

Washoe County Board of Adjustment



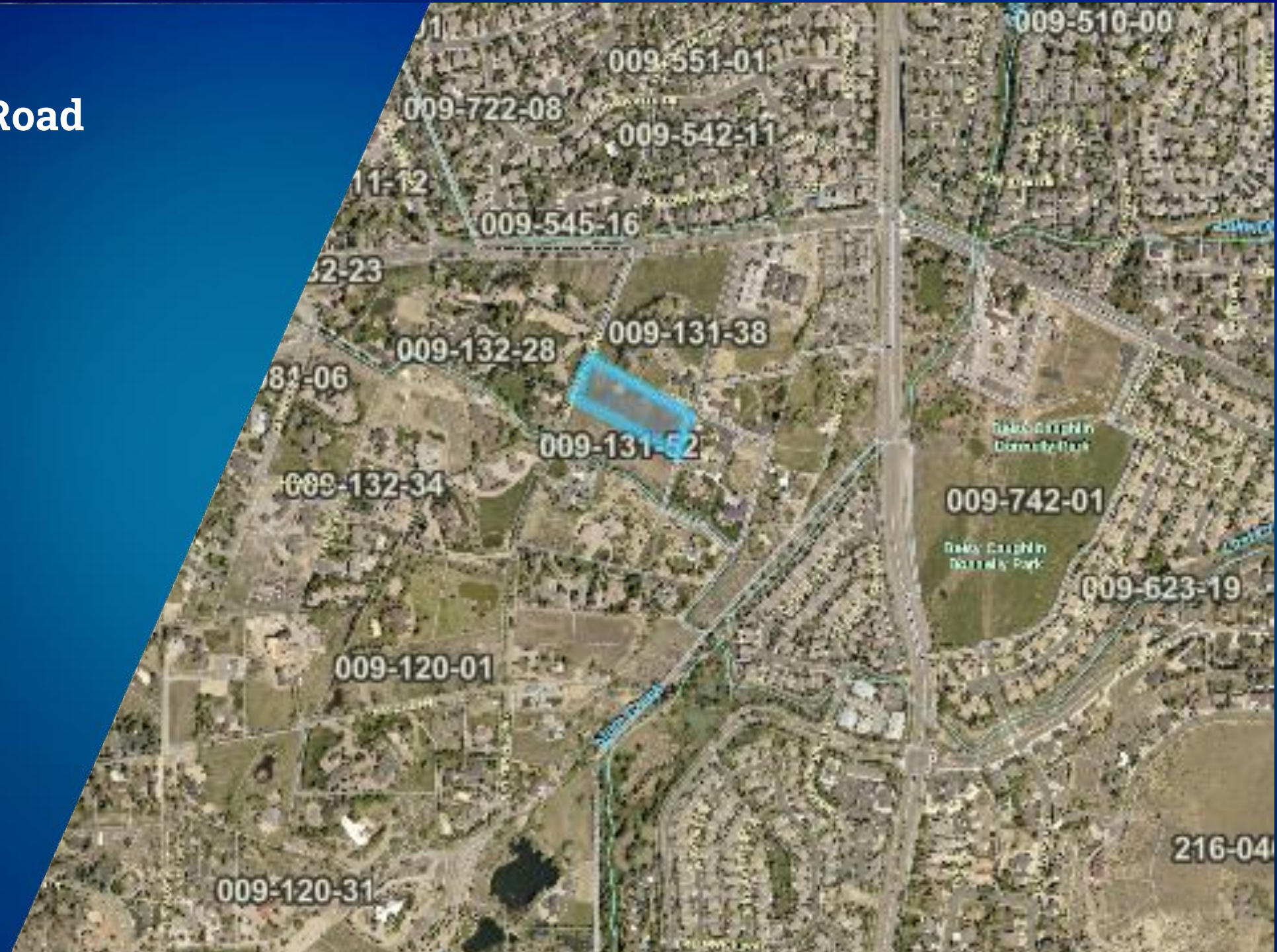
COMMUNITY
SERVICES DEPARTMENT

Variance Case Number WPVAR24-0005 (Juniper Hill Variance)

June 6, 2024

160 Juniper Hill Road

APN 009-131-51

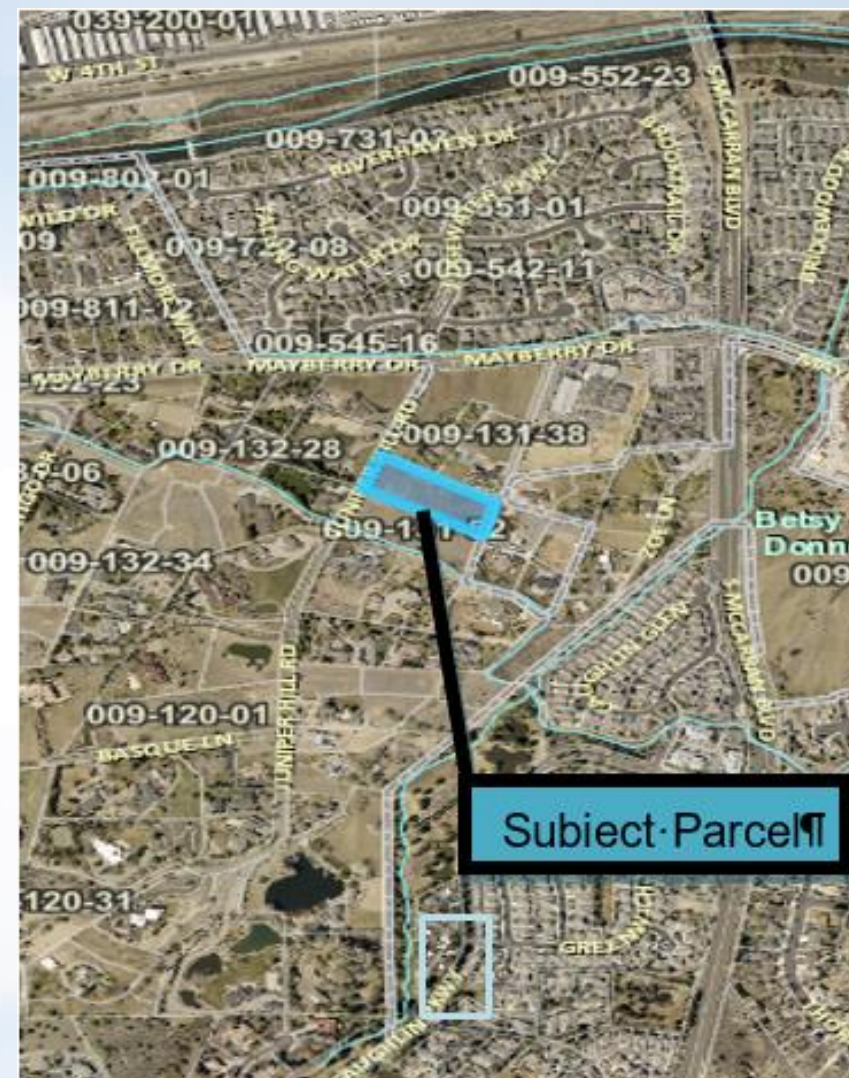


Vicinity Map



COMMUNITY
SERVICES DEPARTMENT

- 2.18-acre parcel
- Surrounding parcels are similarly developed with single-family dwellings
- Southwest Truckee Meadows
- Zoned High Density Rural (HDR)



The request is for:

- A variance to vary the fence height along the front property line from four and one-half (4.5) feet to six (6) feet for security, privacy, and aesthetic purposes.

**COMMUNITY
SERVICES DEPARTMENT**



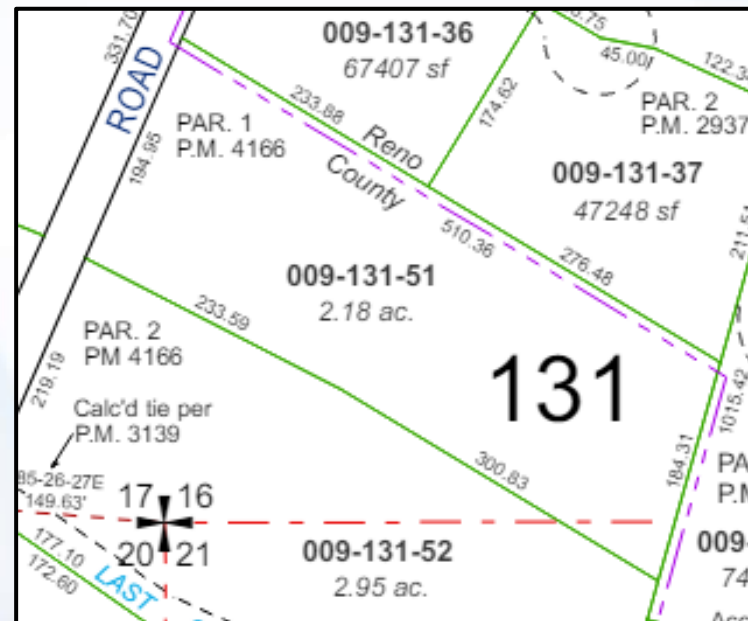
Approval of a variance is limited to particular circumstances. Nevada Revised Statutes (NRS 278.300) limits the power of the Board of Adjustment to grant variances and only under particular circumstances.

The applicant has the responsibility to demonstrate that the subject property exhibits one or more of the following characteristics to demonstrate a hardship:

- 1) exceptional narrowness, shallowness, or shape of a specific piece of property; or
- 2) by reason of exceptional topographic conditions; or
- 3) other extraordinary and exceptional situation or condition of the piece of property.

Exceptional Narrowness and Shape of the Property

- The subject parcel has a width of 184.31 feet.
- WCC 110.220.55, Yard and Lot Standards, requires a minimum width of 150 feet.
- Subject parcel is rectangular shaped, which is not an exceptional shape, and is similar to that of the property directly to the south.



Evaluation



Exceptional Topographic Conditions

- Property has gently sloping topography as indicated by the contour lines.



Extraordinary & Exceptional Situation or Condition

- Applicant states there's an extraordinary and exceptional situation due to:
 1. "Privacy wall similar to other properties in the area."
 2. "Sound barrier, security, and privacy. Existing walls across street bounce sounds (ex. car traffic) off that wall and into property requesting variance."

Evaluation



- Applicant did not provide examples, but stated on the application that there are similar privacy walls in the area.
- Planning staff conducted two site visits to the area – 345 and 155 Juniper Hill Road have privacy walls.
- Portions of the privacy walls at 4.5 feet and at 6 feet – limited records.
- Case by case basis - existence of walls in the area do not factor into making the findings for the variance.



Reviewing Agencies



- The project application was sent to thirteen (13) agencies for review.
- Agency comments are included in Exhibit A of the staff report.

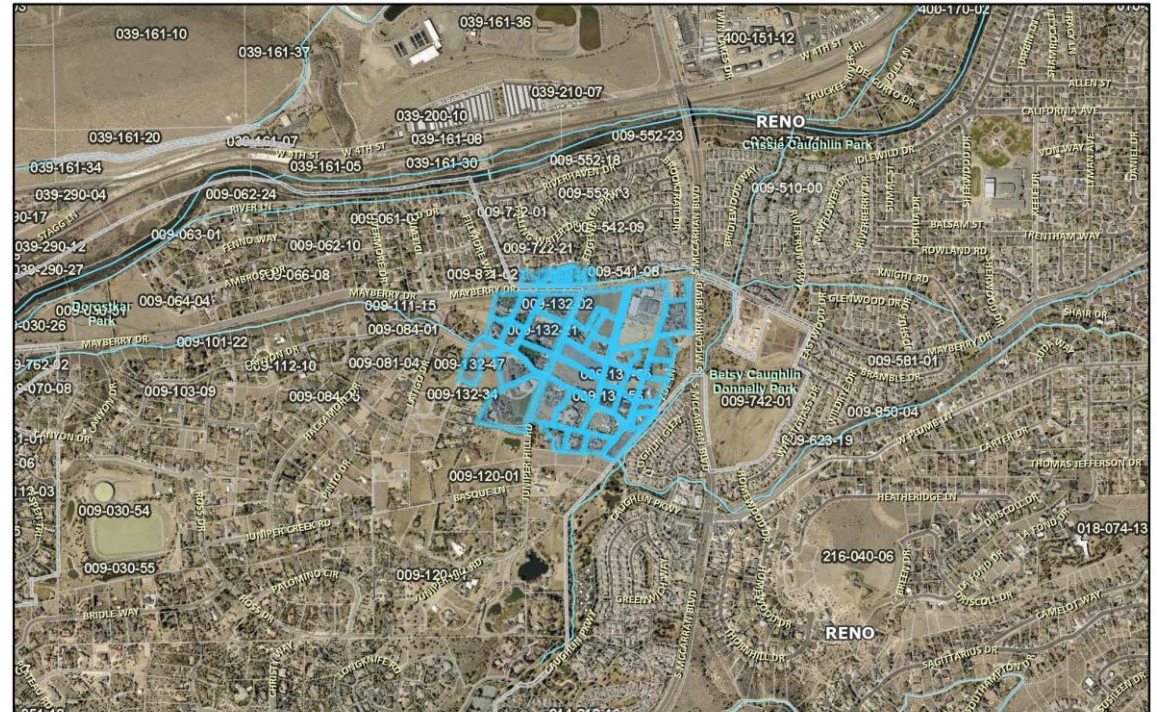
Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X			
TMFPD	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			

Public Notice

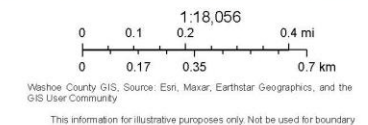


COMMUNITY
SERVICES DEPARTMENT

- Forty-five (45) parcels noticed
- No public comments



April 11, 2024



Staff is unable to make all 4 required findings, as detailed on pages 10 and 11 in the staff report.

- a) Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
- b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
- c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
- d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;

Staff recommends the Board of Adjustment deny Variance Case Number WPVAR24-0005 and provides the following motion as shown on page 11 of the staff report:

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 deny Variance Case Number WPVAR24-0005 for Mike and Stacey Crawford, having been unable to make all four (4) required findings in accordance with Washoe County Development Code Section 110.804.25. Specifically, the Board is unable to make a finding of special circumstances either due to the exceptional property dimensions or shape, extraordinary topographical features, or an extraordinary and exceptional situation specific to the property. Additionally, the Board is unable to make a finding of no special privileges granted.

Thank you

Tim Evans, Planner
Washoe County CSD – Planning Division
TEvans@washoecounty.gov
775-328-2314



COMMUNITY
SERVICES DEPARTMENT
