

Washoe County Board of Adjustment



WAC23-0007

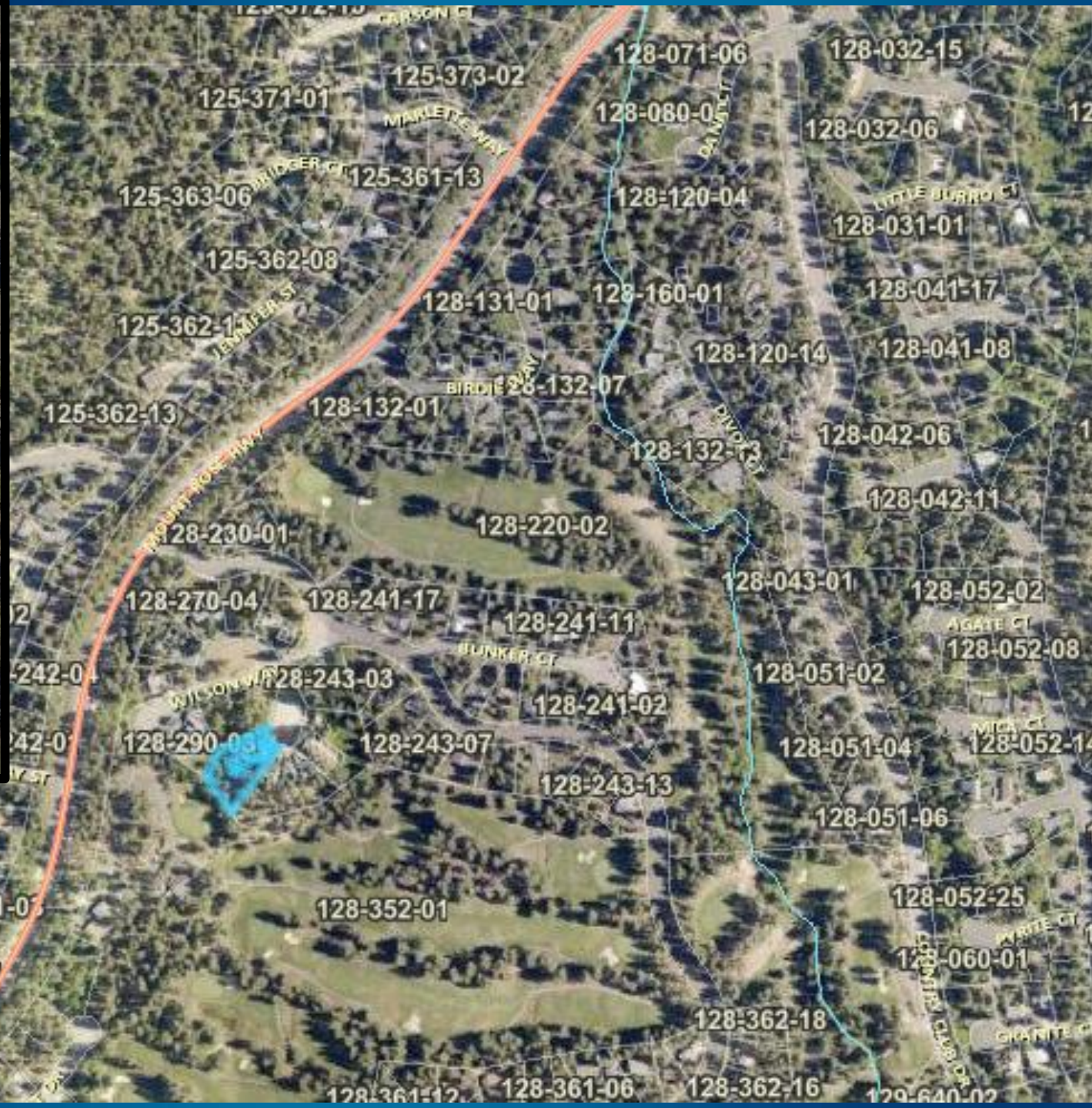
(Greenview Garage) for WPVAR19-0001

August 3, 2023

Request



The request is to amend conditions of approval condition 1(b) for Case Number WPVAR19-0001, to extend the requirement that the building permits may be issued on or before June 4, 2024.



Background



- On March 7, 2019 the Board of Adjustment (BOA) heard and denied the variance case number WPVAR19-0001.
- The variance was to reduce the front yard setback from 15-feet to 1 ½-feet and the northwest side yard setback from 5-feet to 1-foot. This variance would allow the construction of one single car garage and one two-car garage in the common area.
- The applicant appealed the denial and on May 28, 2019, the Board of County Commissioners overturned the BOA's denial.
- On August 21, 2021, the BOA approved an extension for two additional years, until June 4, 2023.

Site Plan



Evaluation of Amendment of Conditions



The applicant is now requesting to amend the following conditions of approval:

1.b. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued ~~within two years from the date of approval by Washoe County~~ **by June 4, 2024**. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.

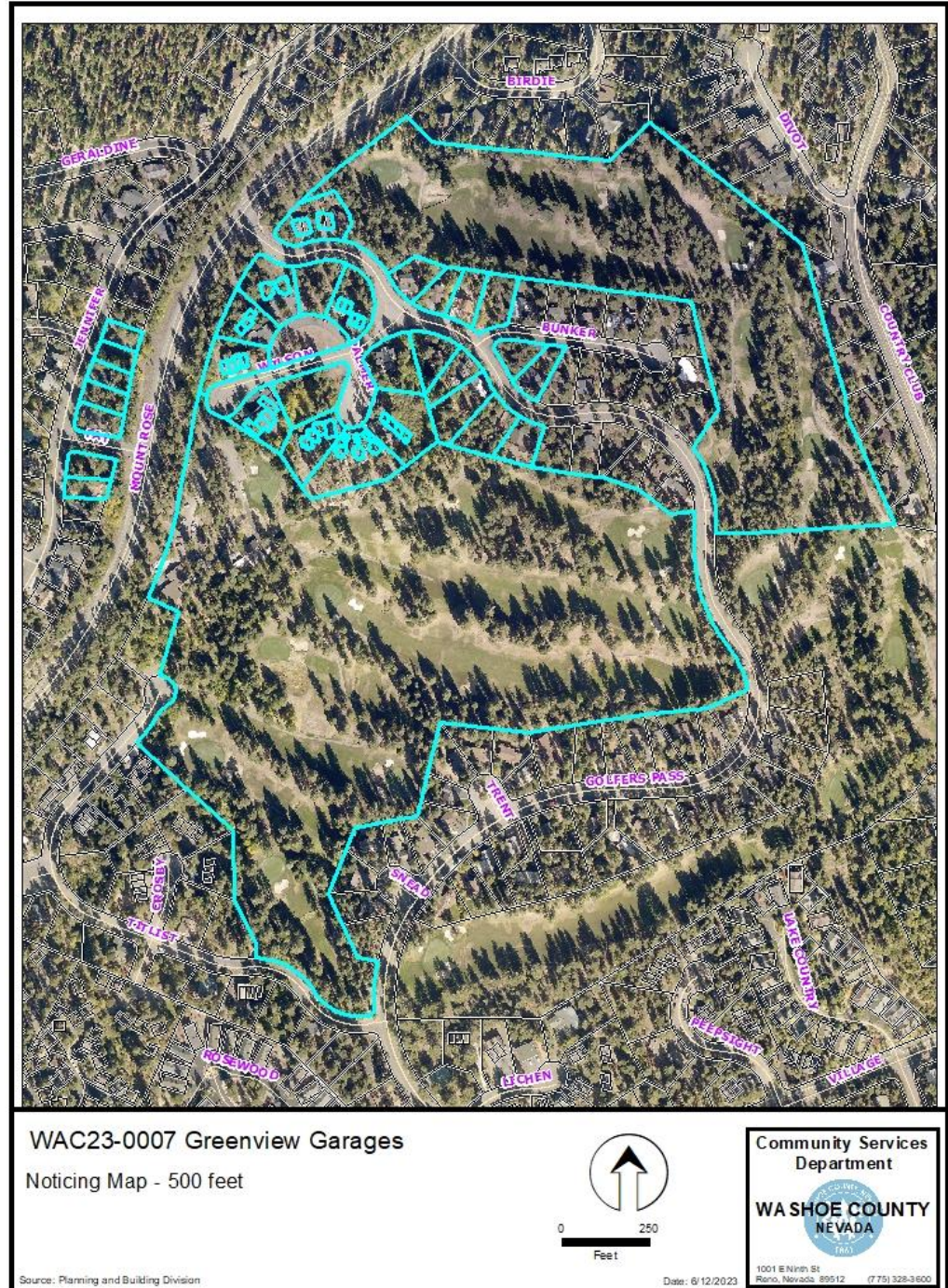
Evaluation of Amendment of Conditions



- The request is to extend the date to issue the building permit for another year.
- The extension is needed to allow the applicant time to finalize the garage building permit with Washoe County.
- The applicant has had various issues with permitting with Tahoe Regional Planning Agency (TRPA), and with Washoe county reviewing the building permit.
- The applicant started the building permit process just prior to the Covid outbreak and found the process delayed as the pandemic escalated
- There are current building permits for the garages- WBLD22-103854 & 5

Noticing

- Property owners were noticed within 500 feet.
- 46 parcels were noticed.
- No Neighborhood Meeting was required
- Have not received any phone calls –did receive an email from NV Lands that has been forwarded to BOA members



Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report.
- Agencies with conditions, are included in the Conditions of Approval.
- Staff is able to make all the findings as explained in the staff report.

Amended Conditions



- Would request the following condition be added:
 - Construction activities shall be limited to the hours between 7am to 7pm, Monday through Saturday only. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.

Possible Motion for Amendment of Conditions



I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Amendment of Conditions Case Number WAC23-0007 for Greenview HOA, with the **Amended** conditions included as Exhibit A to this matter, having made all five required findings in accordance with Washoe County Development Code Section 110.804.25

Thank you

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