



# 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., AICP, Secretary

Thursday, February 2, 2017

1:30 p.m.

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

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## PUBLIC HEARING ITEMS

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

- **Special Use Permit Case Number WSUP16-0001 (Ophir Hill)**
- **Variance Case Number WPVAR16-0001 (Meyer-McSherry)**
- **Administrative Permit Case Number WADMIN16-0001 (Mays Building)**
- **Variance Case Number VA16-006 (Eget Residence)**
- **Variance Case Number WPVAR16-0002 (Sierra RV Storage Lot)**
- **Variance Case Number WPVAR16-0003 (Snyder Residence)**

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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.** 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. 9<sup>th</sup> 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](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](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](mailto: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.

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## 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. Possible action to approve Agenda
7. Possible action to approve [December 1, 2016 Draft Minutes](#)
8. 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 WSUP16-0001 \(Ophir Hill\)](#) – Hearing, discussion, and possible action to approve a Special Use Permit for major grading in excess of the 5,000

cubic yards of excavation threshold established in Washoe County Code Section 110.438.35, to grade a total of 416,580 square feet (or 9.56 acres) and excavate a total of 38,834 cubic yards of material, and to provide for an overall code compliance plan pursuant to Washoe County Code Section 125.160 to terminate operation of the existing unlawful commercial rock quarry.

- Applicant/Property Owner: Burdick Excavating Co., Inc. and Boulder Creek Enterprises
- Location: 3270 Old US Highway 395, Washoe Valley
- Assessor's Parcel Numbers: 046-032-02, 046-032-04, 046-032-05
- Parcel Size: 5.29 acres, 2.48 acres, 3.58 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: High Density Rural (HDR)
- Area Plan: South Valley
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 438 (Grading) and Article 810 (Special Use Permits)
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 34, T17N, R19E, MDM, Washoe County, NV
- Staff: Chad Giesinger, AICP, Senior Planner
- Phone: 775.328.3626
- Email: cgiesinger@washoecounty.us

**B. Variance Case Number WPVAR16-0001 (Meyer-McSherry)** – Hearing, discussion, and possible action to approve a variance to the front and side yard setbacks to allow for the construction of a garage and associated hallway connection. The front yard setback would be reduced from 20 feet to 7.1 feet and the side yard setback would be reduced from 5 feet to 3.5 feet.

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

**C. Administrative Permit Case Number WADMIN16-0001 (Mays Building)** - Hearing, discussion, and possible action to approve an Administrative Permit to allow the conversion of a portion of the first floor of an existing commercial office building into four residential apartments. The first floor of the building is 3662 square feet in size. Approximately 600 square feet is proposed to remain as a commercial office and approximately 3000 square feet is proposed to be converted into residential space.

- Applicant/Property Owner: Tim Carlson  
9 Silver Saddle Court  
Washoe Valley, NV 89704
- Location: 795 Mays Blvd, Incline Village NV. Approximately  
150 feet south of the intersection of Mays Boulevard  
and Southwood Boulevard
- Assessor's Parcel Number: 127-090-04
- Parcel Size: ± 0.54 acres
- Master Plan Category: Urban Residential (UR)
- Regulatory Zone: Medium Density Urban (MDU)
- 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: Roger Pelham, MPA, Senior Planner
- Phone: 775.328.3622
- Email: rpelham@washoecounty.us

D. **Variance Case Number VA16-006 (Eget Residence)** – Hearing, discussion, and possible action to approve a variance 1) to reduce the side yard setback from 8 feet to 5 feet for a first floor addition on the main house and to expand the second floor to be in-line with the existing and proposed first floor additions; and 2) to reduce the side yard setback from 8 feet to 7 feet for the detached garage.

- Applicant/Owner: Jeffery D. Eget
- Location: 45 E. Tuscarora Road, Crystal Bay
- Assessor's Parcel Number: 123-136-02
- Parcel Size: 0.19 Acres (8,351 square feet)
- 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 Berkbigler
- Section/Township/Range: Section 19, T16N, R18E, MDM,  
Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
- Phone: 775.328.3628
- Email: ekrause@washoecounty.us

E. **Variance Case Number WPVAR16-0002 (Sierra RV Storage Lot)** – Hearing, discussion, and possible action to approve a variance 1) to permit a commercial use of the property (Recreational Vehicle Storage and related apparatus) without a commercial structure, 2) to retroactively permit an 8 foot high fence adjoining a street instead of a standard height of 6 feet, 3) to reduce the landscaping requirements by requiring no landscaping other than trees along the street, 4) to eliminate all lighting requirements, and 5) to reduce the amount/area of required paving by allowing the owner to use an all-weather base material on the parking area instead of concrete or asphalt.

- Applicant/Property Owner: Sierra RV Super Center, Inc.
- Location: 16400 S. Virginia Street

- Assessor's Parcel Number: 071-320-15
- Parcel Size: 4 acres
- Master Plan Category: Commercial (C)
- Regulatory Zone: Neighborhood Commercial (NC)
- 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 04, T17N, R20E, MDM, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
- Phone: 775.328.3628
- Email: ekrause@washoecounty.us

**F. Variance Case Number WPVAR16-0003 (Snyder Residence)** – Hearing, discussion, and possible action to approve a variance to reduce the front yard setback from 15 feet to 1.74 feet from the edge of the roadway pavement (2.5 feet from the recorded Public Works easement) to facilitate the construction of a garage with living space below.

- Applicant: Patrick and Filomena Snyder
- Property Owner: Snyder 1998 Family Trust
- Location: 540 Gonowabie Road, Crystal Bay
- Assessor's Parcel Number: 132-101-04
- Parcel Size: 0.563 acres
- Master Plan Category: Medium Density Suburban (MDS)
- Regulatory Zone: Suburban Residential (SR)
- 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, Washoe County, NV
- Staff: Eva M. Krause, AICP, Planner
- Phone: 775.328.3628
- Email: ekrause@washoecounty.us

## 9. Chair and Board Items

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

## 10. Director's and Legal Counsel's Items

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

## 11. \*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.

## 12. Adjournment