



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Board of Adjustment Members

Lee Lawrence, Chair
Robert F. Wideman, Vice Chair
Kristina Hill
Clay Thomas
Kim Toulouse
William Whitney, Secretary

Thursday, February 5, 2015
1:30 p.m.

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

PUBLIC HEARING ITEMS

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

- **Variance Case Number VA14-006 (Romiti Carport/Garage)**
- **Special Use Permit Case Number SB14-017 (Sierra Nevada College)**
- **Administrative Permit Case Number AP14-006 (Low Cost Tire and Recycling)**
- **Administrative Permit Case Number AP15-001 (Chris Burgarello Detached Accessory Dwelling)**
- **Development Code Amendment Case Number DCA14-010**

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 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.

Time Allocations for Public Hearing Items are as Follow: 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; 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 www.washoecounty.us/comdev 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/comdev/boards_commissions/boa/boa_agenda_index.htm) or at the Planning and Development Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.325.8050 or e-mail 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, application fee, and the time in which you must act. Appeal periods vary from seven to fifteen days, depending on the type of application.

AGENDA

1:30 p.m.

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**

1:30 p.m.

7. Planning Items and 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. **Variance Case Number VA14-006 (Romiti Carport/Garage)** – To reduce the front yard setback from 1-foot to 0 feet, extend the front of the carport and enclosing the structure, converting it to a garage.

- Applicant/Property Owners: Lawrence and Judith Romiti
- Location: 594 Rockrose Court
Incline Village NV
- Assessor's Parcel Number: 125-482-09
- Parcel Size: +0.21 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 Variance
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 16 T18E, R16N, MDM
Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
- Phone: 775.328.3796
- E-mail: EKrause@Washoecounty.us

B. **Special Use Permit Case Number SB14-017 (Sierra Nevada College)** – To allow the construction of a single-family dwelling on the college campus for use of the college president (employee housing).

- Applicant/Property Owner: Sierra Nevada College
- Location: 291 Country Club Drive,
Incline Village, NV 89451
- Assessor's Parcel Numbers: 127-040-04, 127-040-09, 127-040-10
- Parcel Size: 19.63
- Master Plan Category: Rural (R)
- Regulatory Zone: Public and Semi-Public Facilities (PSP)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Sections 14, 15, 22 and 23, Township 16 North,
Range 18 East, MDM
Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
- Phone: 775.328.3796
- E-mail: EKrause@Washoecounty.us

C. **Administrative Permit Case Number AP14-006 (Low Cost Tire and Recycling)** – To allow a retail tire store and remote collection facility for the purpose of buying recyclable materials from the public, such as aluminum cans, scrap metal, and appliances such as washing machines, clothes dryers, and kitchen stoves. This facility will not process the recyclables on-site.

- Applicant: Low Cost Tire and Recycling (Rob Fryling)
- Property Owners: Shaheen Khan and Asmina Ali
- Project Name: Low Cost Tire and Recycling
- Project Address: 5365 Sun Valley Boulevard; Located on the west side of Sun Valley Boulevard between Gepford Parkway and 4th Avenue in Sun Valley

- Assessor's Parcel Number: 085-842-16
- Total Project Size: ±.58 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: Sun Valley
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Sections 19, T20N, R20E, MDM, Washoe County, NV

- Staff: Grace Sannazzaro, Planner
- Phone: 775.328.3771
- Email: gsannazzaro@washoecounty.us

D. **Administrative Permit Case Number AP15-001 (Chris Burgarello Detached Accessory Dwelling)** – To allow the construction of a detached accessory structure that is larger than the main dwelling on the parcel.

- Applicant / Property Owner: Chris Burgarello
17624 Northridge Ave.
Reno, NV 89508
- Location: 17624 Northridge Ave, Reno; approximately 400 feet north of the intersection of Northridge Avenue and South Avenue

- Assessor's Parcel Number: 081-191-05
- Parcel Size: ±1 acre
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 29, T21N, R18E, MDM, Washoe County, NV

- Staff: Roger D. Pelham, Senior Planner
- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

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- E. [Development Code Amendment Case Number DCA14-010](#) – To review an ordinance amending Washoe County Code, Chapter 110, Development Code, at various Sections in Divisions Six, Eight and Nine to change the procedures for appealing certain decisions to the Board of Adjustment; and for appealing decisions of the Board of Adjustment, the Planning Commission, and Hearing Examiners to the Board of County Commissioners; and, to correct the terminology of the Planning and Development Division at Article 914. The Board of Adjustment will provide comments to the Washoe County Planning Commission for their consideration when making recommendations on the ordinance to the Washoe County Board of County Commissioners.

8. Chair and Board Items

- A. *Report on Previous Board of Adjustment Items
- B. Future Agenda Items and Reports

9. *Director’s Items

- A. *Legal Information and Updates

10. *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.

11. Adjournment