



# WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

## Board of Adjustment Members

Lee Lawrence, Chair  
Kristina Hill  
Brad Stanley  
Clay Thomas  
Kim Toulouse  
William Whitney, Secretary

Thursday, August 6, 2015  
1:30 p.m.

Washoe County Administration Complex  
Commission Chambers  
1001 East Ninth Street  
Reno, NV

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### PUBLIC HEARING ITEMS

(Complete case descriptions are provided beginning on page three of this agenda.)

- **Administrative Permit Case Number AP15-004 (Eldien/Shimkowski Detached Accessory Structure)**
- **Administrative Permit Case Number AP15-005 (Lord of Mercy Lutheran Church)**
- **Special Use Permit Case Number SB15-002 (Commnet - Gerlach Wireless Communication Facility)**
- **Variance Case Number VA15-004 (Nudelman)**
- **Variance Case Number VA15-005 (Ayuson)**

**Items for Possible Action.** All numbered or lettered items on this agenda are hereby designated for possible action as if the words “for possible action” were written next to each item (NRS 241.020), except for items marked with an asterisk (\*). Those items marked with an asterisk (\*) may be discussed but action will not be taken on them.

**Possible Changes to Agenda Order and Timing.** Discussion may be delayed on any item on this agenda, and items on this agenda may be taken out of order, combined with other items and discussed or voted on as a block, removed from the agenda, moved to the agenda of another later meeting or moved to or from the consent section. Items designated for a specified time will not be heard before that time, but may be delayed beyond the specified time.

**Public Comment.** During the “General Public Comment” items listed below, anyone may speak pertaining to any matter either on or off the agenda, to include items to be heard on consent. For the remainder of the agenda, public comment will only be heard during public hearing and planning items that are *not* marked with an asterisk (\*). Any public comment for hearing and planning items will be heard before action is taken on the item and must be about the specific item being considered by the Commission. In order to speak during any public comment, each speaker must fill out a “Request to Speak” form and/or submit comments for the record to the Recording Secretary. Public comment and presentations for individual agenda items are limited as follows: fifteen minutes each for staff and applicant presentations, five minutes for a speaker representing a group, and three minutes for individual speakers unless extended by questions from the Board or by action of the Chair. At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time. Comments are to be directed to the Board as a whole and not to one individual.

**Public Participation.** The Board of Adjustment adopted Rules, Policies and Procedures are available on the website provided on the next page or by contacting the Planning and Development Division.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Board's consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Board of Adjustment meeting may not be considered by the Board in their

deliberations. Subject to applicable law and the Board's Rules, Policies and Procedures, public comment or testimony may be submitted to the Board in written form for its consideration. However, the Board is not required to read written statements aloud during the meeting.

**Posting of Agenda; Location of Website.** In accordance with NRS 241.020, this agenda has been posted at: Washoe County Administration Building (1001 E. Ninth Street); Washoe County Courthouse (75 Court Street); Washoe County Library (301 South Center Street); and Sparks Justice Court (1675 East Prater Way, Suite 107) and <https://notice.nv.gov>. Agendas and staff reports are posted to the Washoe County website at four days prior to the meeting.

**How to Get Copies of Agenda and Support Material.** Copies of this agenda and supporting materials may be obtained through the Planning and Development Division website ([http://www.washoecounty.us/csd/planning\\_and\\_development/board\\_commission/board\\_of\\_adjustment/index.php](http://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php)) or at the Planning and Development Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.328-3616 or e-mail [dfagan@washoecounty.us](mailto:dfagan@washoecounty.us)). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to Board of Adjustment members. If material is distributed at a meeting, it is available within 24 hours after the meeting.

**Special Accommodations.** Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify the Planning and Development Division, at 775.328.3600, two working days prior to the meeting.

**Appeal Procedure.** Most decisions rendered by the Board of Adjustment are appealable to the Board of County Commissioners. If you disagree with the decision of the Board of Adjustment and you want to appeal its action, call the Planning staff immediately at 775.328.6100. You will be informed of the appeal procedure, and application fee. Appeals must be in writing and must be delivered to the Planning and Development Division within 10 calendar days from the date that the decision being appealed is reduced to writing, filed with the Secretary to the Board of Adjustment, and mailed to the original applicant in the proceeding being appealed.

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## AGENDA

1:30 p.m.

1. **\*Determination of Quorum**
2. **\*Pledge of Allegiance**
3. **\*Ethics Law Announcement**
4. **\*Appeal Procedure**
5. **\*General Public Comment**

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

6. **Approval of Agenda**
7. **Approval of [February 6, 2014](#), [April 3, 2014](#) and [June 4, 2015](#) Draft Minutes**

1:30 p.m.

## 8. Public Hearings

The Board of Adjustment may take action to approve (with or without conditions), modify and approve (with or without conditions), or deny a request. The Board of Adjustment may also take action to continue an item to a future agenda.

A. [Administrative Permit Case Number AP15-004 \(Eldien/Shimkowski Detached Accessory Structure\)](#) – Hearing, discussion, and possible action to allow construction of a detached accessory structure of 4,160 square-feet, for purposes of housing the applicant's hobby activities of restoring and doing mechanical work on motorcycles and other vehicles, on a parcel with a main dwelling having a footprint of approximately 3,300 square-feet.

- Applicant: Guardian Construction & Remodel LLC  
Attn: Jerry Shimkowski  
7561 Gold Drive  
Reno, NV 89506
- Property Owner: Billie Jo Eldien  
750 Utah Street  
Reno, NV 89506
- Location: Southeast corner of Deodar Way and Utah Street, in the Lemmon Valley area
- Assessor's Parcel Number: 080-286-04
- Parcel Size: ±2.08 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 306, Accessory Uses and Structures
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 26, T21N, R19E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3622
- E-mail: [rpelham@washoecounty.us](mailto:rpelham@washoecounty.us)

B. [Administrative Permit Case Number AP15-005 \(Lord of Mercy Lutheran Church\)](#) – Hearing, discussion, and possible action to allow a church for religious assembly, meetings, youth programs and fellowship in an existing building.

- Applicant: Lord of Mercy Lutheran Church
- Property Owner: Beebe Holdings
- Location: 9650 Pyramid Way, Sparks, NV
- Assessor's Parcel Number: 534-092-08
- Parcel Size: .773 acres

- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 35, T21N, R20E, MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775.328.3620
- E-mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**C. Special Use Permit Case Number SB15-002 (Commnet - Gerlach Wireless Communication Facility)** – Hearing, discussion, and possible action to allow the placement of a wireless communication facility to include a 50-foot tall monopole and equipment shelter.

- Applicant: Commnet of Nevada, LLC  
Attn: Kristen Hubbard  
1562 N. Park Street  
Castle Rock, CO 80109
- Property Owner: Jola Mott  
PO Box 193  
Gerlach, NV 89412
- Location: State Route 34, several miles north of Gerlach
- Assessor's Parcel Number: 071-180-29
- Parcel Size: ±360 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: High Desert
- Citizen Advisory Board: None
- Development Code: Authorized in Article 324, Communication Facilities and 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 26, T33N, R23E, MDM, Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3620
- E-mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

**D. Variance Case Number VA15-004 (Nudelman)** – Hearing, discussion, and possible action to approve a variance reducing the front yard setback from 20 feet to three feet to construct a covered entryway on the existing house.

- Applicant: Barry and Lori Nudelman

- Property Owner: Barry and Lori Nudelman
- Location: 557 Dale Drive
- Assessor's Parcel Number: 122-132-09
- Parcel Size: 0.42 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner Birkbigler
- Section/Township/Range: Section 17, T16N, R18E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3796
- E-mail: [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

**E. Variance Case Number VA15-005 (Ayuson)** – Hearing, discussion, and possible action to reduce the front yard setback from 15 feet to 1 foot to construct a one story, two car garage and workshop attached to a new four story single family dwelling.

- Applicant: Elise Fett & Associates LTD
- Property Owner: Brett J Robinson and Mary L Ayuson
- Location: 424 Gonowabie Rd.
- Assessor's Parcel Number: 123-145-07
- Parcel Size: 0.311 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/ Crystal Bay
- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner Birkbigler
- Section/Township/Range: Section 19, T16N, R18E, MDM, Washoe County, NV
- Staff: Chad Giesinger, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division
- Phone: 775-328-3626
- E-mail: [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

## 9. Chair and Board Items

- \*A. Future Agenda Items
- \*B. Requests for Information from Staff
- C. Discussion and possible action to elect officers, chair, and vice chair

## 10. Director's and Legal Counsel's Items

**A. \*Report on Previous Board of Adjustment Items**

**B. \*Legal Information and Updates**

**11. \*General Public Comment**

The public is invited to speak on any item on or off the agenda during this period. However, action may not be taken until this item is placed on an agenda as an action item.

**12. Adjournment**