



Detached Accessory Dwelling Administrative Review Written Decision DADAR Case Number WDADAR23-0007

Subject: To establish a Detached Accessory Dwelling (DAD) unit of 521square feet

Decision: Approve with Conditions

Decision Date: September 20, 2023

Staff Planner: Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolanderl@washoecounty.gov

Project Description

Detached Accessory Dwelling Administrative Review Case Number WDADAR23-0007 (Lieberman) – For possible action by the Washoe County Director of Planning and Building to approve an administrative review permit for a detached accessory dwelling 521 SF within a 1,620 SF building with a 923 SF workshop and a 235 SF garage on a parcel with a 1,620 square feet main dwelling unit.

- Applicant/Property Owner: Eric & Gail Lieberman
- Location: 11910 Overland Road
- APN: 080-385-13
- Parcel Size: 1.032
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: North Valleys
- Development Code: Authorized in Article 306, Accessory Structures and Uses and Article 809, Administrative Review Permits
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Planning and Building Division has granted approval with conditions of the above referenced case number/project based on compliance with Washoe County Code Section 110.306.25 and the specified conditions of approval. Conditions of Approval can be found on our website, https://www.washoecounty.gov/csd/planning_and_development/applications/index.php, choose your Commission District, and scroll to **Case Number WDADAR23-0007** or by contacting the Planning and Building Division at Planning@washoecounty.gov to request a paper copy (free of charge).

Any business license, certificate of occupancy or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state and local statutes, ordinances and regulations applicable to the approved project.

This Written Decision will be effective 10 calendar days after the mailing date, as shown on the United States Postal Services' postmark on the outside of the envelope, unless the action is appealed. Appeals must be filed in writing with the Planning and Building Division within 10

To: Eric & Gail Lieberman
Subject: WDADAR23-0007
Page: Page 2 of 2

calendar days of the mailing date. If appealed, the outcome of the appeal shall be determined by the Washoe County Board of Adjustment.

This Written Decision does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division. You must obtain a building permit to convert the structure into a legal dwelling.



Kelly Mullin, Planning and Building Division Director
Washoe County Community Services Department

Enclosed: Conditions of Approval

Applicant/Owner: Eric & Gail Lieberman, Email: avalanche.eric@gmail.com

Written Decision xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Steve Clement, Assessor's Office; Rob Wimer/Janelle Thomas/Timber Weiss, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District;



Conditions of Approval

Detached Accessory Dwelling Administrative Review Case Number
WDADAR23-0007

The project approved under Detached Accessory Dwelling Administrative Review Case Number WDADAR23-0007 shall be carried out in accordance with these conditions of approval granted on September 20, 2023. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this detached accessory dwelling administrative review shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a certificate of occupancy by the Planning and Building Division. The agency responsible for determining compliance with a specific condition shall determine whether the condition has been fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with Planning and Building.

Compliance with the conditions of approval related to this administrative review is the responsibility of the applicant, his/her successor in interest, and all owners, and occupants of the property. Failure to comply with any of the conditions imposed in the approval of the Administrative Review Permit may result in the initiation of revocation procedures.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this detached accessory dwelling administrative review.**

- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative review permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- d. Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- e. The detached accessory dwelling shall be of similar color and materials as the primary residence.
- f. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of Planning and Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E., 775.328.2059, rwimer@washoecounty.gov

- a. The Regional Road Impact Fee (RRIF) will be charged at the multi-family rate for one unit with the building permit for the accessory dwelling.
- b. The application includes a site plan which shows the proposed construction of drainage swales to convey the runoff on the site into a detention basin without an outlet. The applicant should provide a more thorough drainage design and analysis with the site improvement permit.
- c. The applicant should confirm with Northern Nevada Public Health that the well and septic systems are designed to the appropriate standards in consideration of the size of the lot and appropriate setbacks.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Janelle K. Thomas, P.E. 775.328.3603, jkthomas@washoecounty.gov

- d. A hydrology/hydraulic analysis, in conformance with the standards included in the Truckee Meadows Regional Drainage Manual, prepared by a professional engineer licensed in the State of Nevada shall be submitted to the Engineering Division for review and approval. The analysis shall include the locations, points of entry and discharge, flow rates, and flood limits of all 5- and 100-year storm flows impacting onsite and offsite areas and the methods for handling those flows. The report shall include all storm drain pipe and ditch sizing calculations, including a discussion of and mitigation measure design for any

impacts on existing offsite drainage facilities and properties. Additionally, any increase in storm water runoff resulting from the development and based upon the 5- and 100-year storms shall be detained on site and attenuated to existing flow rates for discharge to the satisfaction of the County Engineer.

- e. The following note shall be added to the construction drawings; “All properties, regardless of if they are located within or outside of a FEMA designated flood zone, may be subject to flooding. The property owner is required to maintain all drainage easements and natural drainages and not perform or allow unpermitted and unapproved modifications to the property that may have detrimental impacts to surrounding properties.”

Washoe County Health District

3. The following condition is a requirement of the Health District, which shall be responsible for determining compliance with this condition. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name - James English, Environmental Health Specialist Supervisor, 775.328.2610, jenglish@washoecounty.gov

- a. The accessory dwelling must meet all of the applicable regulations of the Washoe County District Board of Health Governing Sewage Wastewater and Sanitation and the Regulations of the Washoe County District Board of Health Governing Well Construction.
- b. If the application is approved, all associated building permit plans must be routed to the Washoe County Health District for review and approval prior to issuance.

Truckee Meadows Fire Protection District

4. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon; Fire Captain; 775.326.6000; blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.” <https://tmfpd.us/fire-code/>.

Washoe County Water Rights

5. The following condition is a requirement of the Water Rights Coordinator, which shall be responsible for determining compliance with this condition.

Contact Name – Timber Weiss, P.E., 775.954.4626, tweiss@washoecounty.gov

- a. The required titled “Acceptance of Conditions and Approval for Domestic Water Well Use for an Accessory Dwelling” is provided with the application. It is requested that the applicant complies with the conditions set forth in the form, and coordinate with Washoe County for signature prior to Certificate of Occupancy is issued on the accessory dwelling.

*** End of Conditions ***