

Washoe County Board of Adjustment



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COMMUNITY  
SERVICES DEPARTMENT

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**Administrative Permit**  
**WADMIN22-0022**  
**(Talarico Care of the Infirm)**

November 3, 2022



# 16270 Mt Rose Hwy

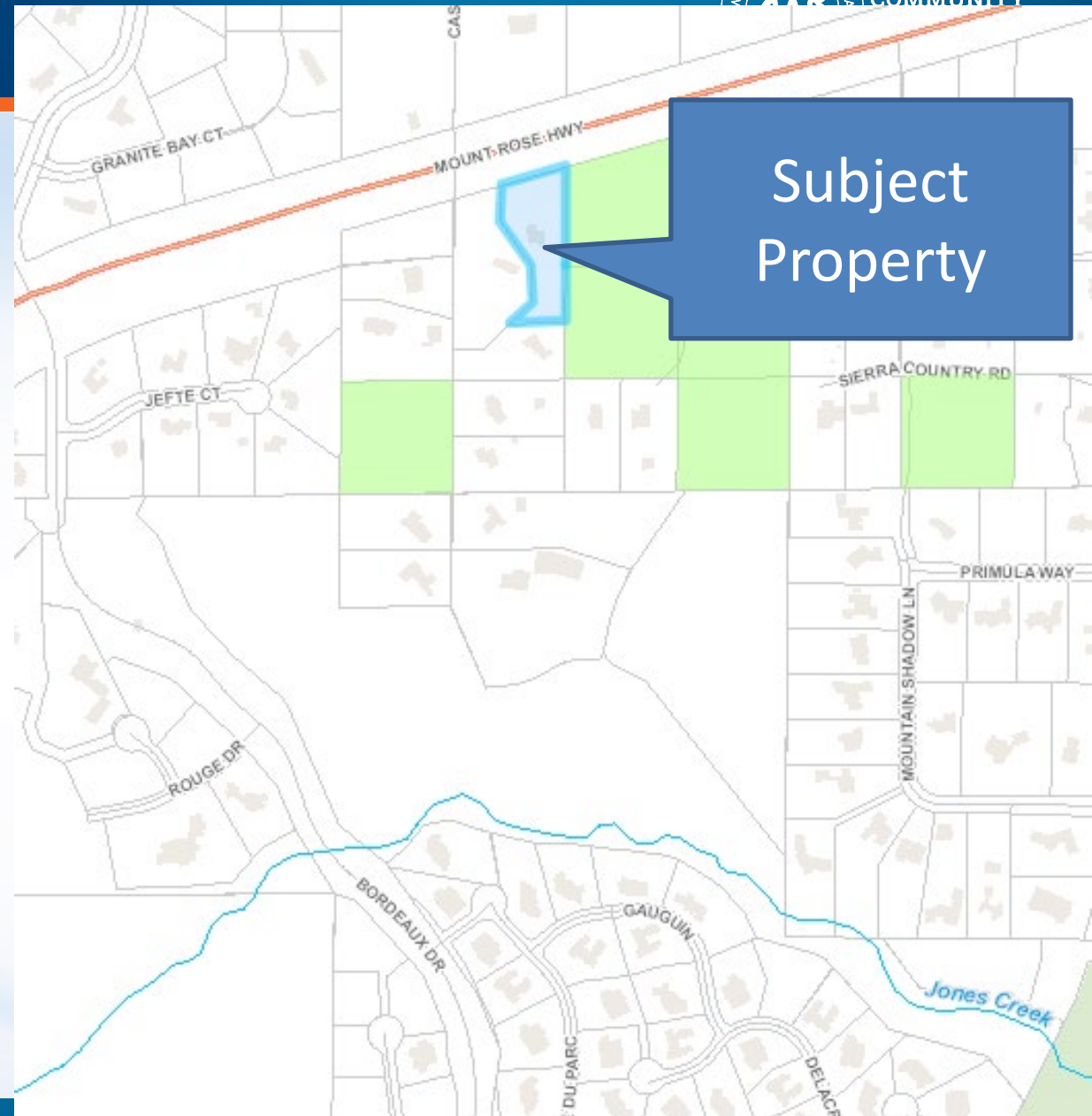
• APN 049-080-22





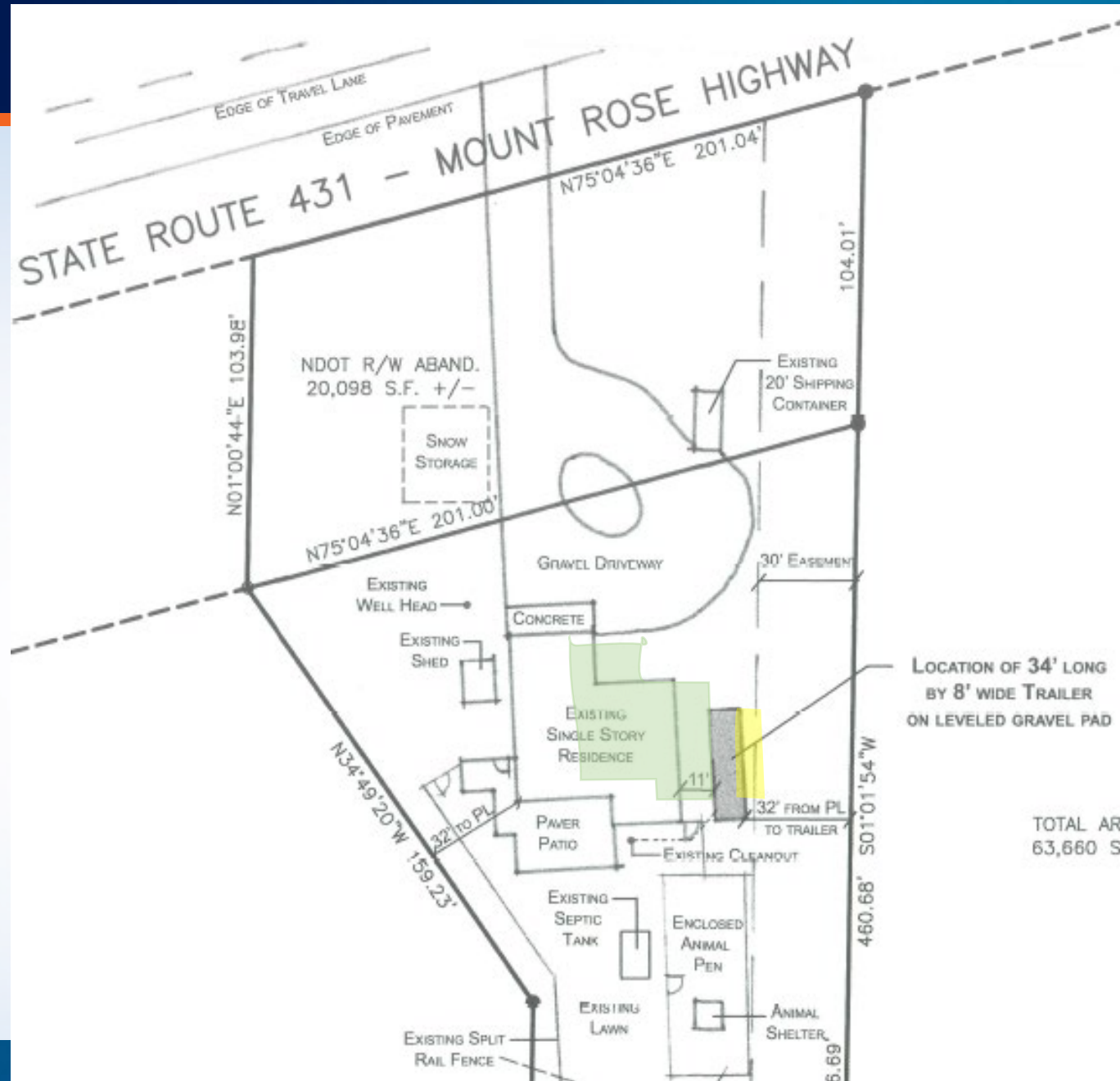
# Vicinity Map

- Forest Area Plan
- Low Density Suburban (LDS)
- Surrounding parcels similar sizes and developed with SFD's and accessory structures or are vacant public lands



- The request is for:
  - An administrative permit to allow a recreational vehicle (RV) to be occupied for the care of an infirmed resident
  - The infirm resident will live in the RV
  - The caretaker will live in the home

# Site Plan



LOCATION OF 34' LONG BY 8' WIDE TRAILER ON LEVELED GRAVEL PAD

TOTAL AREA 63,660 S.

- Allowed with approved administrative permit per WCC Section 110.310.35(g), Temporary Occupancy for the Care of the Infirm.
  - 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 Included in Application (Exhibit D)
- Permit must be renewed annually.



# Background & Analysis – Violation

- Open planning/code enforcement violation WVIO-PLA22-0128 on this property.
- Anonymous phone call complaint June of 2022
- Violations found to WCC Section 110.310.35(f), Temporary Camping



# Background & Analysis – Violation



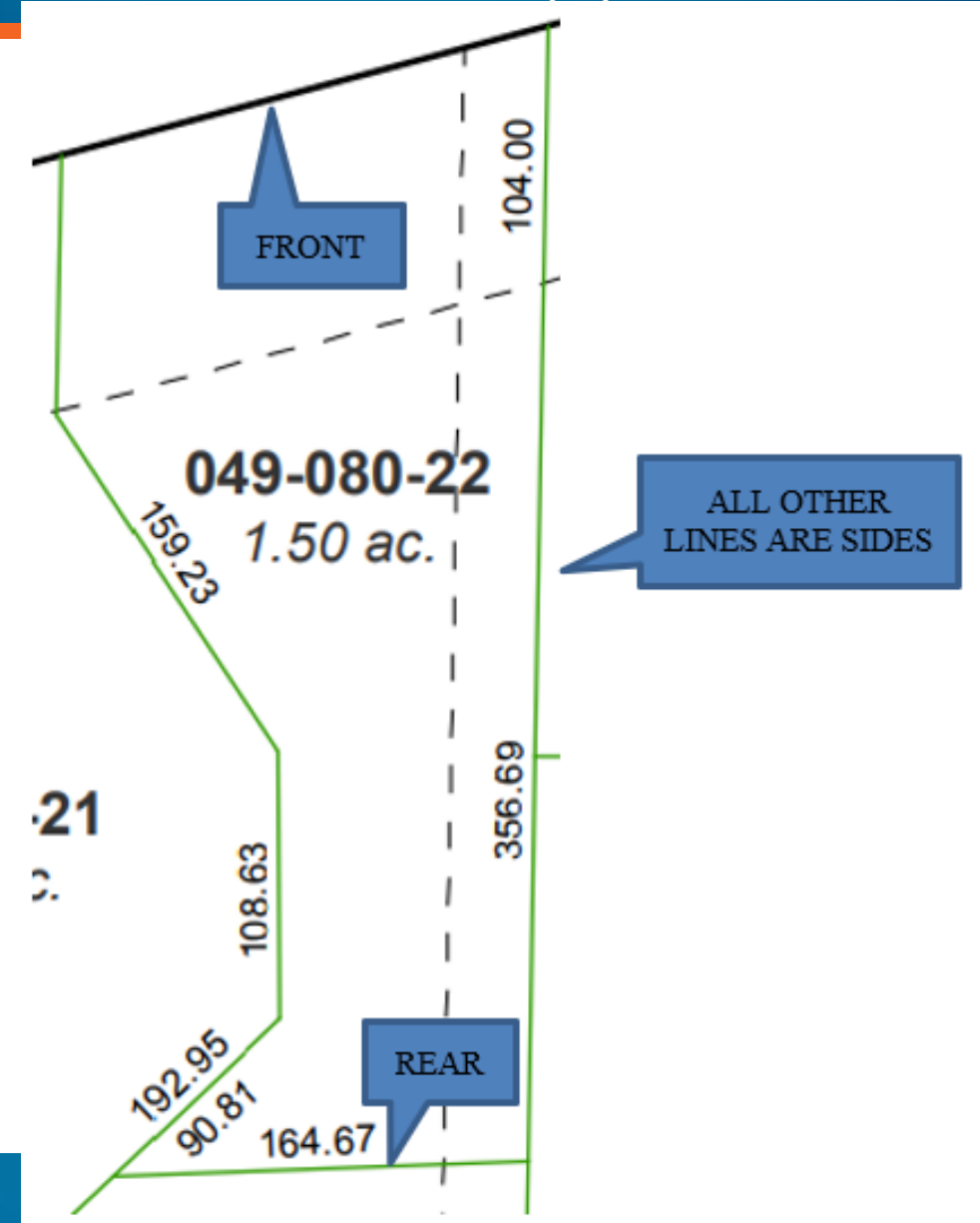
- The property owner responded and is working with Code Enforcement to resolve the matter.
- If this administrative permit is approved, then Joseph Fasbinder will be permitted to live in an RV on the property of Jennifer and Luigi Talarico.
- Any remaining Code Enforcement issues will need to be resolved between the property owner and Code Enforcement.



# Background & Analysis – Screening



- WCC Section 110.310.35(g) requires that RV be screened from the street
- The parcel has a regulatory zone of Low Density Suburban (LDS) – 30 ft. front & rear yard setbacks & 12 ft. side yard setbacks.



# Background & Analysis – Screening



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**Subject Site**



**Required Screening**



# 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 currently served by onsite well and septic & Waste Management for garbage collection.
- Washoe County Health District & Washoe County Water Rights have provided conditions (Exhibit A) to ensure appropriate utility connections, septic hookups & adequate water for the RV.



# Reviewing Agencies



Sent to 15 agencies for review

| Agencies                                       | Sent to Review | Responded | Provided Conditions | Contact                                 |
|--|----------------|-----------|---------------------|---|
| FS - Carson Ranger                             | X              |           |                     |   |
| NDOT (Transportation)                          | X              |           |                     |   |
| Washoe County Building & Safety                | X              | X         | X                   | Rose Landis, rlandis@washoecounty.gov   |
| Washoe County Engineering & Capital Projects   | X              | X         |                     | Robert Wimer, rwimer@washoecounty.gov   |
| Washoe County Land Development (All Apps)      | X              |           |                     |   |
| Washoe County Parks & Open Space               | X              | X         |                     | Joanne Lowden, jlowden@washoecounty.gov |
| Washoe County Sewer                            | X              |           |                     |   |
| Washoe County Water Rights Manager (All        | X              | X         | X                   | Timber Weiss, tweiss@washoecounty.gov   |
| WCSSO Law Enforcement                          | X              | X         |                     | Marc Bello, mbello@washoecounty.us      |
| WCHD EMS                                       | X              | X         |                     | Sabrina Brasuell,                       |
| WCHD Environmental Health                      | X              | X         | X                   | Jim English, jenglish@washoecounty.gov  |
| TMFPD  | X              | X         | X                   | Dale Way, dway@tmfpd.us                 |
| Regional Transportation Commission (All Apps)  | X              |           |                     |   |
| Washoe-Storey Conservation District (All Apps) | X              | X         |                     | Jim Shaffer, shafferjam51@gmail.com     |
| Truckee Meadows Water Authority                | X              |           |                     |   |

# Public Notice



Notices were sent to 30 separate property owners within 670 feet of the subject property.



Staff is able to make all 5 required findings, as detailed on pages 8 & 9 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 Forest 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 recreational vehicle to be occupied by a caretaker 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.



# Possible Motion



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 WADMIN22-0022 for Jennifer and Luigi Talarico, 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

Kat Oakley, Planner  
Washoe County CSD – Planning Division  
koakley@washoecounty.gov  
775-328-3628



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