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# Mason Detached Accessory Dwelling

Hidden Valley, Nevada

November 8, 2022

Prepared For:

Robert and Shari Mason  
7295 Lingfield Drive  
Reno, NV 89502

Prepared By:

A stylized, handwritten signature in dark purple ink, consisting of a large 'S' and a 'P' intertwined.

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Reno, NV 89521  
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# MASON DETACHED ACCESSORY DWELLING – SPECIAL USE PERMIT

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## INTRODUCTION

This application is for a **Special Use Permit** for a proposed two-story detached accessory dwelling approximately 728 square feet in size, to be located at 7295 Lingfield Drive in Hidden Valley. A Special Use Permit is required because the subject property is located in the Medium Density Suburban (MDS) zoning district.

## PROJECT LOCATION

The subject property is located at 7295 Lingfield Drive (APN 051-561-08) and is 15,156± square feet in size. The parcel is located approximately 1,200 northeast of the intersection of Parkway Drive and Lingfield Drive. Figure 1 (below) depicts the property location.



Figure 1 – Vicinity Map

## EXISTING CONDITIONS

The subject property is located in the MDS zoning district and contains an existing single-family residence with an attached four-car garage, of which the assessed square footage (excluding garage) is 2,514 square feet. The property is surrounded by single-family residential uses on all sides, with an average lot size of approximately 20,104 square feet. Figure 2 (Page 2) shows the existing conditions of the property.

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**Figure 2 – Existing Site Conditions**

### **PROJECT DESCRIPTION**

The applicant is proposing a detached accessory dwelling approximately 728 square feet in size northeast of the existing residence. The proposed accessory dwelling is less than the maximum allowed size of 800 square feet in the MDS zoning district. The purpose for the accessory dwelling is to provide a separate complete living space for the applicant's adult son. The applicant's son has special needs and is not able to live independently off-site. The addition of an accessory dwelling on-site will allow him to have some independence while maintaining the direct support of his family.

The accessory dwelling has been designed to be architecturally compatible with the primary residence and complies with the required setbacks for the MDS zoning district including 20 feet for the rear and 8 feet for the side. The height of the structure is proposed at approximately 21 feet, which is well below the maximum height limit in the MDS zoning district of 35 feet.

The existing residence has a four-car garage, providing four parking spaces for the property. The required parking for a single-family residence is two spaces, one of which must be in an enclosed garage. A detached accessory dwelling requires one additional parking space. A total of three parking spaces are required for the combined uses, which is one less than the existing parking on site.



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Figure 3 (below) shows the proposed detached accessory dwelling site plan. Figure 4 (Pages 4 and 5) shows the building's elevations. A drawing including the site plan, floor plan and elevations is included in both full size and 11x17 with this application.

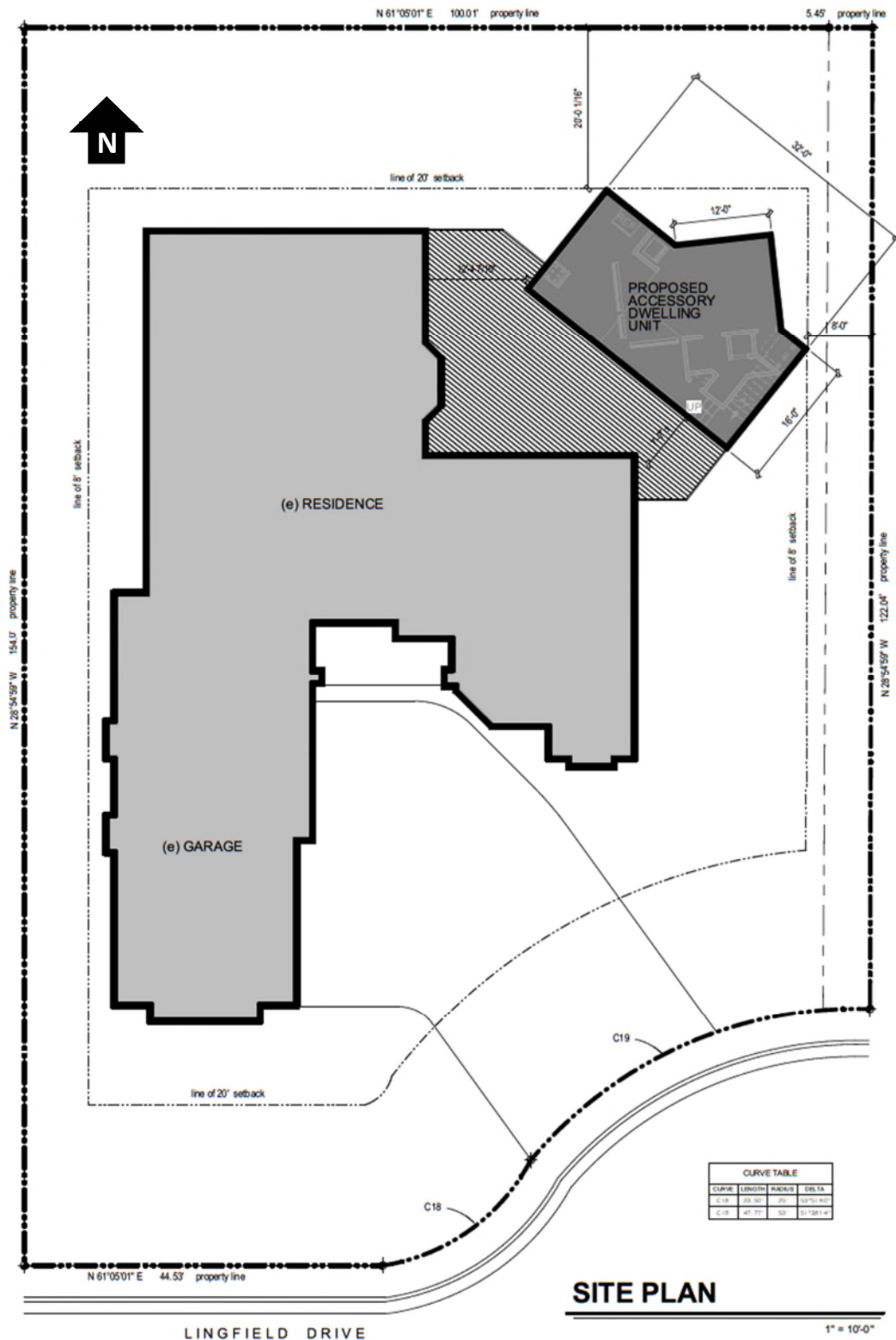


Figure 3 – Detached Accessory Dwelling Proposed Site Plan

# MASON DETACHED ACCESSORY DWELLING – SPECIAL USE PERMIT

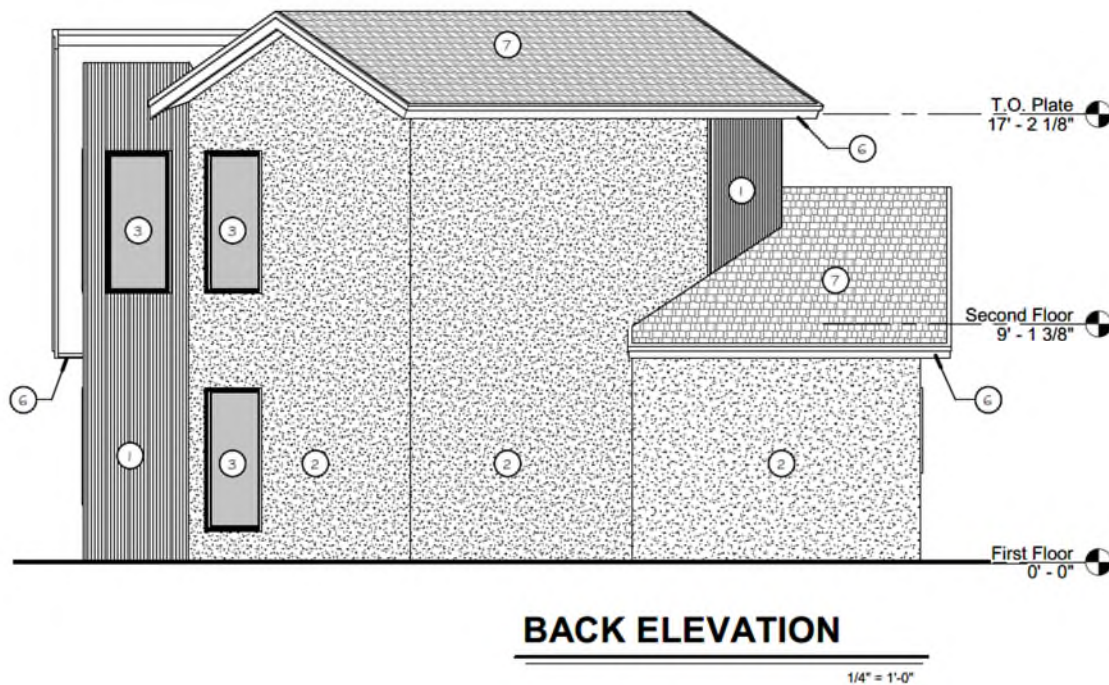
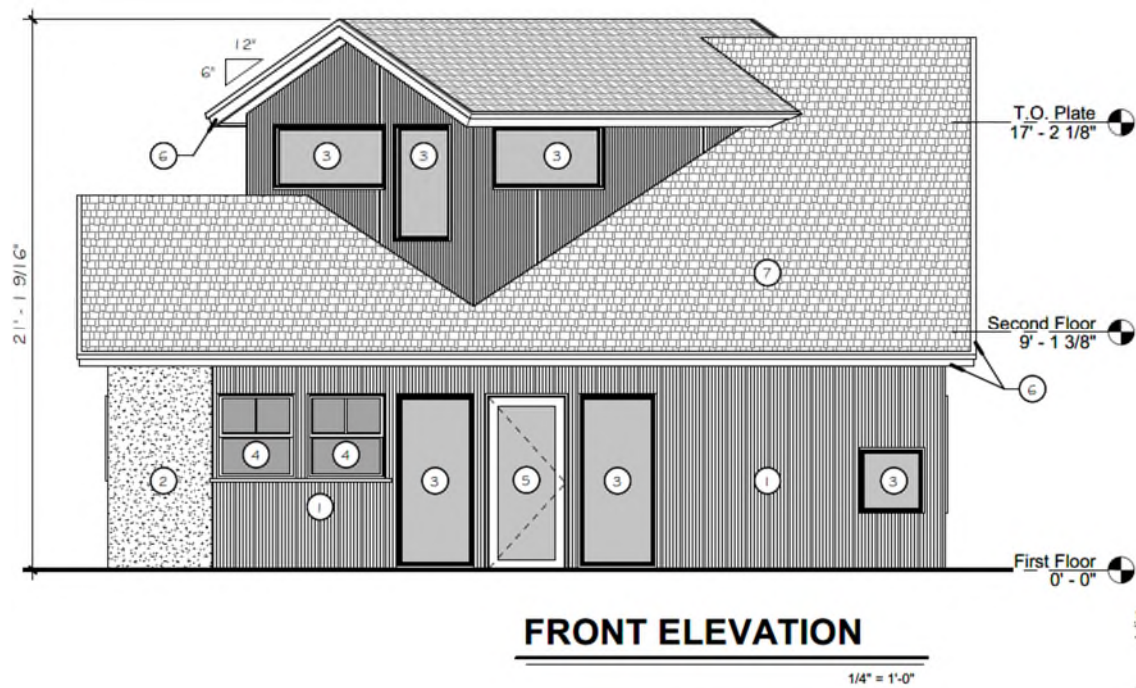


Figure 4 – Proposed Elevations

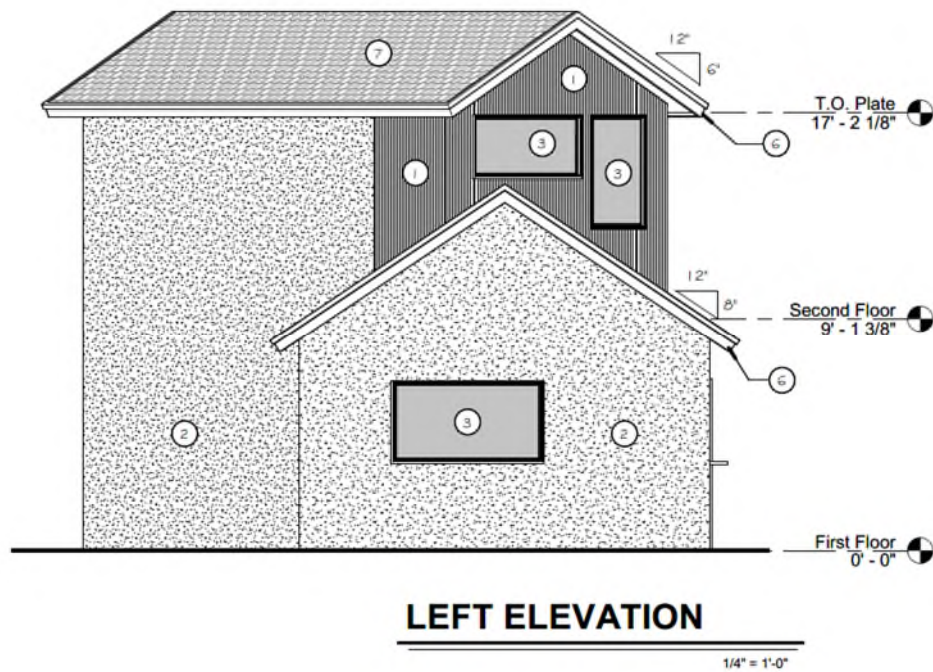
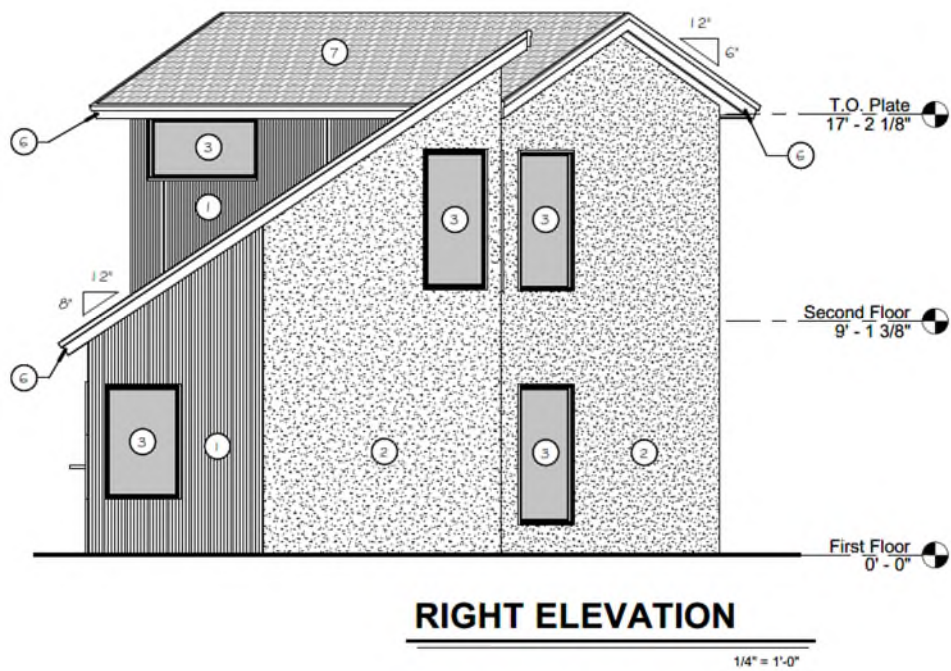


Figure 4 – Proposed Elevations, Continued

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## REQUIRED FINDINGS

The following findings as identified in Washoe County Development Code are addressed in support of the Special Use Permit for the proposed detached accessory dwelling. Each finding is listed in *italic type* below and is addressed in **bold type** immediately following each finding.

### Special Use Permit Findings (Washoe County Development Code 110.810.30):

1. *Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;*

**The proposed detached accessory dwelling is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan. The project is located within the Suburban Residential land use area, which allows for detached accessory dwelling units on parcels of 12,000 sf or more in the MDS zoning district. The site is previously developed with a single-family residence and has adequate space to accommodate the accessory dwelling within the required setbacks. Specific action programs, policies or standards from the Master Plan and/or Southwest Truckee Meadows Area plan that the project is consistent with are as follows:**

***Policy 1.1: Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.***

**Allowing a detached accessory dwelling meets the policy of allowing more flexibility in the zoning, building, and land use regulations so that additional affordable housing options may be provided.**

***Policy 3.8: Allow for the construction of supportive housing for seniors, disabled persons and others that need special housing accommodations.***

**Allowing a detached accessory dwelling in this case will be providing supportive housing for a person with special needs that will afford him some independence will maintaining the support of his family on the subject property.**

2. *Improvements. 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;*

**The proposed detached accessory dwelling will be located on a parcel with an existing residence that is located in a developed subdivision. All typical utilities including water, sewer, power, gas, phone, and cable are available at the site. The parcel is located on an improved county street with adequate access and drainage facilities. The parcel is located within the current service area of Waste Management for sanitation services.**

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3. Site Suitability. *The site is physically suitable for the type of development and for the intensity of development;*

The subject property is 15,156 square feet in size and currently contains a 2,514 square foot single family residence with four car garage. The minimum lot size for a detached accessory dwelling in the MDS zoning district is 12,000 square feet. The subject property is flat and has a vacant area northeast of the existing residence to accommodate an accessory dwelling within the required setbacks. The accessory dwelling is proposed to be 728 square feet in size. The maximum size of a detached accessory dwelling in the MDS zoning district is a maximum of 50 percent of the main residence, or 800 square feet. The proposed structure meets the intensity requirements outlined in the Washoe County Development Code.

4. Issuance Not Detrimental. *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; and*

The issuance of a Special Use Permit to support the proposed accessory dwelling unit will not be detrimental to the public or community character, or be injurious to the surrounding property owners. The structure is located within the required setbacks for the MDS zoning district and will be located in the rear yard of the subject property. The combined structures (primary and proposed accessory) do not exceed 30% of the total land area of the parcel. Three surrounding property owners will likely be able to see portions of the proposed accessory dwelling. However, the rear landscaping in all three of the surrounding yards is relatively mature and provides suitable screening.

The proposed structure has been designed to be compatible with the primary structure and the surrounding properties with similar roof lines, and similar or complementary building materials. While the detached accessory dwelling is proposed as two-story, it is only just over 21 feet high and will not be excessively higher than the existing structures. It is well below the maximum height of 35 feet allowed in the MDS zoning district.

5. 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.*

The proposed accessory dwelling is not located near a military installation.



## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<b>Correct APN: 051-561-08</b>			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Special Use Permit Application Supplemental Information

(All required information may be separately attached)

1. What is the project being requested?

2. Provide a site plan with all existing and proposed structures (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.)

3. What is the intended phasing schedule for the construction and completion of the project?

4. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

5. What are the anticipated beneficial aspects or affects your project will have on adjacent properties and the community?

6. What are the anticipated negative impacts or affect your project will have on adjacent properties? How will you mitigate these impacts?

7. Provide specific information on landscaping, parking, type of signs and lighting, and all other code requirements pertinent to the type of use being purposed. Show and indicate these requirements on submitted drawings with the application.

8. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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9. Utilities:

a. Sewer Service	
b. Electrical Service	
c. Telephone Service	
d. LPG or Natural Gas Service	
e. Solid Waste Disposal Service	
f. Cable Television Service	
g. Water Service	

For most uses, Washoe County Code, Chapter 110, Article 422, Water and Sewer Resource Requirements, requires the dedication of water rights to Washoe County. Please indicate the type and quantity of water rights you have available should dedication be required.

h. Permit #		acre-feet per year	
i. Certificate #		acre-feet per year	
j. Surface Claim #		acre-feet per year	
k. Other #		acre-feet per year	

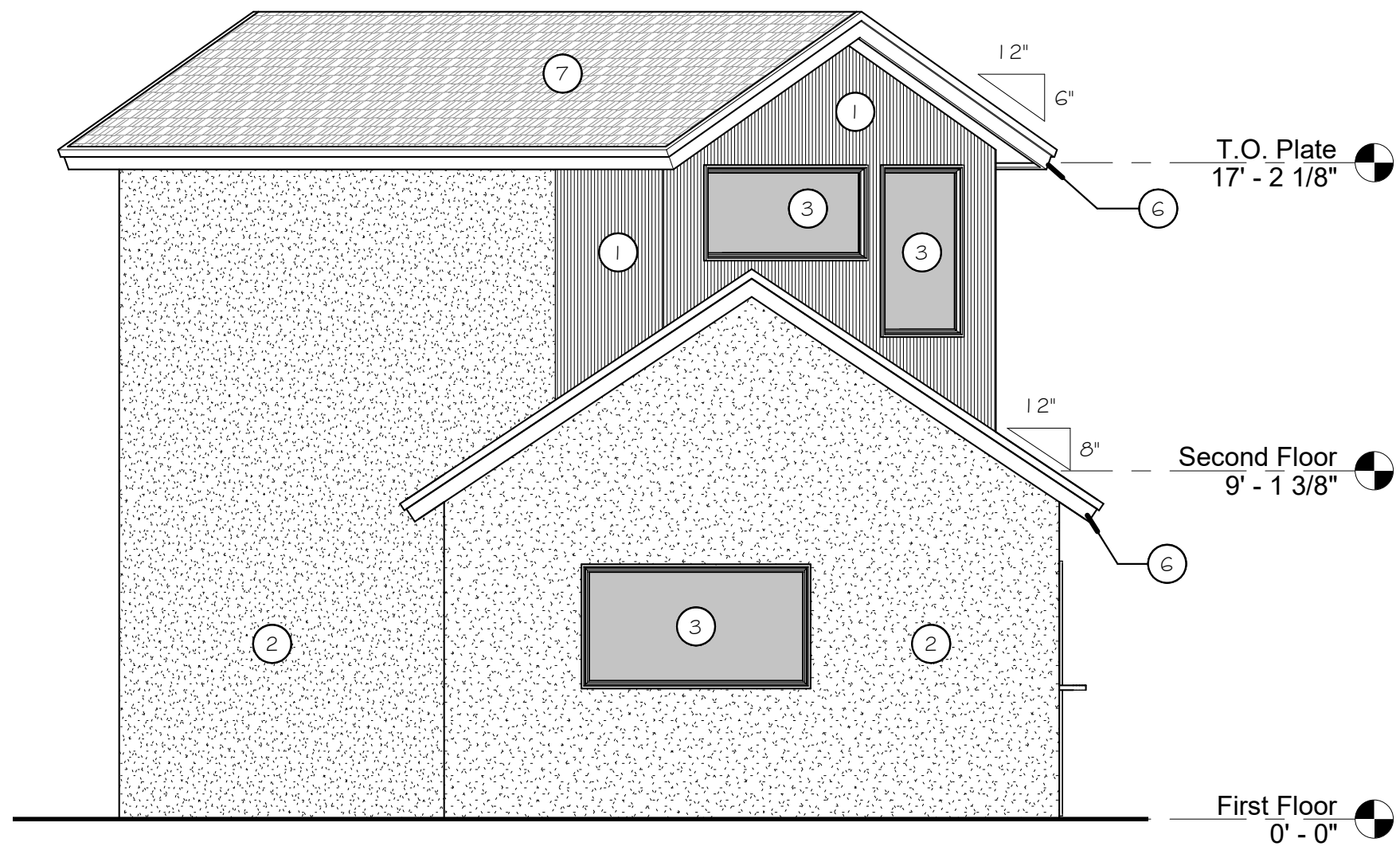
Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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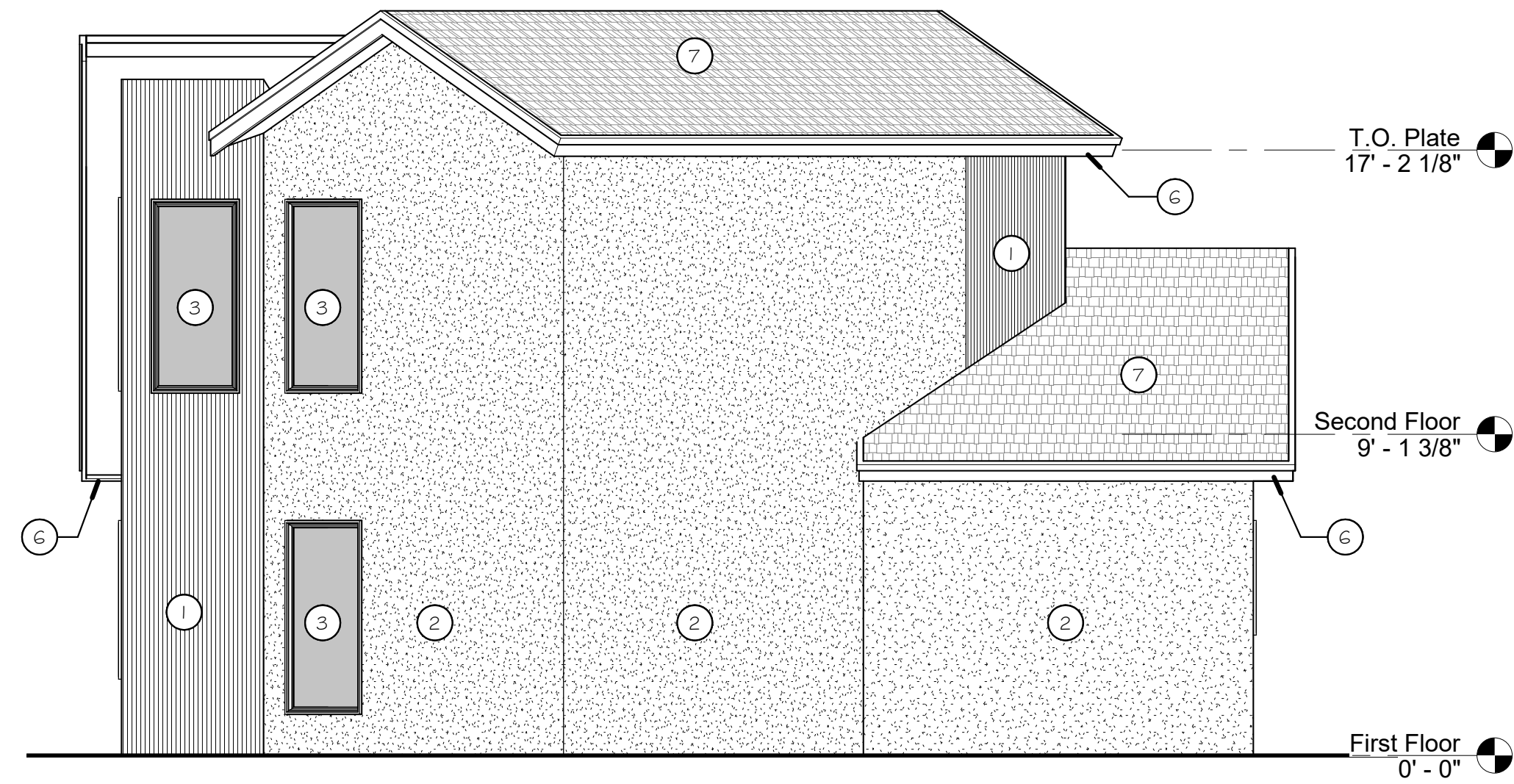
10. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

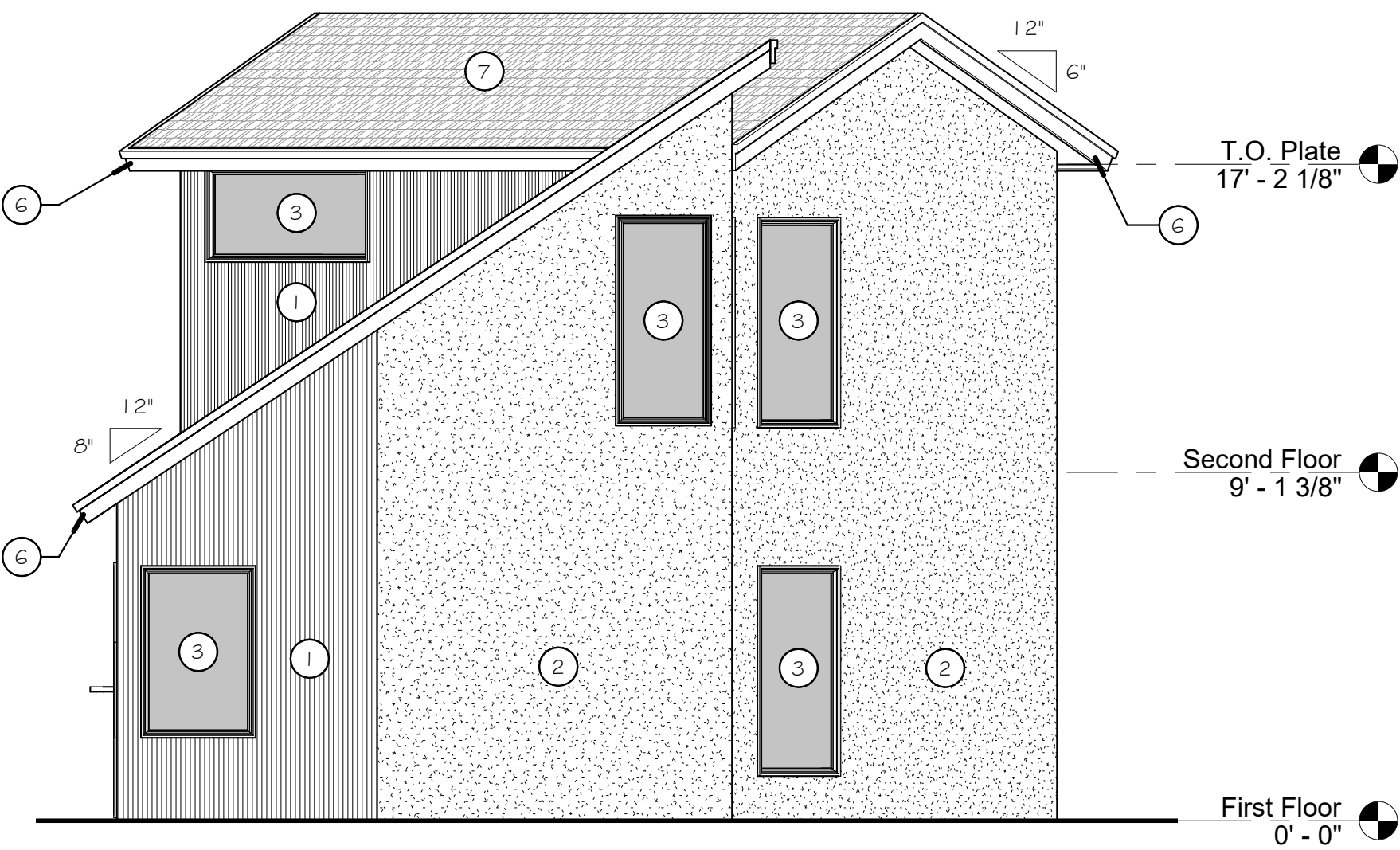




LEFT ELEVATION



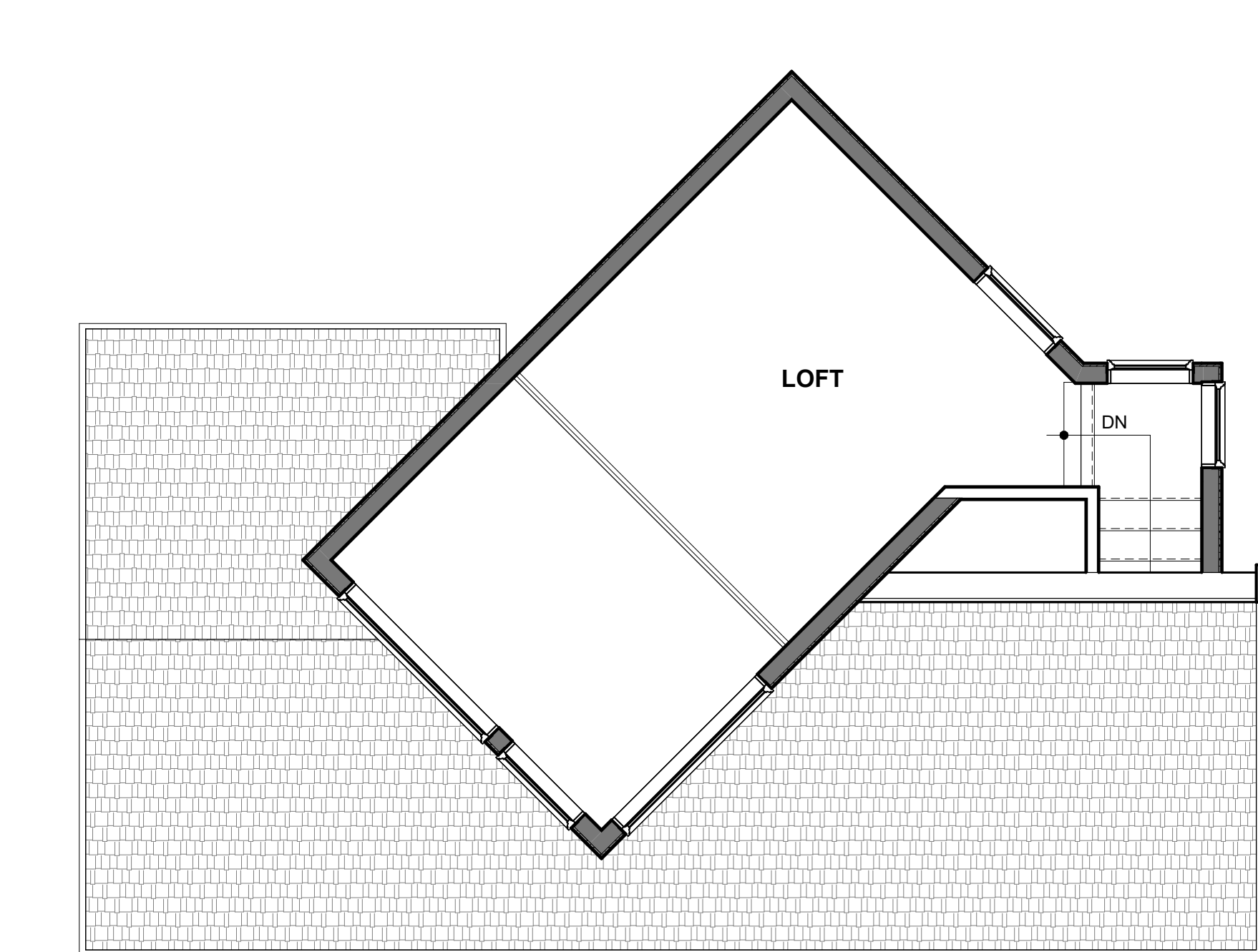
BACK ELEVATION



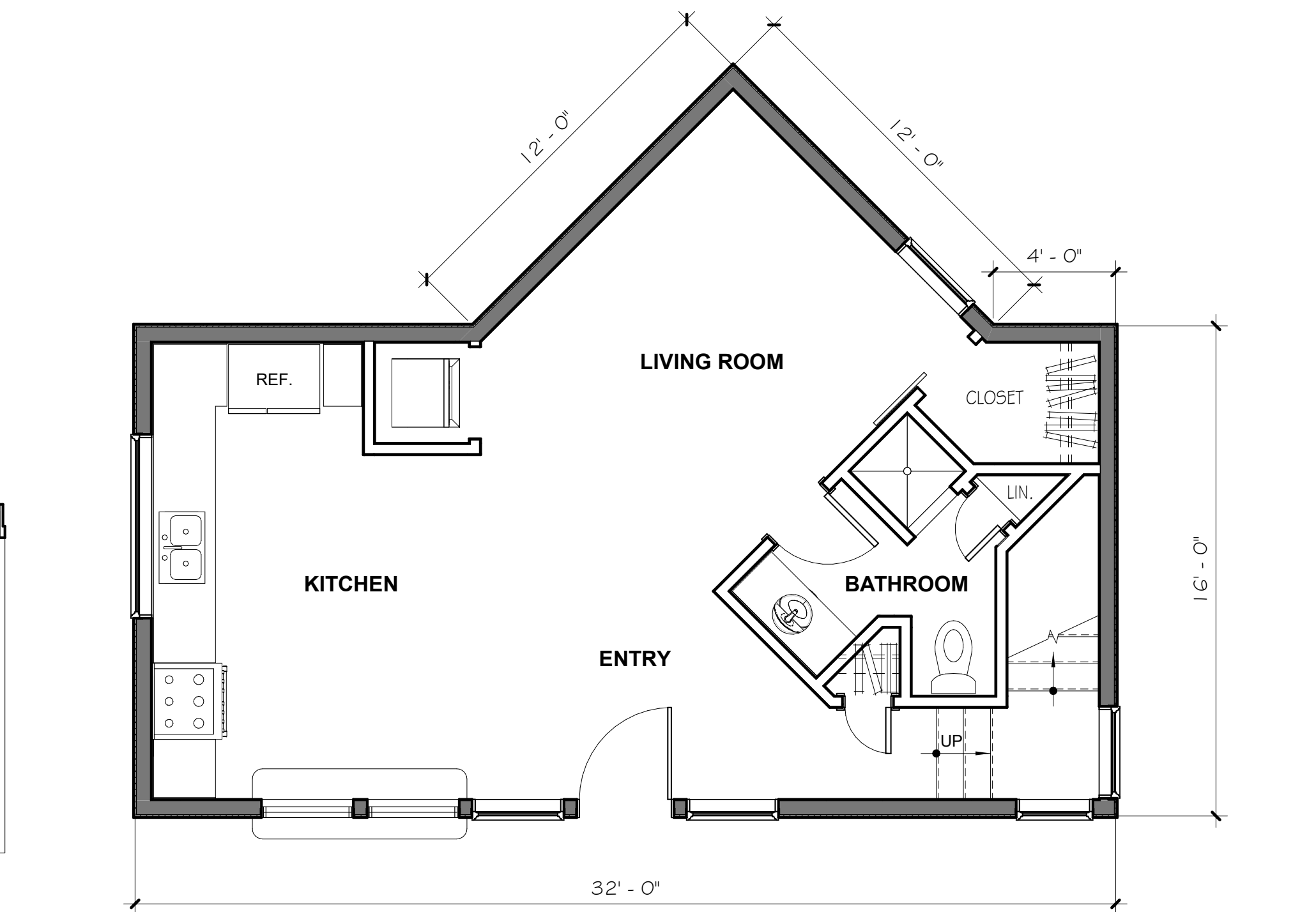
RIGHT ELEVATION



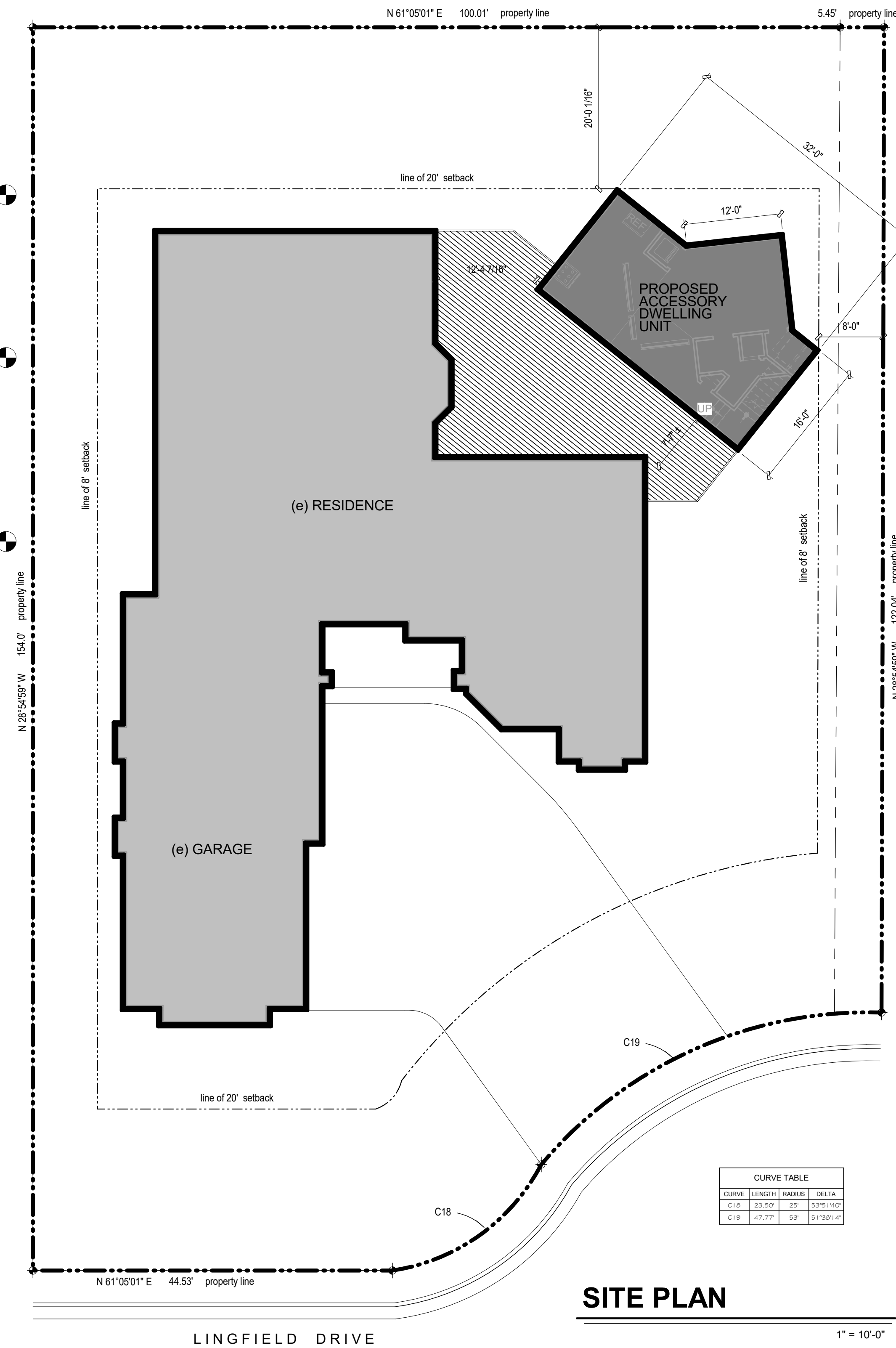
FRONT ELEVATION



UPPER FLOOR PLAN



MAIN FLOOR PLAN



SITE PLAN

BUILDING INFORMATION	
OWNER:	MASON FAMILY TRUST, ROBER & SHARI
STRUCTURE:	ACCESSORY DWELLING UNIT
ADDRESS:	7295 LINGFIELD DR., WASHOE CO., NV, 89502
A.P.N.:	051-561-08
SUBDIVISION:	SHARON HILL
UNIT:	8
LOT:	14
ZONING:	MDS - MEDIUM DENSITY SUBURBAN
LAND USE CODE:	200
REQUIRED SETBACKS:	
FRONT:	20'-0"
SIDES:	8'-0"
REAR:	20'-0"
LOT SIZE:	.348 AC. ± (15,156 s.f. ±)
BUILDING SQ. FT.	
(e) RESIDENCE	2,514.0 SQ. FT.
(e) GARAGE	1,158.0 SQ. FT.
(e) RESIDENCE TOTAL:	3,672.0 SQ. FT.
PROPOSED ACCESSORY DWELLING UNIT:	
MAIN LEVEL	584 SQ. FT.
LOFT LEVEL	144.00 SQ. FT.
ACCESSORY TOTAL:	728.0 SQ. FT.
BUILDING HEIGHT:	
	T.B.D.

ADDITIONAL SUPPORTING  
REFERENCE DOCUMENTS

1. ORIGINAL SITE PLAN, BASIS FOR EXISTING STRUCTURE LOCATION, APPROVED BY WASHOE COUNTY BUILDING DEPARTMENT 10.28.2004#- RKH2554603
2. SUBDIVISION TRACT MAP, 4316, FILED MARCH 05, 2004.

MATERIAL INDEX

1. CORRUGATED WALL PANEL
2. STUCCO FINISH
3. FIXED WINDOW
4. DOUBLE HUNG WINDOW
5. FULL GLAZED EXTERIOR DOOR
6. PAINTED WOOD FASCIA
7. SHINGLE ROOFING

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consultant:

project:  
**MASON  
RESIDENCE  
ADDITION**

7295 lingfield drive  
reno, nevada 89502  
051.561.08

CONSTRUCTION DOCUMENTS  
submitted to: owner

date:

notes:

project no.: 2208-02  
file: 2208-02 Mason  
drawn: Author  
checked: Checker  
date: 10.17.2022  
revision: description: