

Hello. Thank you for the opportunity to speak.

My name is Bill Heckt at 834 Alena Way in Eagle Canyon Subdivision, Spanish Springs. I am not an architect or an engineer, just an individual community member.

I'm here in opposition to the building of a massive "Storage Garage" at 165 Monica Court.

Board Members, please imagine if you will sitting on your backyard patio with a friend watching the sunset and he says:

"What is that?" and you say:

"Well that's my neighbor's storage building. How do you like it?" he says:

"Not much. Pretty boring castle." you say:

"Yeah. Pretty boring and annoying." he says: "How's that?"

"I have to look at it but it could care less about me. It completely fills the property and is two stories tall. My trees don't cover it. It can't be hidden. When it rains the storm water flows into my yard and it's all lit-up at night with seven lamps." he says:

"Well it's an amazing thing. How did it come to be built in this residential neighborhood? It seems totally out-of-place."

"Yeah well it's an easy permit application and people care but they're busy. I guess the owner can afford it."

"Oh I guess that's it, but if they can afford this, couldn't they afford a suitable acreage somewhere to put it on?"

"Guess like a lot of things, we just have to learn to do our bit to live with it." he says:

"Sorry buddy. I'm just glad it's not in the yard next to my house with my little storage shed."

End of Story. The storage structure alone would likely be the largest building in the subdivision and would have a walk around attic. A paved driveway circles it along the entire fence line. There are 6 adjacent properties.

It is a nuisance construction out of character with the neighborhood and feels more like a commercial warehouse.

For some reason, two applications were submitted for the same construction on the same property. The description is incomplete and lacks detail. It does not address and even questions the existence of residential zoning laws and codes.

I ask that both applications be rejected as inappropriate for the area. Thank You, and I have a printed statement for the record.

*W Heckt*

Before the Washoe County Board Of Adjustment 11/3/2022 1:30pm

Case# WADMIN22-0021

Hello and thank you for the opportunity to speak.

My name is Bill Heckt living at 834 Alena Way, Eagle Canyon Subdivision in Spanish Springs. I'm speaking in opposition to construction of a very large backyard home addition.

Mine is not an adjacent property but is close by. I am a long time resident and would not want such a construction next door to my property. The proposed addition by itself would be the largest building in the subdivision.

This is case number WADMIN22-0021 which includes two development applications. One is from Rebecca J. May-Doyle and the other is from Michael Doyle. Both are for the same construction on the same property. I assume that if one is rejected or accepted, the other is treated likewise.

The architectural plan indicates a building 40 feet by 60 feet attached to the existing house by an extension of the roof over a concrete slab defined as a breezeway. The plan adds approximately 2800 SF under the roof to the current 1558 SF house.

The permit application calls it a storage garage. It would be a very large storage space with 2400 SF of open concrete with a ridge line 24 feet above containing a walk-around attic space. This is basically a two story building I estimate to be about 8 feet taller than the existing house and the surrounding houses. There are 6 neighboring properties that touch on this property line several with backyard patios facing the proposed structure. It would dominate the skyline and the view.

The structure would nearly fill the back yard and the plan indicates a paved driveway surrounding it extending to the property line fence.

Storm water runoff has to be an issue for neighbors and only the word "swale" is used on the architectural drawing with no detail as to what that amounts to or what it does. No gutters or drains are shown and I cannot tell what the grade is.

The drawing calls for 7 lighting fixtures around the structure and this is an issue for immediate neighbors and for this neighborhood which was originally constructed with minimal lighting to preserve a dark sky.

The structure is inappropriate and out of place for the property and for the community.

Designated storage buildings in the Eagle Canyon Subdivision are generally of the backyard shed type. It is difficult to describe how this building might look and function but it feels like a backyard commercial warehouse.

I ask that the application be rejected being a nuisance to neighbors and incompatible with the character of the subdivision.

Thank you and here is a copy of my statement for the record.



William Heckt  
Neighborhood Homeowner