

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

Administrative Permit WADMIN22-0014 (Kapperman Metal Building)

July 7, 2022

WADMIN22-0014

Kapperman Metal Building

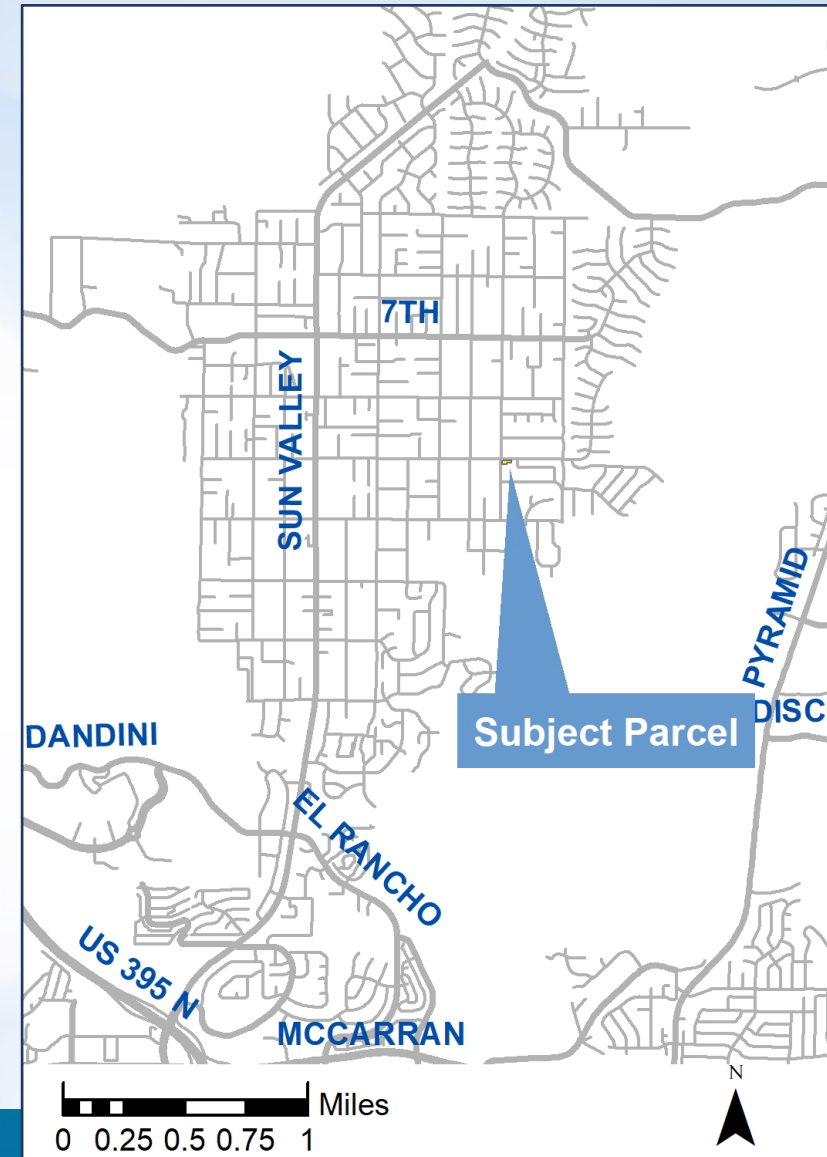


Vicinity Map



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The parcel (APN: 085-142-22) is located in the Sun Valley Area, east of Sun Valley Blvd. and South of 7th Street.

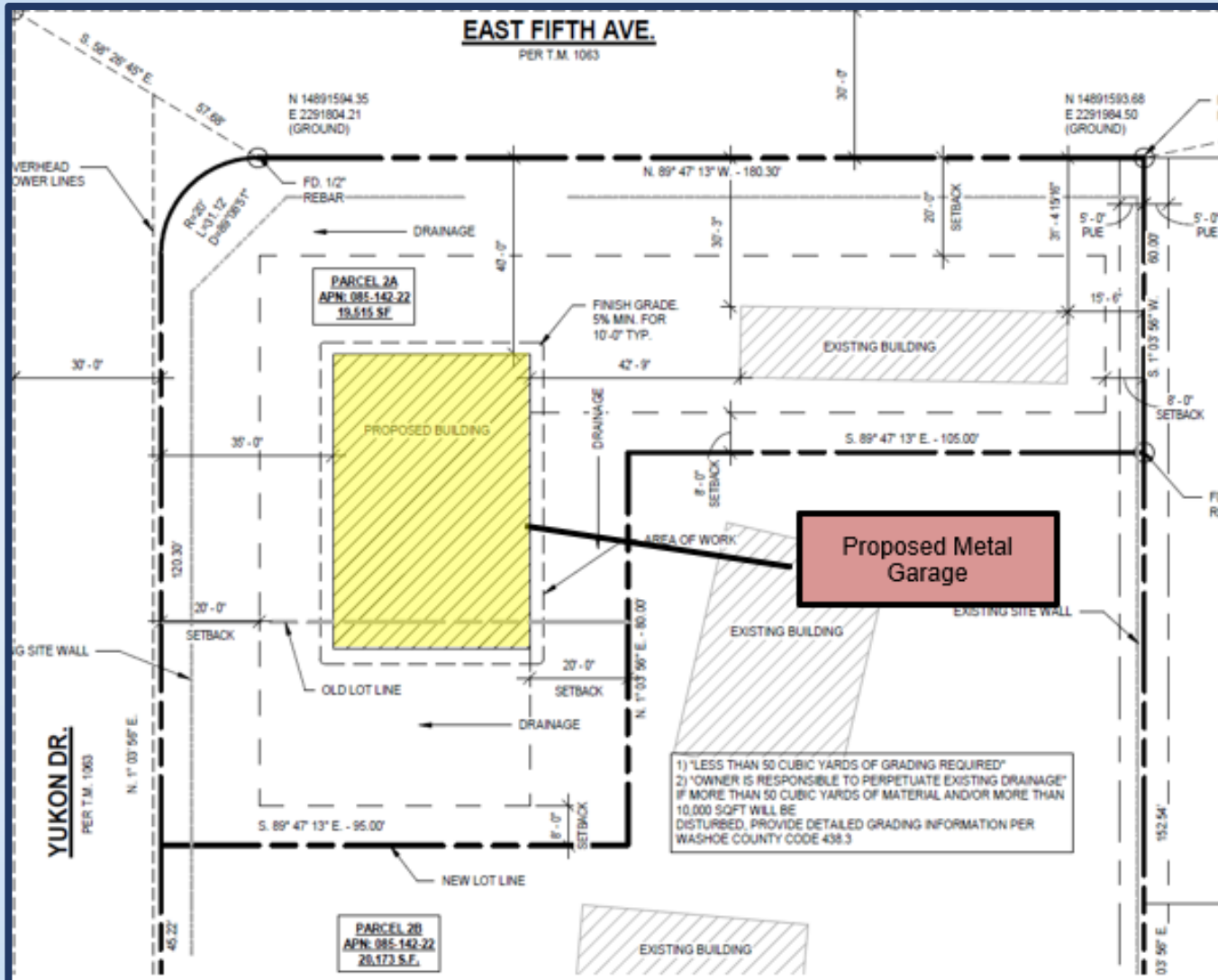


Request



- The request is for an administrative permit for a detached accessory structure larger than the primary residence.
- The proposed detached structure is 3,200 sq. ft. & the primary residence is 924 sq. ft.
- The property's regulatory zone is Medium Density Suburban (MDS).
- Detached accessory structures that are larger than the existing main structure are permitted within the MDS regulatory zone with the approval of an administrative permit per WCC Section 110.306.10(d).

Site Plan



Background & Analysis

- The parcel is ± 0.35 acres & has a regulatory zone of Medium Density Suburban (MDS).
- The parcel is surrounded by parcels of similar size with the same regulatory zone (MDS).
- The minimum MDS building setbacks are 20 ft. from the front & rear yard property lines & 8 ft. from the side yard property lines.
- The proposed structure location meets the MDS building setbacks.
- The applicant is proposing electricity but not plumbing for the structure.
- The purpose of the structure is to store existing vehicles and machinery on the parcel.

Background & Analysis



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Reviewing Agencies



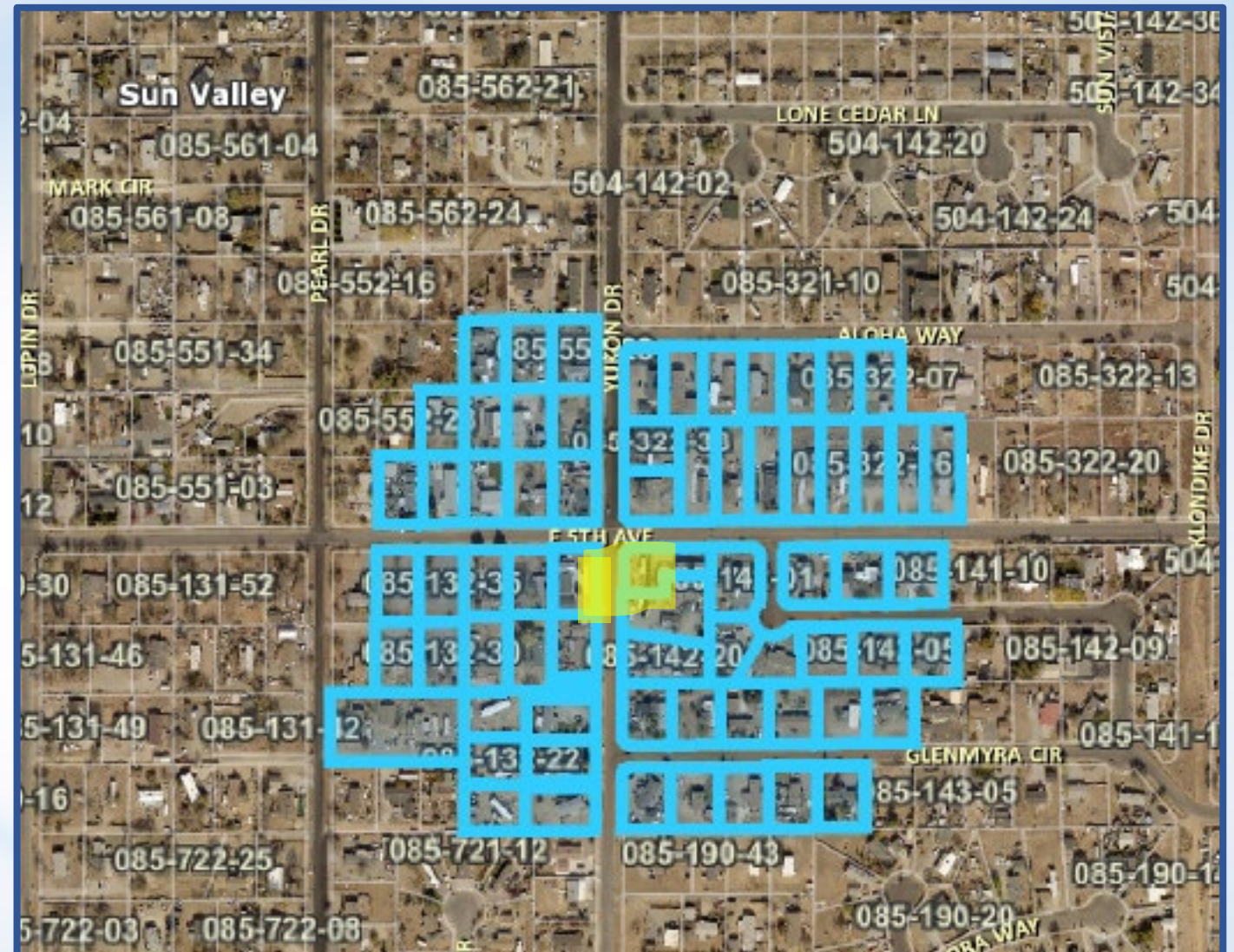
Agencies ▼↑	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Walt West, wwest@washoecounty.gov ; Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development	X			
WCHD Air Quality	X			
WCHD EMS	X	X		
TMFPD	X	X	X	Dale Way, dway@tmfpd.us ; Brittany Lemon, BLemon@tmfpd.us
Sun Valley GID	X	X		

Public Notice



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Notices were sent to 69 separate property owners within 500 feet of the subject property.



Staff is able to make all 5 required findings, as detailed on pages 5 & 6 in the staff report.

- a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Sun Valley 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 structure, 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.

Recommendation



Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Board of Adjustment carefully consider all aspects of Administrative Permit Case Number WADMIN22-0014 and the nature of the stringent recommended conditions of approval and approve the requested Administrative Permit.

Possible Motion



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN22-0014 for Ken Kapperman, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25.

Thank you

Mitch Markey, Planner
Washoe County CSD – Planning Division
mmarkey@washoecounty.gov
775-328-2722



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