



WASHOE COUNTY BOARD OF ADJUSTMENT Notice of Meeting and Agenda

Board of Adjustment Members

Kim Toulouse, Chair
Clay Thomas, Vice Chair
Kristina Hill
Lee Lawrence
Brad Stanley
Carl R. Webb, Jr., Secretary

Thursday, April 6, 2017

12:30 p.m.

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

PUBLIC HEARING ITEMS

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

- **Special Use Permit Case Number WSUP17-0002 (Ceja Second Home)**
- **Variance Case Number WPVAR17-0001 (Meyer-McSherry)**
- **Special Use Permit Case Number WSUP17-0006 (Verizon Rolling Thunder)**
- **Administrative Permit Case Number WADMIN 17-0002 (Curtis Beck)**
- **Special Use Permit Case Number WSUP17-0004 (Lake Tahoe School)**
- **Amendment of Conditions Case Number WAC17-0002 (Evans Greenhouses)**
- **Administrative Permit Case Number WADMIN17-0001 (Instant Smog)**
- **Special Use Permit Case Number WSUP17-0001 (Verdi Reclaimed Lumber – Custom Manufacturing)**
- **Special Use Permit Case Number WSUP17-0003 (UDS Barn, LLC – Commercial Stables)**

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 Board. 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: Pursuant to NRS 241.020, the Agenda for the Board Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A); Washoe County Courthouse – Second Judicial District Court (75 Court Street); Washoe County – Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); https://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php; and <https://notice.nv.gov>.

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 775.328.6100, 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 775.328.3600. 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 signed by the Secretary of the Board of Adjustment, and mailed to the original applicant in the proceeding being appealed.

AGENDA

12:30 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. Possible action to approve Agenda
7. Possible action to approve February 2, 2017 Draft Minutes

8. Planning Items

- A. Possible action to approve a resolution of Appreciation of Service for Bill Whitney and to authorize the Chair to sign the resolution on behalf of the Board of Adjustment.

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. **Special Use Permit Case Number WSUP17-0002 (Ceja Second Home)** – For possible action, hearing, and discussion by the Washoe County Board of Adjustment to approve a special use permit to allow an existing 800 square foot dwelling unit to become a detached accessory dwelling unit to a new 1,680 (approx.) square foot manufactured home which will be placed on the same lot.

- Applicant/Property Owner Carmelo Barajas-Ceja
1260 Russell Way
Sparks, NV 89431
- Location: 5439 Woods Drive, Sun Valley
- Assessor's Parcel Number: 085-770-54
- Parcel Size: 0.347 acres (15,115 square feet)
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS – maximum allowed density – 3 units per acre)
- Area Plan: Sun Valley
- Citizen Advisory Board: Sun Valley
- Development Code: Authorized in Article 810, *Special Use Permits*
- Commission District: 3 – Commissioner Jung
- Section/Township/Range: Section 19, T20N, R20E, MDM,
Washoe County, NV
- Staff: Trevor Lloyd, Senior Planner
- Phone: 775.328.3620
- Email: tlloyd@washoecounty.us

- B. **Variance Case Number WPVAR17-0001 (Meyer-McSherry)** – For possible action, hearing, and discussion to approve a variance to reduce the front yard setback from 20 feet to 10 feet 8 inches to allow for the construction of a 2 car garage and associated bedroom/hallway connection.

- Applicant: Charles Meyer and Suzanne McSherry
- Property Owner: Meyer-McSherry Family Trust
- Location: 380 Tuscarora Road, Crystal Bay, 89402
- Assessor's Parcel Number: 123-142-15
- Parcel Size: .16 acres
- Master Plan Category: Suburban (S)
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804 (Variances)
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 19, T16N, R18E, MDM,

- Staff: Washoe County, NV
- Phone: Chad Giesinger, AICP, Senior Planner
- Email: 775.328.3626
- cgiesinger@washoecounty.us

C. Special Use Permit Case Number WSUP17-0006 (Verizon Rolling Thunder) – For possible action, hearing, and discussion(1) to approve a special use permit for the construction of a new wireless cellular facility consisting of a 150 foot high slim monopole tower with 9 panel antennas and associated ground mounted outdoor equipment cabinets, all enclosed within a 50’ x 50’ (2,500 square foot) lease area surrounded by a 6’ tall chain link fence; and (2) to vary the landscaping requirements by waiving them so that no landscaping is required. The proposed site for placement of the tower would be approximately in the center of the subject parcel.

- Applicant: Sacramento Valley LP/Complete Wireless Consulting, Inc. (dba Verizon Wireless)
- Property Owner: Brian Akre
- Location: 5205 Wayside Road, Warm Springs
- Assessor’s Parcel Number: 077-350-01
- Parcel Size: 42.46 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural Agricultural (GRA)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs/Rural
- Development Code: Authorized in Article 324 Communication Facilities; and Article 810, Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 33, T23N, R21E, MDM, Washoe County, NV
- Staff: Chad Giesinger, AICP, Senior Planner
- Phone: 775.328.3626
- Email: cgiesinger@washoecounty.us

D. Administrative Permit Case Number WADMIN 17-0002 (Curtis Beck) – For possible action, hearing, and discussion to approve an administrative permit under WCC Section 110.310.20 and a temporary business license under WCC 25.272 for the Incline Village Fine Arts Festival, an Outdoor Community Event. The event will be held on August 11 through August 13, 2017, from 10:00 a.m. until 5:00 p.m. at Preston Field, 700 Tahoe Boulevard, Incline Village, NV. Event set-up is proposed to begin at 7:00 a.m. on August 11, 2017, and event takedown and dismantle to be completed by 9:00 p.m. on August 13, 2017. The event organizer estimates the maximum number of attendees at the event will not exceed 900 persons on any one day of the event. If approved, authorize the Director of Planning and Development Division, Community Services Department to issue the license when all pre-event conditions have been completed.

- Applicant: CWB Events, LLC, Curtis Beck
- Property Owner: Incline Village General Improvement District
- Location: 700 Tahoe Blvd., Incline Village (Preston Field)
- Assessor’s Parcel Number: 124-032-33
- Parcel Size: 5.09 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: Parks and Recreation (PR)

- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 808, *Administrative Permits*
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 16, T16N, R18E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
- Phone: 775.328.3628
- Email: ekrause@washoecounty.us

E. Special Use Permit Case Number WSUP17-0004 (Lake Tahoe School) – For possible action, hearing, and discussion to approve a modification of Special Use Permit SB13-004, which approved the operation of a kindergarten through 9th grade private school in an existing commercial building. The modification will permit the construction of a 13,906 square foot multi-purpose building. As propose the new building will require the relocation of the access road that serves Lake Tahoe School and provides access to the Tahoe Racquet Club subdivision from Tahoe Boulevard. The current access located approximately 725 feet northwest from the intersection of Country Club Boulevard and Tahoe Boulevard. The easement is proposed to be relocated approximately 200 feet further to the northwest (the access will be approximately 925 feet northwest of the same intersection).

- Applicant: Lake Tahoe School
- Property Owner: Lake Tahoe School
- Location: 955 Tahoe Boulevard
- Assessor's Parcel Numbers: 127-581-01 and 127-030-21
- Parcel Size: 4.11 acres (total)
- Master Plan Category: Commercial (C)
- Regulatory Zone: Tourist Commercial
- Area Plan: Incline Village Tourist Commercial
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 810, Special Use Permit
- Commission District: 1– Commissioner Birkbigler
- Section/Township/Range: Section 15, T16N, R18E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
- Phone: 775.328.3628
- Email: ekrause@washoecounty.us

F. Amendment of Conditions Case Number WAC17-0002 (Evans Greenhouses) – For possible action, hearing and discussion to approve an amendment to the conditions of approval for Administrative Permit Case Number AP12-003 (as previously amended by Amendment of Conditions Case Number AC15-002) which approved the construction of two large greenhouses for commercial purposes on the subject site. Only one of the greenhouses was actually constructed. The second greenhouse will not be constructed and a proposed condition of this approval is that the applicant remediates the site of the second greenhouse. Additionally, the current amendment of conditions requests: 1) to remove all conditions of approval that apply to the previously approved commercial use of the project because the greenhouse will be used only as an accessory use to the residential dwelling; 2) to prohibit commercial use of the greenhouse that has already been constructed on the subject site; and 3) to allow the greenhouse that has already been constructed to remain as a detached accessory structure that is larger than the existing residential dwelling unit.

- Applicant: Brian Bishop Parise
1991 Morning Grove Court
Reno, NV 89523
- Property Owner: Don Evans
5555 Tancho Drive
Madison, WI 53718
- Location: 31850 Cantlon Drive, approximately one mile west of
its intersection with State Route 427
- Assessor's Parcel Number: 084-282-16
- Parcel Size: ±5.94 acres
- Master Plan Category: Rural Residential (RR)
- Regulatory Zone: Medium Density Rural (MDR)
- Area Plan: Truckee Canyon
- Citizen Advisory Board: East Truckee Canyon
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Section 18, T20N, R24E, MDM,
Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

G. Administrative Permit Case Number WADMIN17-0001 (Instant Smog) – For possible action, hearing, and discussion to approve an administrative permit for an Auto Repair use in the General Commercial zoning district. The proposed Auto Repair use would be within a 405 square foot smog check building located in the southwest corner of the parcel.

- Applicant/Property Owner: FDM LLC
Frank Lepori
1580 Hymer Ave., Suite 100
Sparks, NV 89431
- Location: 310 Lemmon Drive
- Assessor's Parcel Number: 552-190-08
- Parcel Size: 0.98 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: North Valleys (Reno-Stead Corridor Joint Plan Area)
- Development Code: Authorized in Article 808, Administrative Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 9, T20N, R19E, MDM,
Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

H. Special Use Permit Case Number WSUP17-0001 (Verdi Reclaimed Lumber – Custom Manufacturing) – For possible action, hearing, and discussion to approve a special use permit to allow custom manufacturing [industrial] use type.

- Applicant: Alex James Gonzalez
PO Box 6264

- Property Owner: Tahoe City, CA 96145
Michael Pierczyk
PO Box 1216
Verdi, NV 89439
- Location: 801 Bridge Street, at the southeast corner of Bridge Street and 2nd Street in Verdi, NV
- Assessor's Parcel Number: 038-392-01
- Parcel Size: ±0.51 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: General Commercial (GC)
- Area Plan: Verdi
- Citizen Advisory Board: West Truckee Meadows/Verdi
- Development Code: Authorized in Article 810 Special Use Permits
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 17, T19N, R18E, MDM,
Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

I. Special Use Permit Case Number WSUP17-0003 (UDS Barn, LLC – Commercial Stables) – For possible action, hearing and discussion to approve a special use permit for commercial stables for training of up to 25 horses at one time and for construction of an indoor riding arena of approximately 20,000 square feet.

- Applicant/Property Owner: Kirsten Sorensen
430 Anitra Drive
Reno, NV 89511
- Location: 2955 Rhodes Road at the northeast corner of its intersection with Paddlewheel Lane
- Assessor's Parcel Numbers: 017-380-19, 017-380-20, and 17-380-12
- Parcel Size: ± 30 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: Low Density Rural (LDR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 810, Special Use Permits
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 4, T17N, R20E, MDM,
Washoe County, NV
- Staff: Roger Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

10. Chair and Board Items

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

11. Director's and Legal Counsel's Items

- *A. Report on Previous Board of Adjustment Items

***B.** Legal Information and Updates

12. *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.

13. Adjournment