

Washoe County Board of Adjustment

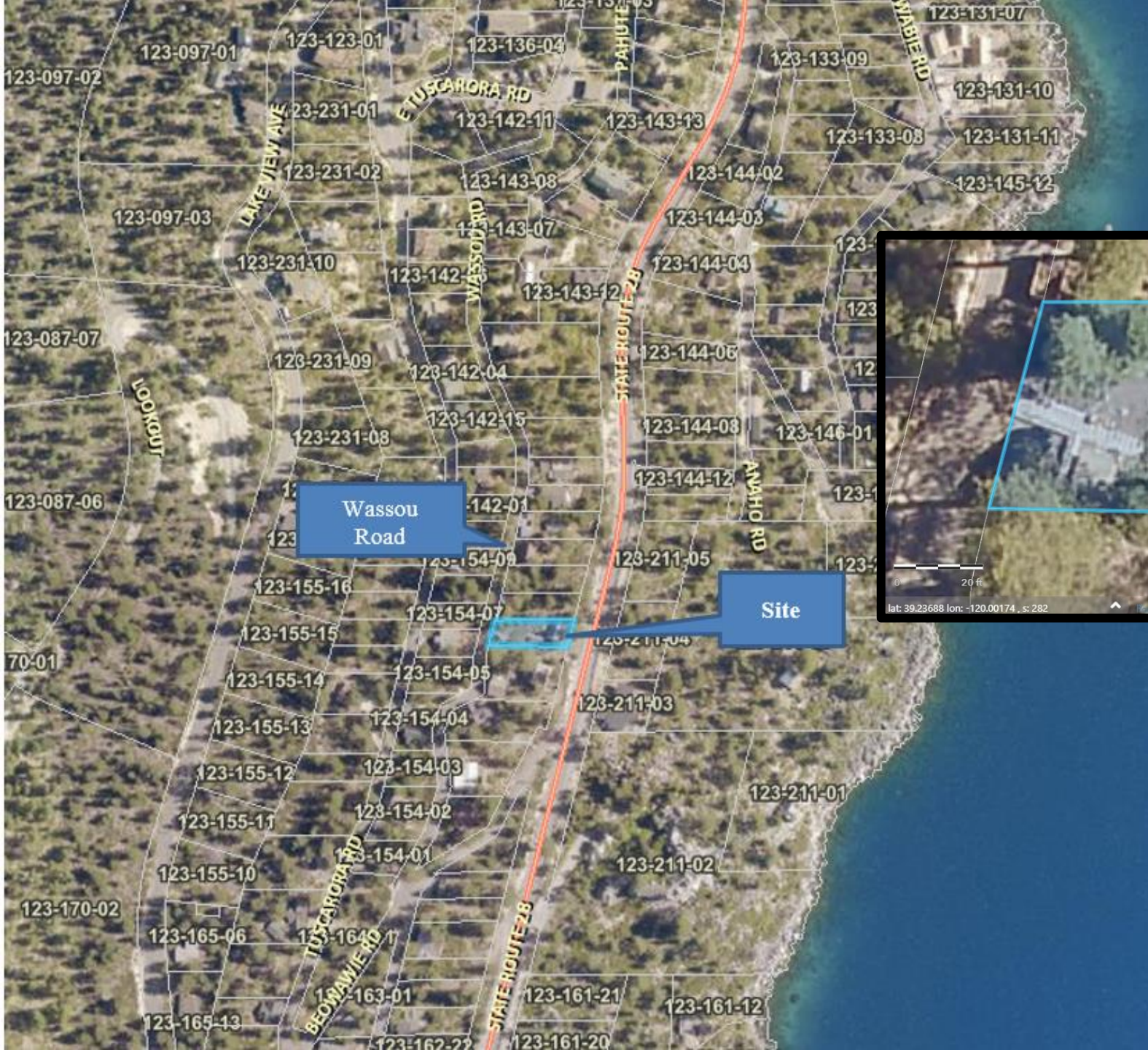


COMMUNITY
SERVICES DEPARTMENT

WADMIN22-0027 (Roberts Garage)

January 5, 2023

- This is a request for an administrative permit for 1,136 SF detached accessory structure that is larger than the existing 1,070 SF main residence, as required per Washoe County Code 110.306.10(d).
- There has been adjustment on the size of the structure to 1,146 SF, an increase of 10 SF, with 573 SF for each floor of the 2-storey structure.



- The parcel has a regulatory zone of Tahoe Crystal Bay (TA_ CB) as do the surrounding parcels and the setbacks are 20 feet in the front and rear and 5 feet on the sides, which are based on the size of the parcel.
- The applicant states the location of the proposed garage is a 54-degree slope and Washoe County Code (WCC) allows a parking decks utilized as driveway to garages to be located at the edge of pavement when the slope is 14% or greater (WCC 110.220.65(b)).
- The 2-storeys will have 573 SF on each floor and painted to conform with Tahoe Regional Planning Agency (TRPA) standards.
- The garage will be located on the floor accessing Wassou Road and a workshop will be located in the lower floor.
- The applicant indicates that the structure will be used as a garage to store trailers and other vehicles.
- The structure will provide off-street parking for two vehicles, providing a safer parking area for the site.
- The parking will bring the site into conformance with Washoe County Code, which requires at least one enclosed parking space.

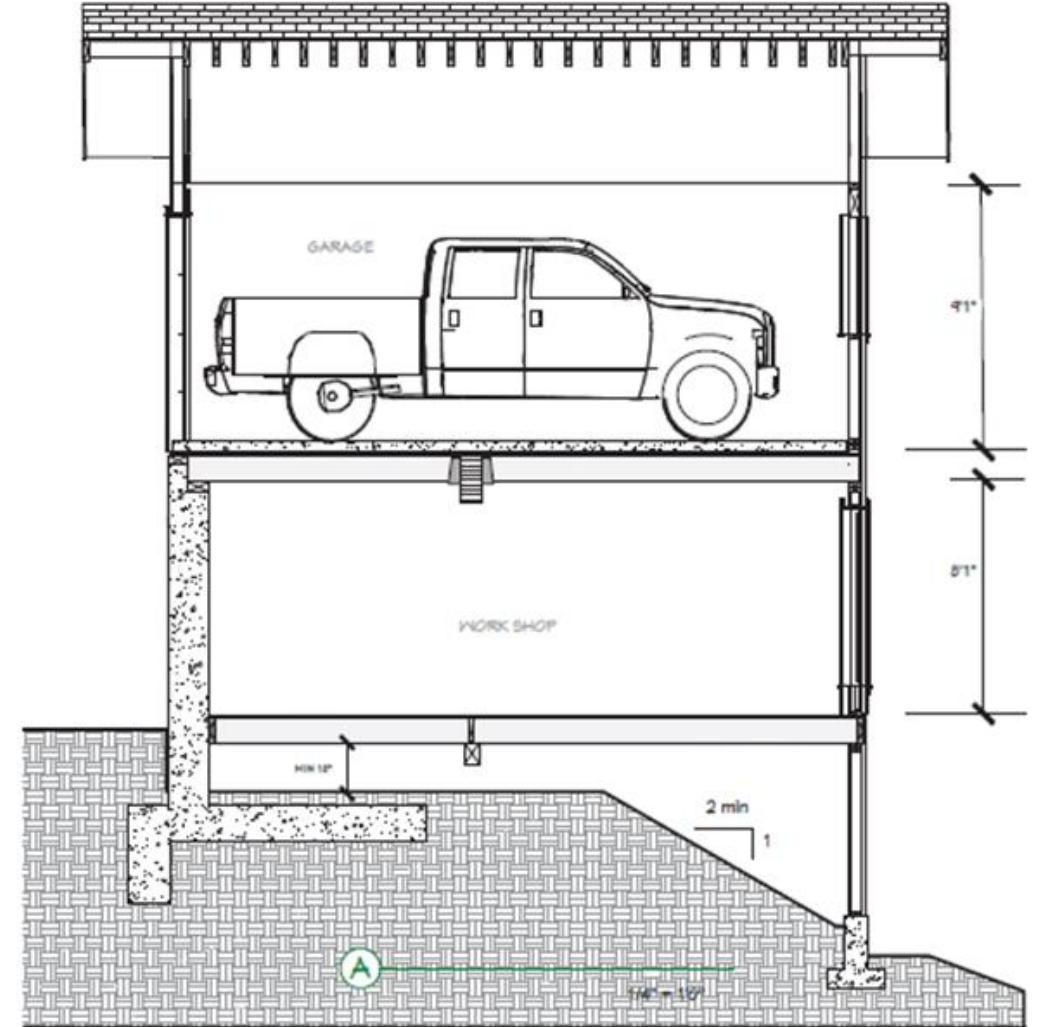


GARAGE PERMIT

NEW GARAGE

I
NEW STAIRS
HOUSE REMODEL
(SEE MAIN HOUSE
PERMIT)

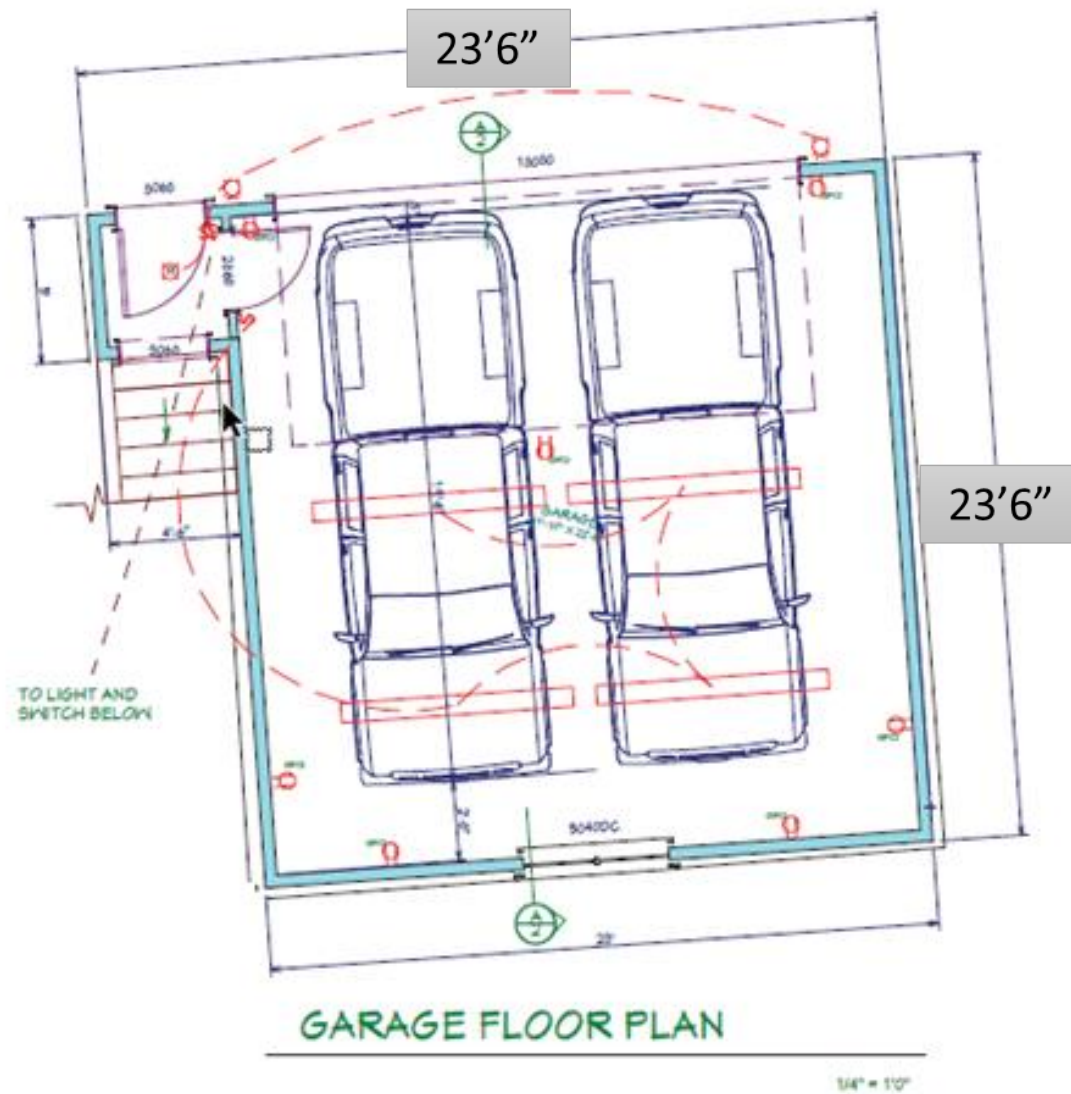
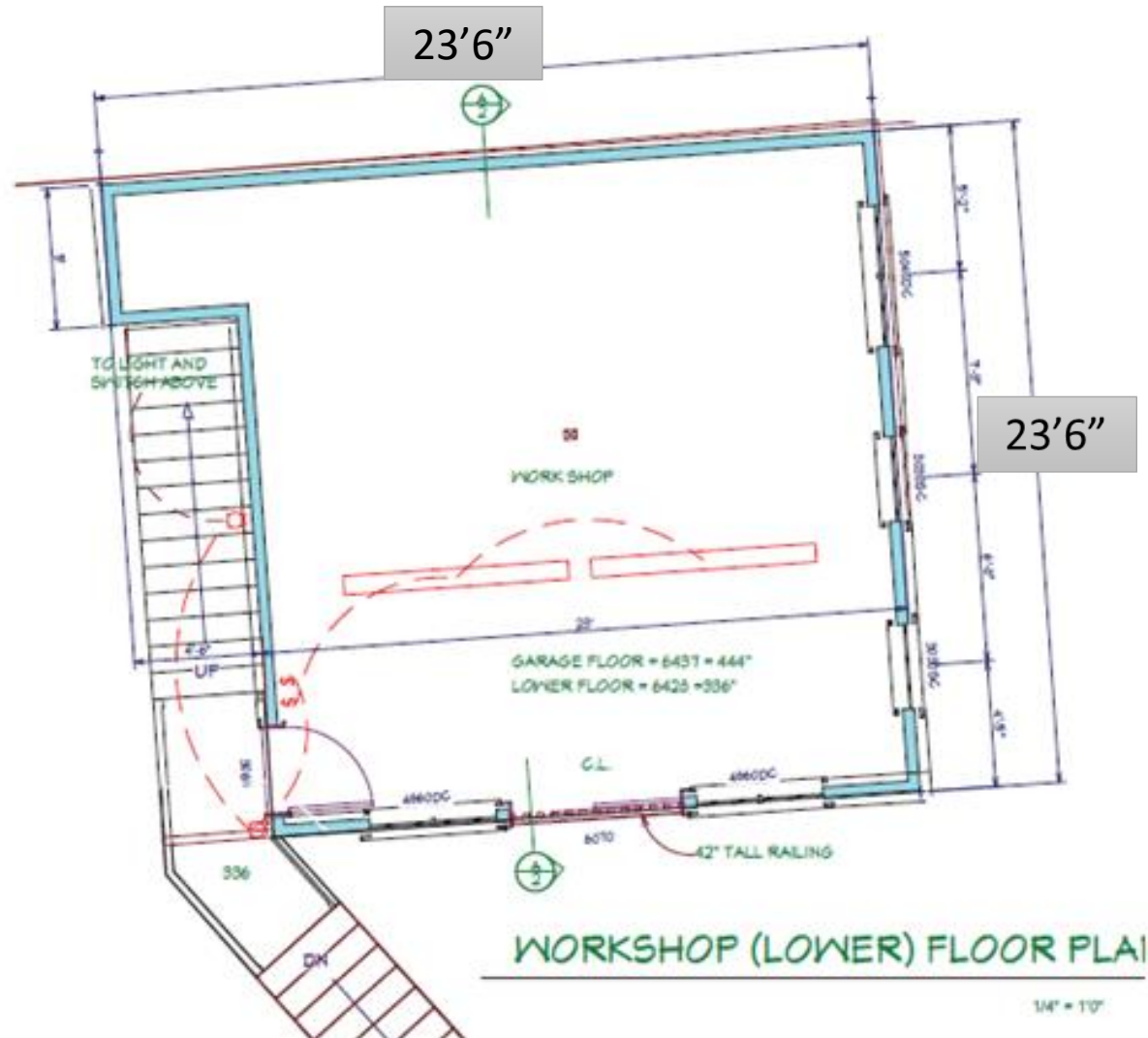
EXISTING HOUSE

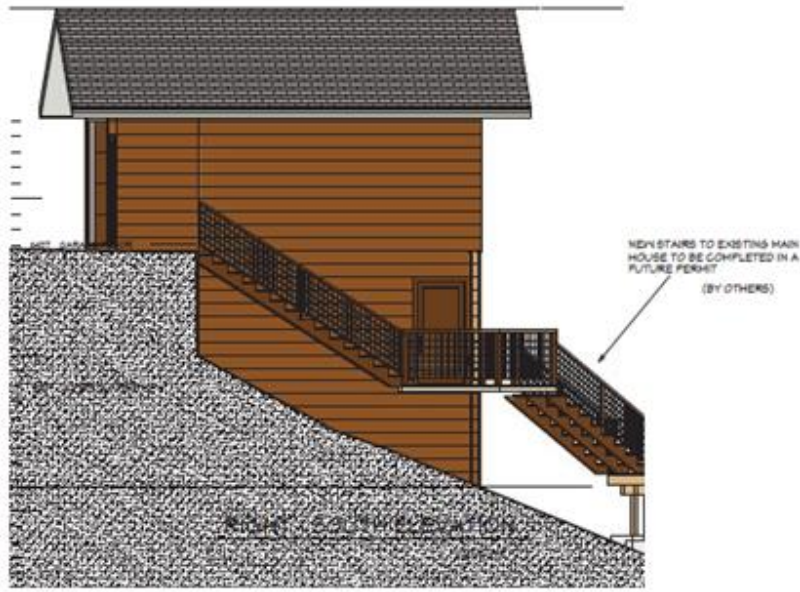


Floor Plan

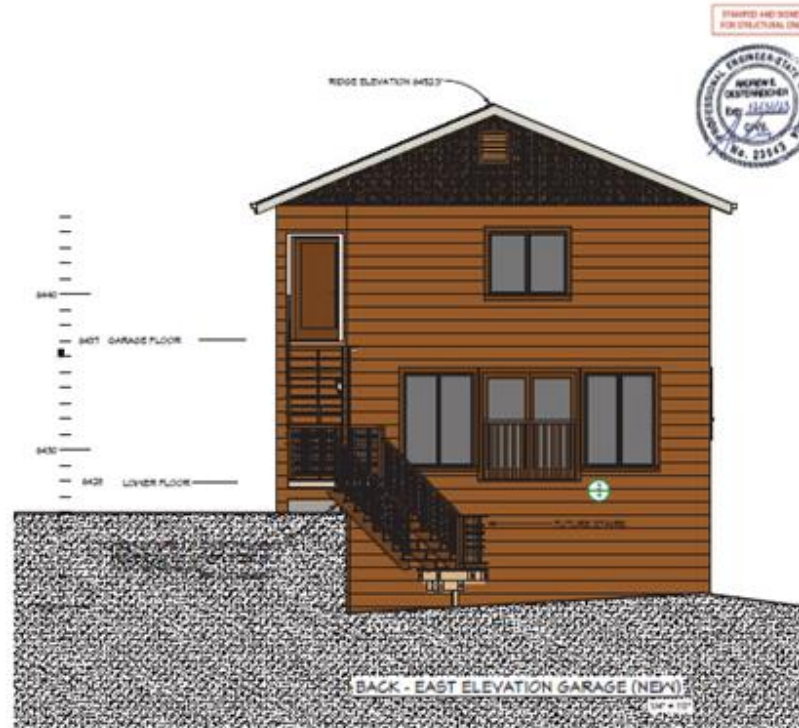


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TRPA HEIGHT CALCULATION: - GARAGE
(TABLE 37.4.1-1 - MAX HEIGHT CALCULATIONS)
SLOPE = 54%
ROOF PITCH = 5:12
MAXIMUM ALLOWED HEIGHT = 36'
PROPOSED HEIGHT = 31'4"



TRPA COLOR NOTES:

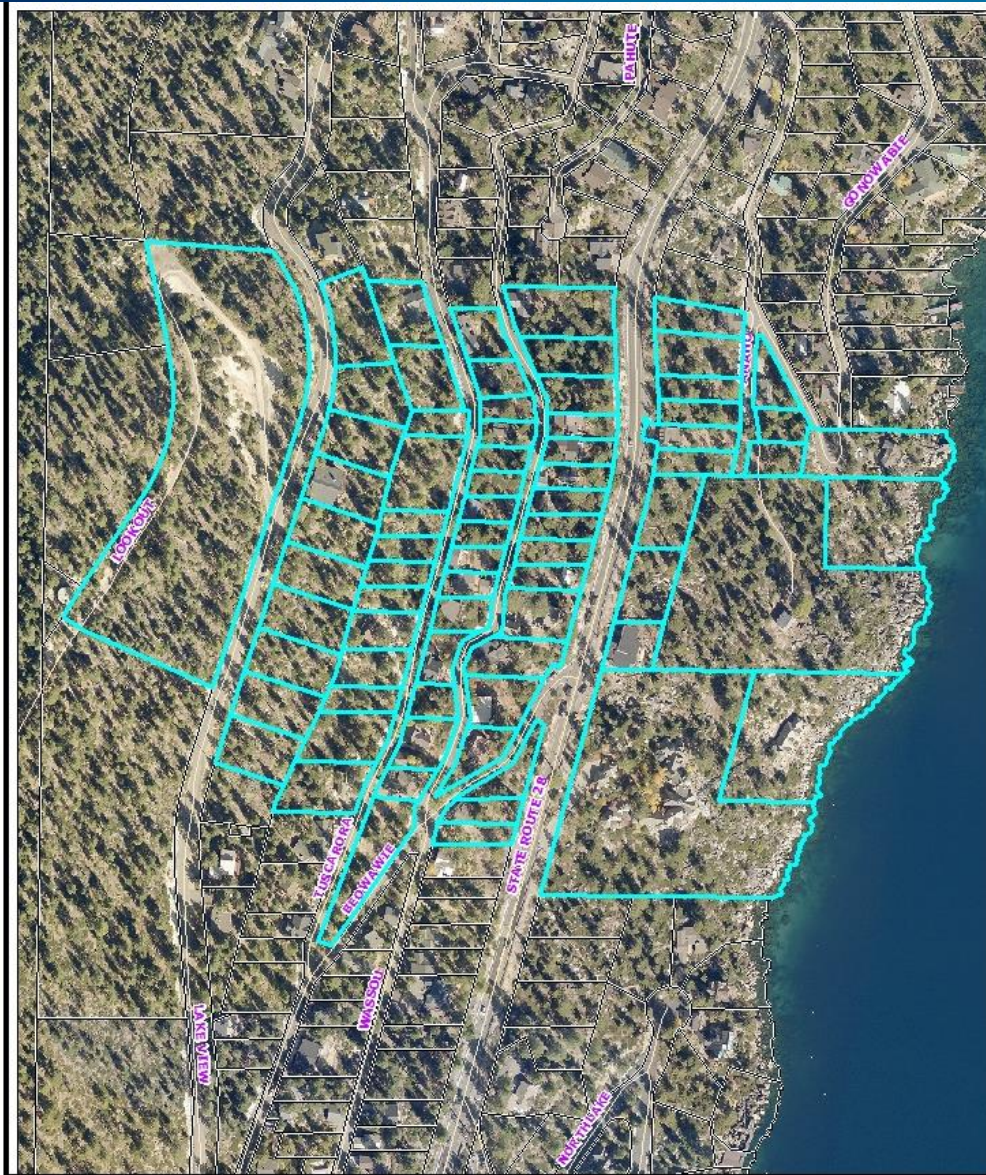
NOTE 1:
Color: The color of this structure, including any fences on the property, shall be compatible with the surroundings. Subdued colors in the earthstone and woodstone ranges shall be used for the primary color of the structure. Hues shall be within the range of natural colors that blend, rather than contrast, with the existing vegetation and earth hues. Earthstone colors are considered to be shades of reddish brown, brown, tan, ochre, and amber.

NOTE 2:
Roofs: Roofs shall be composed of non-glare earthstone or woodstone materials that minimize reflectivity.

NOTE 3:
Fences: Wooden fences shall be used whenever possible. If cyclone fence must be used, it shall be coated with brown or black vinyl, including fence posts.

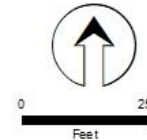
Noticing

- No neighborhood meeting was required.
- 41 parcels were noticed, and no emails or phone calls were received.



WADMIN22-0027 Roberts Garage

Noticing Map - 500 feet



Community Services
Department

WASHOE COUNTY
NEVADA

1001 E Ninth St
Reno, Nevada, 89512 (775) 328-3600

Source: Planning and Building Division

Date: 11/10/2022



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- Various agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval
- Staff is able to make all the Findings as detailed in the Staff Report

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 WADMIN22-0027 for John Roberts, 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

Julee Olander, Planner
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775-328-3627



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