUP22-0023 for Kenneth G. Rose Family Trust, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for a detached accessory dwelling, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Possible Motion (Denial)



Should the Board of Adjustment choose to deny the proposed Special Use Permit:

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** Special Use Permit Case Number WSUP22-0023 for Kenneth G. Rose Family Trust, being unable to make all five findings in accordance with Washoe County Code Section 110.810.30:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan;
- (b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- (c) Site Suitability. That the site is physically suitable for a detached accessory dwelling, and for the intensity of such a development;
- (d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Thank you

Roger Pelham, MPA, Senior Planner
Washoe County CSD – Planning Division
rpelham@washoecounty.gov
775-328-3622



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