



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Board of Adjustment Members

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

Thursday, October 1, 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 VA15-007 (Rodman)**
- **Variance Case Number VA15-008 (Myers)**
- **Special Use Permit Case Number SB15-004 (LeFriant Family Trust)**
- **Variance Case Number VA15-009 (William Van Leuven Garage)**
- **Special Use Permit Case Number SB15-006 (Booth Accessory Dwelling)**
- **Special Use Permit Case Number SB15-007 (Tahoe's Connection for Families)**
- **Variance Case Number VA15-006 (Yarhi Estate)**

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) 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). 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.

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 [August 6, 2015](#) Draft Minutes
8. Consent Item

A. Possible action to adopt a Resolution commending Robert Wideman for his service to Washoe County.

1:30 p.m.

9. 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 VA15-007 (Rodman) – Hearing, discussion, and possible action to approve a variance to reduce the front yard setback from 20 feet to 4 feet-2 inches and to vary the maximum roof overhang (architectural feature) from 2 feet to 4 feet to construct a new three story single family dwelling.

- Applicant: Ira Rodman
- Property Owners as of 08/15/15: Raymond & Barbara Miller, Trustees
(Application submittal date)
- Property Owner as of 08/20/15: Rodman Pension Trust
- Location: 541 Dale Drive, Incline Village
- Assessor's Parcel Number: 122-132-14
- Parcel Size: 0.426 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: Grace Sannazzaro, Planner
Washoe County Community Services Department
Planning and Development Division
- Phone: 775-328-3627
- E-mail: gsannazzaro@washoecounty.us

B. Variance Case Number VA15-008 (Myers) – Hearing, discussion, and possible action to approve a variance to reduce the rear yard setback from 20 feet to 10 feet and to reduce the north, side yard setback from 8 feet to 6 feet in order to renovate and expand an existing single family dwelling.

- Applicant/Property Owner: Joshua Myers
- Location: 565 Country Club Drive, Incline Village
- Assessor's Parcel Number: 131-080-16
- Parcel Size: 0.59 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 10, T16N, R18E, MDM,
Washoe County, NV
- Prepared by: Grace Sannazzaro, Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3627
- E-Mail: gsannazzaro@washoecounty.us

C. [Special Use Permit Case Number SB15-004 \(LeFriant Family Trust\)](#) – Hearing, discussion, and possible action to approve a special use permit to allow the grading for and construction of a driveway within the Sensitive Stream Zone Buffer Area of Franktown Creek, as well as excavation of approximately 3,300 cubic yards of earthen material [Major Grading as defined at Article 438.35] in preparation for construction of a single-family dwelling.

- Applicant/Property Owner: Jacques and Beth LeFriant
1151 Hornblend Street
San Diego, CA 92109
- Location: 55 Will Sauer Road, approximately 3/10 of a mile northwest of its intersection with Franktown Road in Washoe Valley
- Assessor's Parcel Number: 172-010-06
- Parcel Size: ± 5 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 418, Significant Hydrologic Resources, Article 438, Grading, and Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 4, T16N, R19E, MDM, Washoe County, NV
- Prepared by: Roger Pelham, MPA, Senior Planner
Planning and Development Division
Washoe County Community Services Department
- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

D. [Variance Case Number VA15-009 \(William Van Leuven Garage\)](#) – Hearing, discussion, and possible action to approve a variance reducing the side yard setback from fifty (50) feet to fifteen (15) feet to facilitate the construction of a garage.

- Applicant/Property Owner: William Van Leuven
25 Aguliar Court
Sparks, NV 89441
- Location: southwest corner of Aguilar Court and Valle De Sol Boulevard in Spanish Springs
- Assessor's Parcel Number: 076-381-28
- Parcel Size: ± 9.4 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 804, Variances
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 30, T21N, R21E, MDM, Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
Washoe County Community Services Department
Division of Planning and Development

- Phone: 775.328.3622
- E-Mail: rpelham@washoecounty.us

E. Special Use Permit Case Number SB15-006 (Booth Accessory Dwelling) – Hearing, discussion, and possible action to approve an Accessory Dwelling at 61 Shoreline Circle, Incline Village, Nevada.

- Applicant/Property Owner: Corwin and Caroline Booth
- Location: 61 Shoreline Circle, Incline Village, Nevada
- Assessor’s Parcel Number: 122-162-15
- Parcel Size: .355 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 304, Accessory Structures and Article 810, Special Use Permits
- Commission District: 1 – Commissioner Birkbigler
- Section/Township/Range: Section 21, T16N, R18E, MDM, Washoe County, NV
- Staff: Eric Young - Planner
Planning and Development Division
Washoe County Community Services Department
- Phone: 775.328.3613
- E-Mail: eyoung@washoecounty.us

F. Special Use Permit Case Number SB15-007 (Tahoe’s Connection for Families) – Hearing, discussion, and possible action to approve a day care center/pre-school for up to 25 children within an existing commercial structure.

- Applicant: Tahoe’s Connection for Families
- Property Owner: L&L Partners
- Location: 761 Northwood Blvd., on the east side of Northwood Blvd., approximately 300 feet north of its intersection with Tahoe Blvd.
- Assessor’s Parcel Number: 132-203-02
- Parcel Size: ±.305
- Master Plan Category: Commercial (C)
- Regulatory Zone: Neighborhood Commercial (NC)
- Area Plan: Tahoe – Incline Village Commercial Community Plan Area
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 16, T16N, R18E, MDM, Washoe County, NV
- Staff: Kelly Mullin, Planner
Planning and Development Division
Washoe County Community Services Department
- Phone: 775.328.3608
- E-Mail: kmullin@washoecounty.us

G. Variance Case Number VA15-006 (Yarhi Estate) – Hearing, discussion, and possible action to grant a variance to reduce the front yard setback from 30 feet to 11 feet on the property at 4880 Franktown Road, and to reduce the front yard setback from 30 feet to 24 feet on the property at 4910 Franktown Road to enclose the generators and switching gear located in the front yard of each property. The properties are located on the east side of Franktown Road approximately 3500 feet south of the north intersection of Franktown Road and Old 395 highway.

- Applicant: John R. Lundy Architect
- Property Owner: Robert Yarhi
- Location: 4880 and 4910 Franktown Road
- Assessor's Parcel Number(s): 055-060-37 and 055-060-38
- Parcel Size: 10 acres each
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: Medium Density Rural (MDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 804, Variances
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 10, T16N, R19E, MDM,
Washoe County, NV
- Staff: Eva M. Krause - AICP, Planner
Washoe County Community Services Department
Division of Planning and Development
- Phone: 775.328.3628
- E-Mail: ekrause@washoecounty.us

10. Planning Items

A. Discussion and possible action to direct staff on the content of the revised Rules, Policies and Procedures for the Board of Adjustment regarding the conduct of meetings, hearings, and appeals to the Board, and governance matters such as quorum, voting, record keeping, and the duties, responsibilities, and ethical rules for Board members.

11. Chair and Board Items

- *A. Future Agenda Items
- *B. Requests for Information from Staff

12. Director's and Legal Counsel's Items

- *A. Report on Previous Board of Adjustment Items
- *B. Legal Information and Updates

13. *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.

14. Adjournment