

Washoe County Board of Adjustment



COMMUNITY
SERVICES DEPARTMENT

Administrative Permit Case Number WADMIN23-0018 (Martin Garage)

February 1, 2024

11765 Overland Road

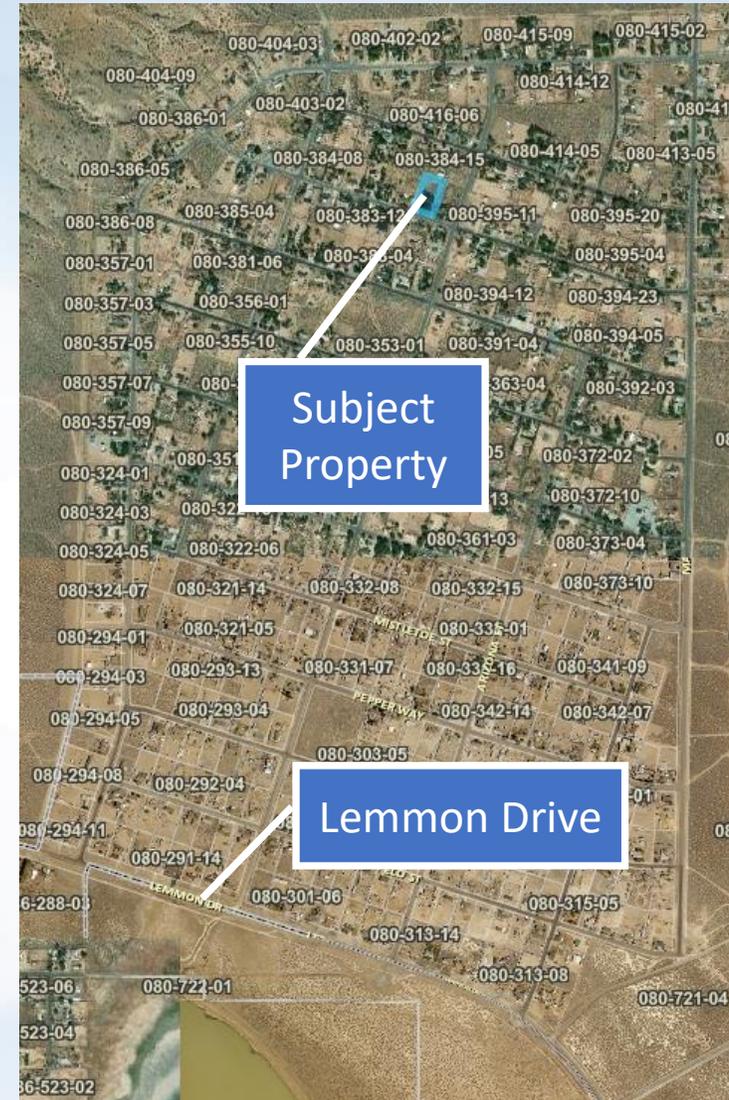
APN 080-384-02



Vicinity Map



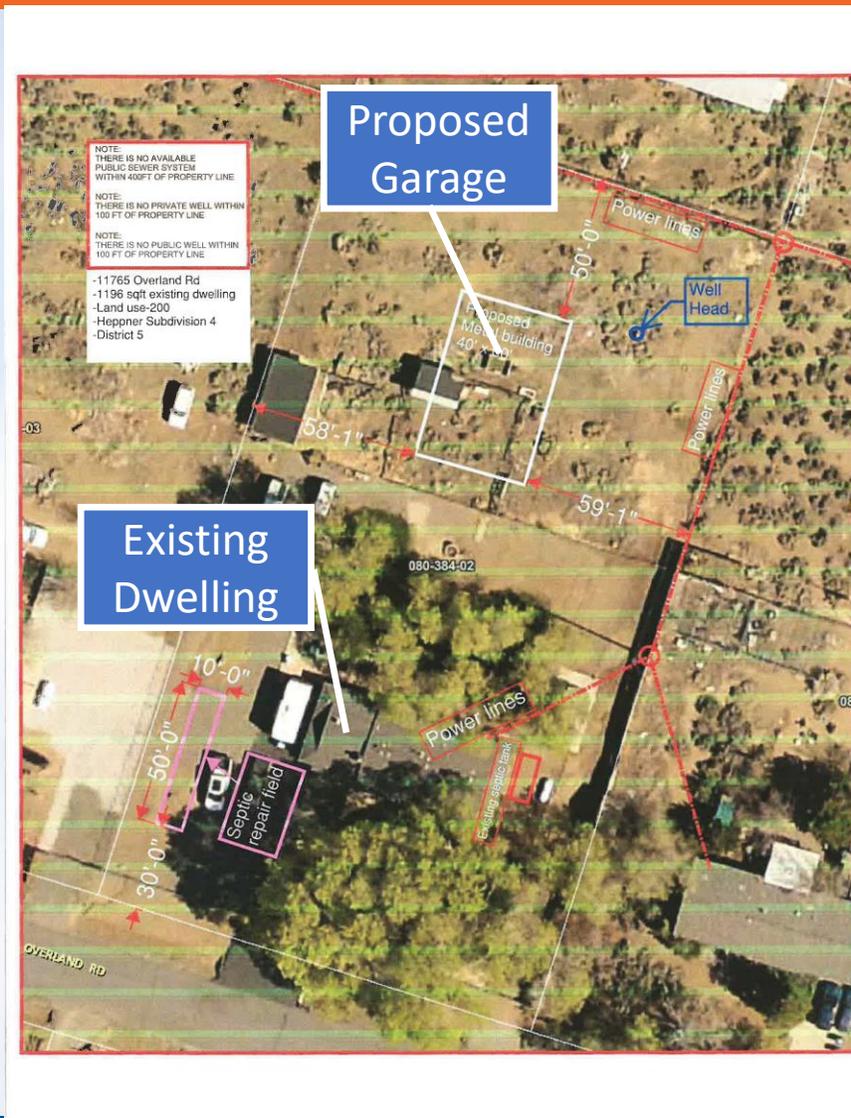
- 1.049-acre parcel
- Surrounding parcels are similarly developed with single-family dwellings and accessory structures
- North Valleys
- Zoned Low Density Suburban (LDS)



The request is for:

- An administrative permit for a 2,400 square foot detached accessory structure (garage) that is larger than the existing 1,676 square foot dwelling pursuant to Washoe County Code Sec. 110.306.10(d).

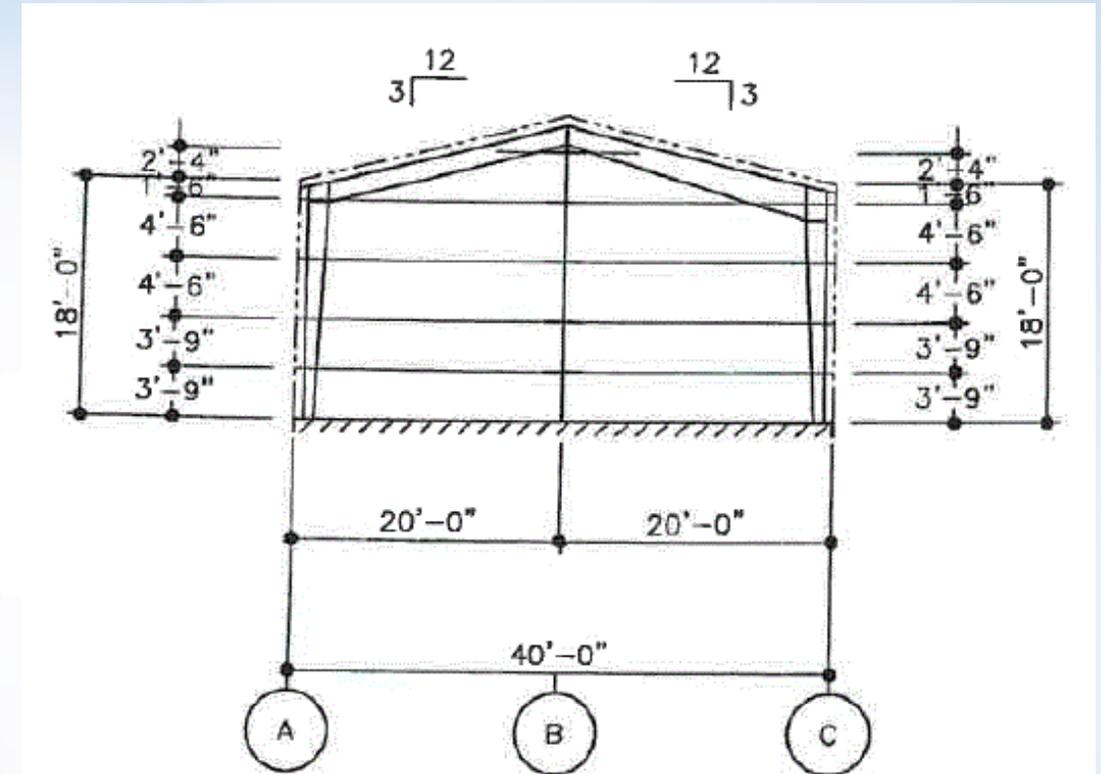
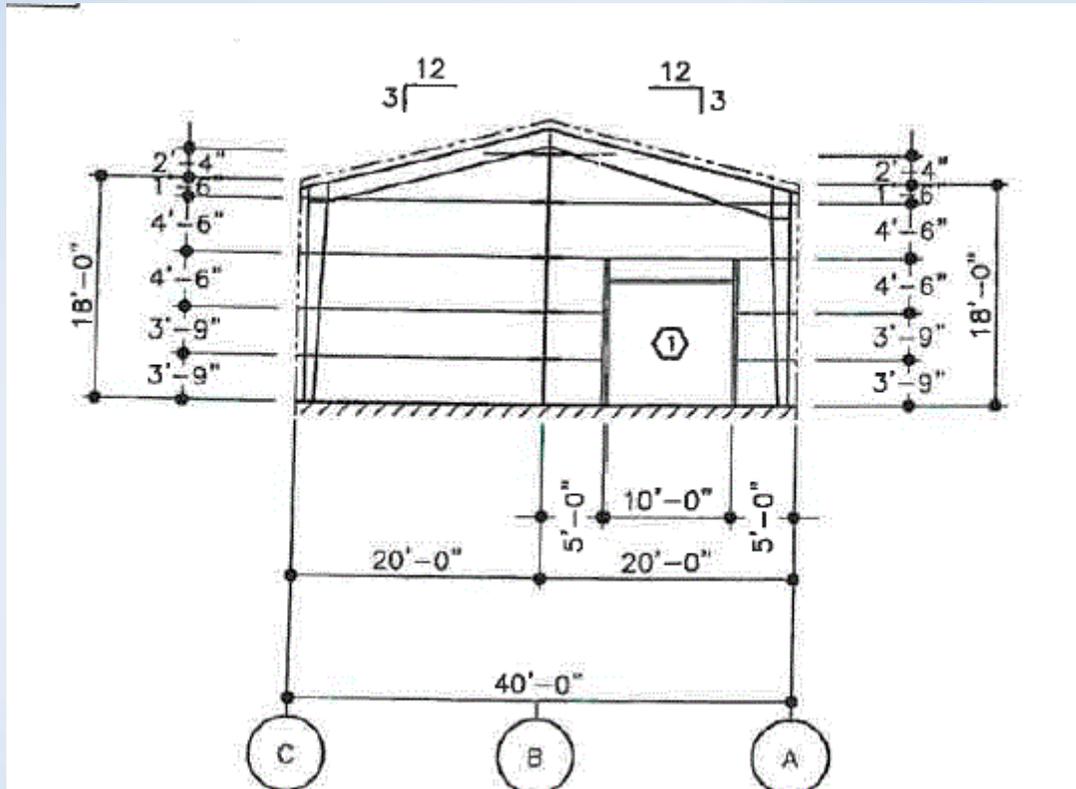
Site Plan



Front and Rear Elevations



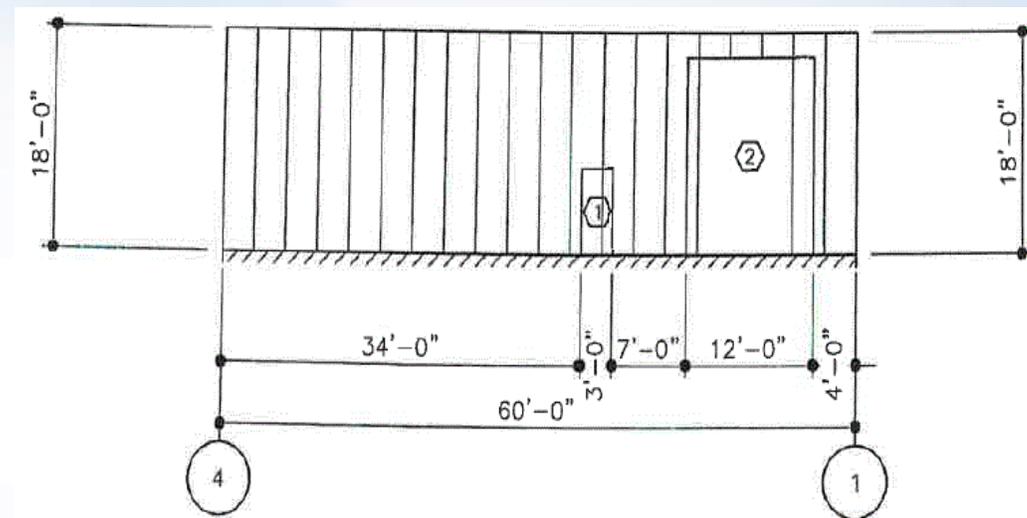
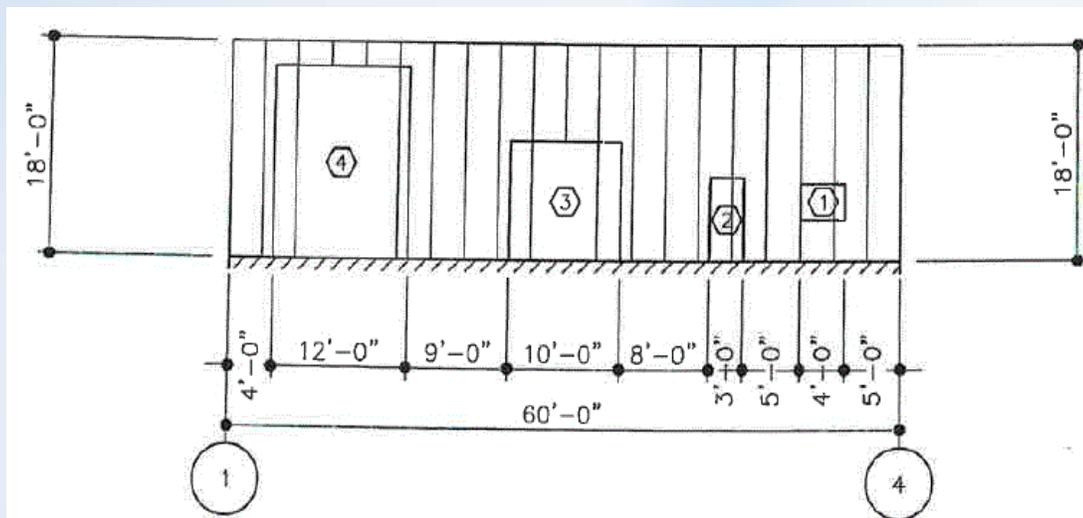
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Side Elevations



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- Compliant with the setbacks for the LDS zoning:
 - Front and Rear: Thirty (30) feet
 - Sides: Twelve (12) feet
- Compliant with the maximum height of thirty-five (35) feet for the LDS zoning – proposed garage height is twenty-two (22) feet.
- The allowed lot coverage is based on the total building footprint on the lot and cannot exceed twenty-five (25) percent of the total lot acreage pursuant to WCC Sec. 110.306.10(a)(2).
 - The total square footage of the existing and proposed building is 4,076 square feet, which is less than twenty-five (25) percent of the 1.049-acre parcel.
- The proposed structure is a prefabricated metal garage. A condition of approval serves to address requiring non-reflective siding and roofing.
- The garage will not have lighting or be connected to water or wastewater facilities.

Reviewing Agencies



- The project application was sent to eleven (11) agencies for review.
- Two (2) agencies provided conditions, which are included in Exhibit A of the staff report.

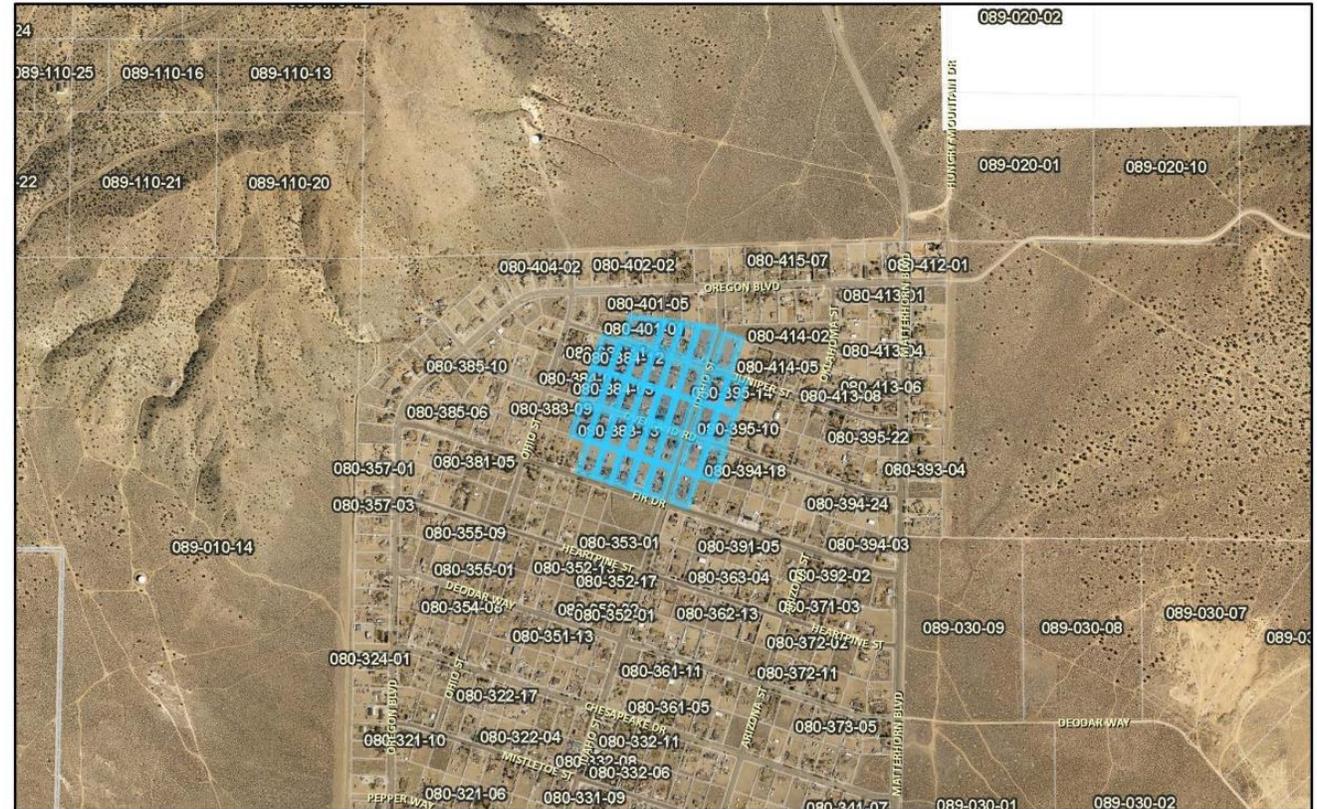
Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOW (Wildlife)	X	X		
NV Water Resources	X			
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH Environmental Health	X			
TMFPD	X	X	X	Dale Way, dway@tmfpd.us ; Brittany Lemon,
NV Energy	X			

Public Notice

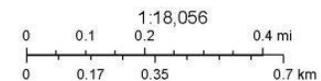


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- Thirty-five (35) parcels noticed
- No public comments



December 13, 2023



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not to be used for boundary

Staff is able to make all 5 required findings, as detailed on pages 10 & 11 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 detached metal garage, 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

Staff recommends the Board of Adjustment approve Administrative Permit Case Number WADMIN23-0018 and provides the following 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 WADMIN23-0018 for Scott Martin, 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

Tim Evans, Planner
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775-328-2314



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