

**PLEASE NOTE LOCATION CHANGE**  
**AMENDED**  
**WASHOE COUNTY**  
**BOARD OF ADJUSTMENT**  
**NOTICE OF MEETING AND AGENDA**



**Board of Adjustment Members**

Robert F. Wideman, Chair  
Kim Toulouse, Vice Chair  
Richard "R.J." Cieri  
Philip J. Horan  
Lee Lawrence  
William Whitney, Secretary

Thursday February 7, 2013  
1:30 p.m.

**Washoe County Health Department**  
**Conference Rooms A and B**  
**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 No. AP12-009 - David Wood** (Continued Time Certain from the December 6, 2012 meeting)
- **Olson-Olson Architects Case No. AC13-001, amending Special Use Permit Case No. SB09-002 for Tahoe Estates, LLC**
- **Special Use Permit Case No. SB12-014 and Variance Case No. VA12-005– Sierra Nevada College**
- **Variance Case No. VA12-006 - Moaessessi**
- **Administrative Permit Case No AP12-011 – Baca**
- **Amendment of Conditions Case No. AC12-006 – Sierra Nevada Teen Ranch**

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**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; Disrupting of Meeting:** During the "Public Comment" periods listed below, anyone may speak pertaining to any matter either on or off the agenda. Public comment during these periods is limited to three minutes. Additionally, during action items (those *not* marked with an asterisk), public comment will be heard on that particular item before action is taken. See "Public Participation," below, for time limits. In either event, each speaker must fill out a "Request to Speak" form and give it to the recording secretary. Unused time may not be reserved or transferred. Comments are to be directed to the board as a whole and not to one individual. The presiding officer may (with or without advance warning) order the removal of a person whose conduct willfully disrupts the meeting to the extent that its orderly conduct is made impractical.

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

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.

Time allocations for public hearing items are as follows: 15 minutes for staff's presentation; 15 minutes for an applicant's presentation; 5 minutes for a group representative's comments; 3 minutes for individual comment. 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. The Chair may reduce the per person time allotment for comment on a particular item; this determination will be made prior to hearing comment on the item.

**Posting of Agenda; Website Location:** Pursuant to NRS 241.020, this notice has been posted at the Washoe County Administration Complex, 1001 E. Ninth Street, Reno, Nevada, and at the following locations: Washoe County Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (1675 East Prater Way, Suite 107). Agendas and staff reports are posted to the Washoe County website at [www.washoecounty.us/comdev](http://www.washoecounty.us/comdev) four days prior to 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 Washoe County Planning and Development, 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 328-6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.

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**1:30 p.m.**

**AGENDA**

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

December 6, 2012

- 1:30 p.m. 8. Planning Items and Public Hearings** – On the following items, the Board of Adjustment may take action to approve (with or without conditions), modify and approve (with or without conditions), or deny the request. The Board of Adjustment may also take action to continue an item to a future agenda.

**A. PUBLIC HEARING: Administrative Permit Case No. AP12-009 – David Wood**  
(Continued Time Certain from the December 6, 2012 meeting) - To allow the construction of an accessory structure (garage and indoor play area) that will be larger in square footage than the proposed main dwelling.

- Applicant/Property Owner: David Wood
- Project Location: 14085 Bihler Road, Reno, NV 89511
- Assessor's Parcel No: 142-241-19
- Parcel Size: ± 2.5 Acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows
- Development Code: Article 306, Accessory Uses and Structures  
Article 808, Administrative Permits
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 30, T18N, R20E, MDM, Washoe County
- Staff: Grace Sannazzaro, Planner
- Phone: 775-328-3771
- Email: gsannazzaro@washoecounty.us

**B. PUBLIC HEARING: - Olson-Olson Architects Case No. AC13-001, amending Special Use Permit Case No. SB09-002 for Tahoe Estates, LLC**– To increase the area of livable space by 291 square feet for a Detached Accessory Dwelling that was previously approved under Special Use Permit Case No. SB09-002. The original approval granted 1,200 square feet of livable space, and the new request is asking for 1,491 square feet of livable space.

- Property Owner: Tahoe Estates, LLC
- Applicant: Olson-Olson Architects
- Project Address/Location: 1019 Lakeshore Boulevard, Incline Village,  
South side of Lakeshore Boulevard, approximately  
600 feet west of its intersection with Selby Drive
- Assessor's Parcel No.: 130-230-05
- Parcel Size: ± 2.17 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: Article 306, Accessory Uses and Structures  
Article 810, Special Use Permits
- Commission District: 1 – Commissioner Berkgigler
- Section/Township/Range: Section 23, T16N, R18E, MDM, Washoe County
- Staff: Grace Sannazzaro, Planner
- Phone: 775-328-3771
- Email: gsannazzaro@washoecounty.us

**C. PUBLIC HEARING: Special Use Permit Case No. SB12-014 – Sierra Nevada College** – To allow the operation of a “Schools-College” in a currently unoccupied commercial building, within the Incline Village Tourist Community Plan.

AND

**Variance Case No. VA12-005 – Sierra Nevada College** – To allow the construction of two front entry features with a reduction in front yard setback to zero (0) feet from the existing structure sited at five (5) feet.

- Applicant/Property Owner: Sierra Nevada College
- Location: 1008 Tahoe Boulevard
- Assessor's Parcel No.(s): 130-050-11
- Parcel Size: ± .404 Acres
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Commission District: 1 – Commissioner Berkbigler
- Development Code: Article 810, Special Use Permits
- Section/Township/Range: Within T16N, R18E, MDM, Washoe County, NV
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

**D. PUBLIC HEARING: Variance Case No VA12-006 - Kurosh Moassessi** – To vary the required front yard setback from 30 feet to 28 feet to allow the existing garage to remain as it was constructed in 1956.

- Applicant/Property Owner: Kurosh Moassessi
- Location: 12755 Valley Springs Road, at the northwest corner of Valley Springs Road and Cottonwood Road.
- Assessor's Parcel No: 049-355-01
- Parcel Size: 1 acre
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: Southwest Truckee Meadows
- Development Code: Article 804
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 20, T 18 N, R 20 E, MDM
- Staff: Roger D. Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

**E. PUBLIC HEARING: Administrative Permit Case No AP12-011 – Baca** – To permit the temporary use of a recreational vehicle as a residence for the care of the infirm at 5672 Lupin Drive, Sun Valley, in conjunction with the existing single family residence.

- Applicant: Richard and Tamera Baca
- Property Owner: George W. Paine Jr.
- Location: 5672 Lupin Drive
- Assessor's Parcel No: 504-042-05
- Parcel Size: 0.35 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: 110.310.35(g)
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 17, T20N, R20E, MDM, Washoe County, NV

- Staff: Eva Krause, AICP, Planner
- Phone: 775.328.3796
- Email: ekrause@washoecounty.us

**F. PUBLIC HEARING: Amendment of Conditions Case No. AC12-006 – Sierra Nevada Teen Ranch** - To amend condition #7 of the Special Use Permit case number SB07-019 to extend the time for completion of each phase of the project by two additional years such that phase one will be extended to February 12, 2015, phase two will be extended to February 12, 2017, phase three will be extended to February 12, 2019 and phase four will be extended to February 12, 2022 as authorized in Section 110.810 of the Washoe County Development Code. The facility comprises a teen group care facility that will include housing, counseling, education and recreational opportunities for up to 40 at-risk teenagers, as authorized in Article 810 of the Washoe County Development Code. The proposed facility will include the phased construction of four 5,200-square-foot residential buildings, one 1,500-square-foot vocational building, one 4,000-square-foot multi-purpose building, one 1,000-square-foot reception area, one 1,500-square-foot barn and an obstacle course.

- Property Owner/Applicant: Sierra Nevada Teen Ranch, Marvin Neal
- Location: The project is located in Bedell Flat, east of the Sierra Ranchos/Rancho Haven communities.
- Assessor's Parcel No.: 079-210-15
- Parcel Size: 29.03 acres
- Regulatory Zone: General Rural (GR)
- Master Plan Designation: Rural (R)
- Area Plan: North Valleys
- Citizen Advisory Board: North Valleys
- Commission District: 5 - Commissioner Weber
- Development Code: Article 810, Amendment of Regulatory Zone
- Section/Township/Range: Within Section 4, T23N, R19E, MDM  
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
- Phone: 775.328.3620
- Email: tlloyd@washoecounty.us

**G. Draft Ordinance Amending Articles 912 and 914** - Review proposed text of an ordinance establishing general rules governing appeals to the Board of Adjustment and provide direction to staff and recommendations to the Planning Commission for drafting and proposing the ordinance. Proposed ordinance generally covers what matters can be appealed to the Board of Adjustment, the timelines and procedures for such appeals (including what evidence may be reviewed and who has the burden of persuasion), and the right to either seek judicial review of the decisions of the Board of Adjustment or appeal them to the Board of County Commissioners.

- Staff: Greg Salter, Deputy District Attorney
- Phone: 775.337.5726
- Email: gsalter@washoecounty.us

## **9. Chair and Board Items**

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, staff discussion of items or suggested items to be scheduled proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

- A. Discussion and possible action to adopt the revised Rules, Policies and Procedures.
- B. \*Report on Previous Board of Adjustment Items
- C. Future Agenda Items and Staff Reports

## **10. Director's Items**

- A. \*Legal Information and Updates

## **11. \*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**