

Washoe County Board of Adjustment

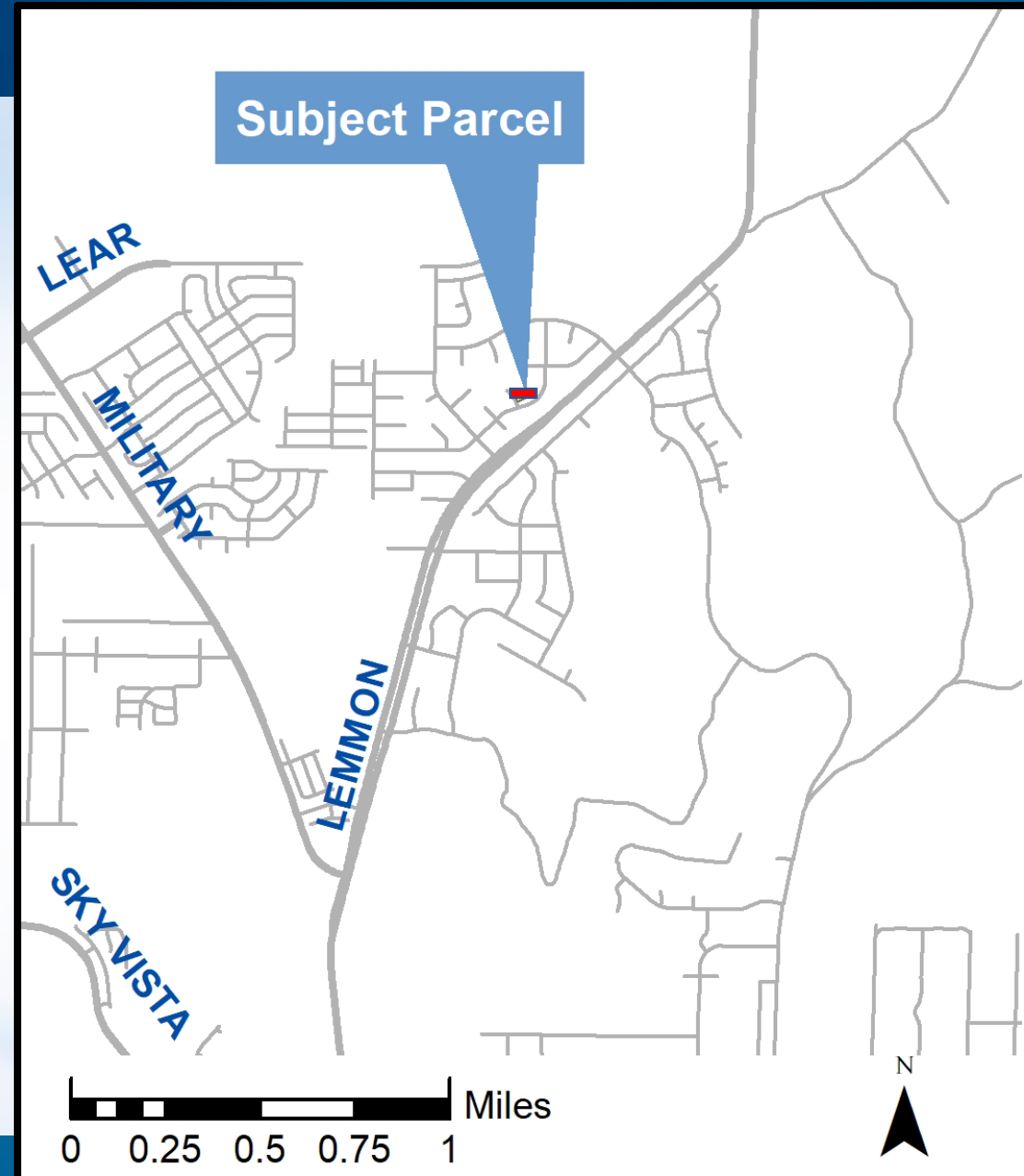


WADMIN22-0019
(Burch Care of the Infirm)

October 6, 2022

Vicinity Map

- The parcel (APN: 080-531-06) is located in the North Valleys Area Plan, on Vagabond Ct., east of Lemmon Dr.
- Medium Density Suburban (MDS)
- Adjacent parcels are zoned MDS and contain accessory structures.



Request



- The request is for:
 - An administrative permit to allow a self-contained travel trailer to be occupied on parcel 080-531-06 to be used for the care of an infirm resident.
 - The infirm resident will live in the RV.
 - The caretaker will live in the home.

Background & Analysis



- A self-contained travel trailer to be used for the care of an infirm resident is allowed with an approved administrative permit per WCC Section 110.310.35(g), Temporary Occupancy for the Care of the Infirm.
 - The single-family dwelling must be occupied by either the infirm person or the person responsible for the care of the infirm person.
- A signed affidavit is required from a Nevada licensed physician identifying the need for on-premise care (Exhibit D).
- The administrative permit must be renewed annually.

Background & Analysis – Violation



- There is an open planning/code enforcement violation (WVIO-PLA22-0156) on this property.
- A Washoe County code enforcement officer found a manufactured home on the property without a placement permit (violation of WCC Section 110.306.25) & unpermitted RV living.
- The property owner has been working with Code Enforcement to resolve the violation.
- Approval of administrative permit will provide property owner a pathway to come into compliance with County code.

Background & Analysis – Existing Placement

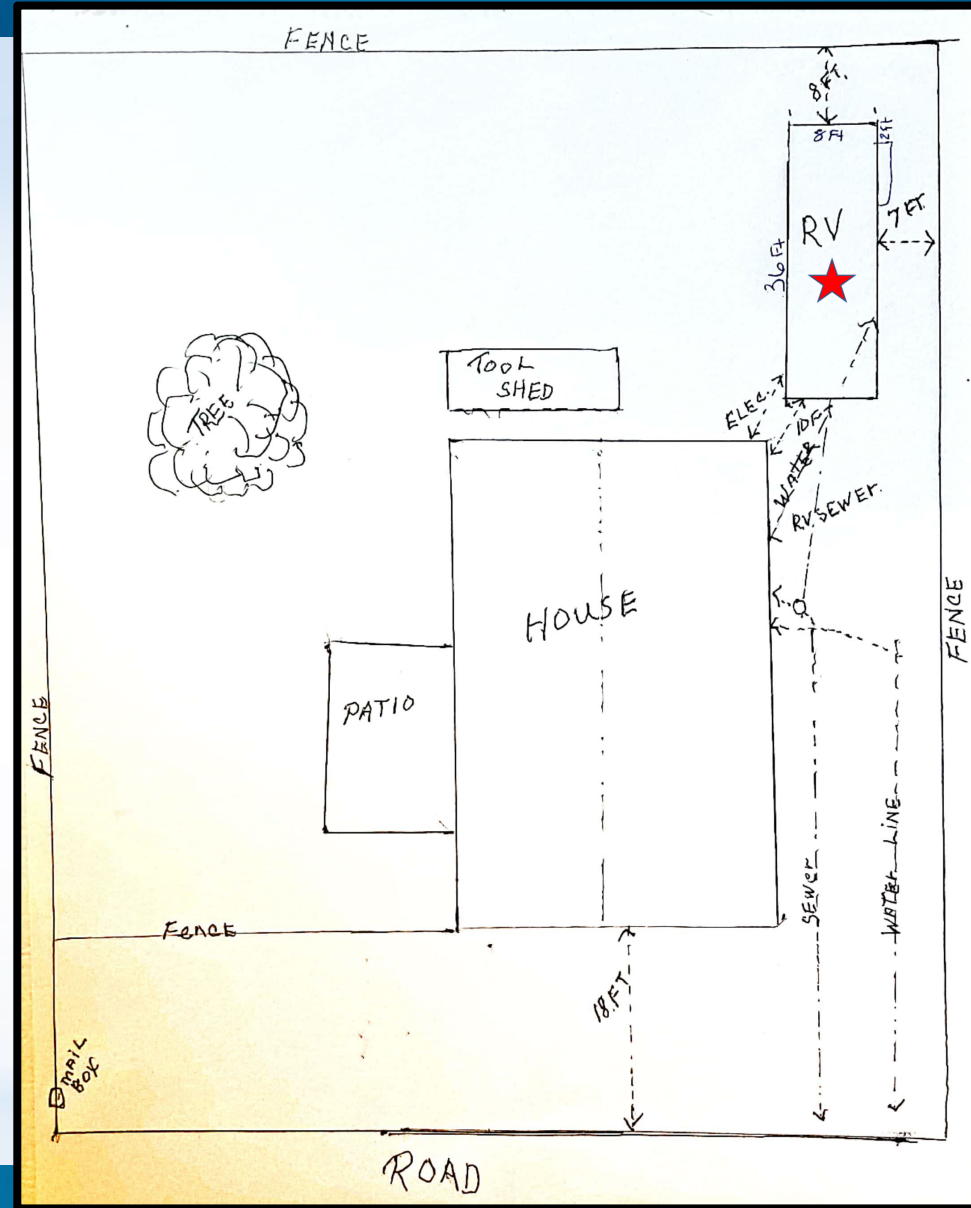




Background & Analysis

- WCC Section 110.310.35(g) requires that the travel trailer or recreational vehicle shall be located on the parcel to provide as much screening as practical from being viewed from the street.
- The parcel has a regulatory zone of Medium Density Suburban (MDS) with 20 ft. front & rear yard setbacks & 8 ft. side yard setbacks.
- RV is not considered a structure per WCC and is not required to meet standard setback requirements.

Site Plan





Background & Analysis – Utilities

- WCC Section 110.310.35(g) requires that no discharge of any litter, sewage, effluent or other matter shall occur except into sanitary facilities designed to dispose of the material.
- The subject property is served by municipal water, sewer and Waste Management for garbage collection.
- Washoe County Health District & Washoe County Water Rights have provided conditions to ensure appropriate utility connections, septic hookups & adequate water for the RV (Exhibit A) .

Findings



Staff is able to make all 5 required findings, as detailed on pages 7 & 8 in the staff report.

- a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
- b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
- c) Site Suitability. That the site is physically suitable for a self-contained travel trailer to be used for the care of an infirm resident, and for the intensity of such a development;
- d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
- e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Recommendation and Possible Motion



APPROVE WITH CONDITIONS:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Board of Adjustment approve Administrative Permit Case Number WADMIN22-0019 for Kalii Burch, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25.

Thank you

Mitch Markey, Planner
Washoe County CSD – Planning Division
mmarkey@washoecounty.gov
775-328-2722

