



Board of Adjustment Staff Report

Meeting Date: February 1, 2024

Agenda Item: 8A

ADMINISTRATIVE PERMIT CASE NUMBER:	WADMIN23-0018 (Martin Garage)
BRIEF SUMMARY OF REQUEST:	To allow a detached accessory structure larger than the main residence
STAFF PLANNER:	Tim Evans, Planner Phone Number: 775.328.2314 E-mail: TEvans@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve an administrative permit for a 2,400 square foot detached accessory structure (garage) that is larger than the residence on the same parcel of land. The residence on the parcel is 1,676 square feet.

Applicant / Property Owner: Scott Martin
 Location: 11765 Overland Road, Reno, NV 89506
 APN: 080-384-02
 Parcel Size: 1.049 acres
 Master Plan: Suburban Residential
 Regulatory Zone: Low Density Suburban
 Area Plan: North Valleys
 Development Code: Authorized in Article 808, Administrative Permits
 Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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 Washoe County 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.

(Motion with Findings on Page 11)

Surrounding Land Uses and Setting

The surrounding parcels are zoned LDS and are similarly developed with dwellings and accessory structures. For example, the contiguous parcel to the north is developed with a dwelling and an accessory structure that is approximately 1,300 square feet.

Article 414, Noise and Lighting

Noise from the project would be from construction of the garage. A condition of approval serves to address limiting construction hours to address impacts to the neighboring properties.

Per the application, the proposed garage will not have any lighting.

The proposed accessory structure will have metal siding and roofing. A condition of approval serves to address glare and requiring non-reflective materials for siding and roofing.

North Valleys Area Plan

The subject parcel is located within the North Valleys Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
NV.3.3	Outdoor lighting must be consistent with best practice “dark-sky” standards	Yes	No lighting is proposed as part of this project.
NV.12.2	Development in the North Valleys area will comply with all local, state and federal standards regarding air quality.	Yes	Project information was sent to Northern Nevada Public Health (Air Quality) for review and no response was received.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

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			

Additionally, AT&T responded stating, “AT&T does not have any adverse comments regarding this project.”

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

WCC 110.808.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the administrative permit request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

- (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.

Staff Comment: The requested detached accessory structure does not conflict with the action programs, policies, standards, and maps of the Master Plan and the North Valleys Area Plan. The parcel is located within the Low Density Suburban (LDS) zone, which allows for detached accessory structures larger than the primary dwelling on the same parcel subject to the issuance of an administrative permit granted by the Board of Adjustment.

- (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.

Staff Comment: A detached accessory structure will not create a significant demand on the existing utilities, roadway improvements, sanitation, or water supply. The project application was sent to Washoe County Engineering, NV Energy, and Northern Nevada

Public Health (Environmental Health) for review and no comments were received expressing any issues with regards to utilities, public facilities, and adjacent roads.

- (c) Site Suitability. That the site is physically suitable for a detached metal garage, and for the intensity of such a development.

Staff Comment: The subject parcel is 1.049 acres with adequate space for a 2,400 square foot detached garage, providing the ability to meet all setback requirements.

- (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.

Staff Comment: The 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 Comment: As there is no military installation nearby, the project will have no impact on a military installation.

Recommendation

After a thorough analysis and review, Administrative Permit Case Number WADMIN23-0018 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

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:

- (a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valley 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.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of

the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Applicant/Owner: Scott Martin, barkingdogvalley@gmail.com

Representatives: Reed Lair, rlair@bigironinc.net