

Washoe County Planning Commission



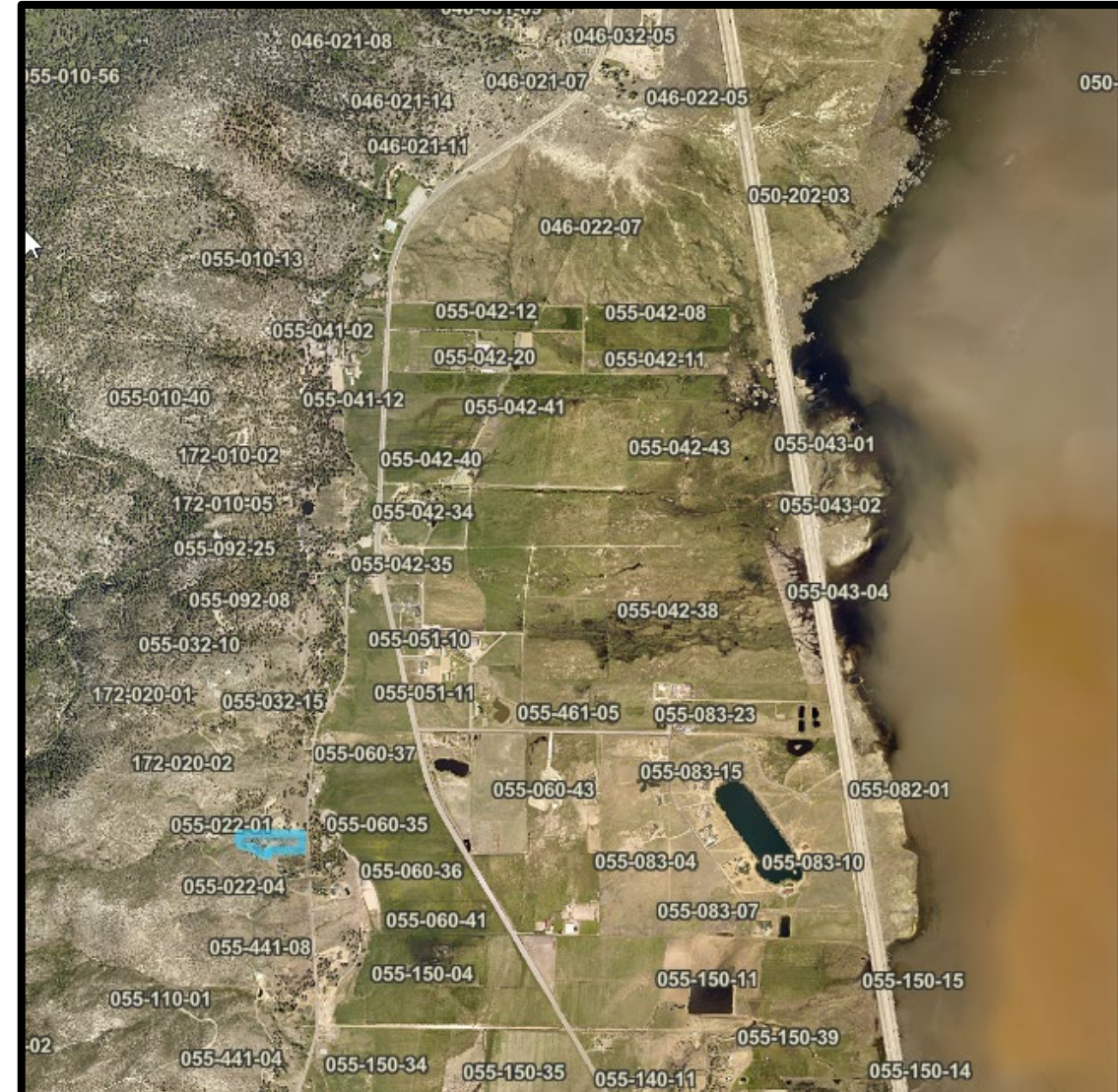
COMMUNITY
SERVICES DEPARTMENT

WAB24-0004 & WPVAR24-0006 (Sheets)

July 2, 2024

The Request is to approve:

1. An abandonment of Washoe County's interest in a 55-foot-wide construction grading easement on a 5-acre parcel (APN 055-021-02) bordering JS Bar Ranch Road; and
2. To vary the front yard setback on the same parcel from 30 feet to 15 feet to construct a garage with an attached water tank.



Abandonment Request

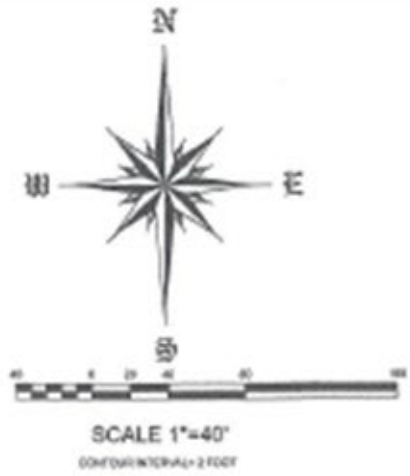


- The applicant is seeking to abandon a 55-foot construction grading easement and states, “This type of easement is typically a temporary construction guidance from a subdivision application and on competition”.
- The abandonment of the easement will not inhibit access to the applicant’s parcel or any other parcels.



LOT 5
APN 055-021-02

LOT 4
APN 055-021-02



NO BUILDINGS ON
THIS PROPERTY

EXISTING SEPTIC
TANK & FIELD

EXISTING
WELL

APN 055-021-02

PROPOSED
BUILDING

LOT 2
PRIMROSE HILLS SUBD
TRACT MAP NO. 1351

ORIGINAL
55' GRADING EASEMENT

20-30'
SETBACK
FROM PROPERTY
LINE

EXISTING POWER

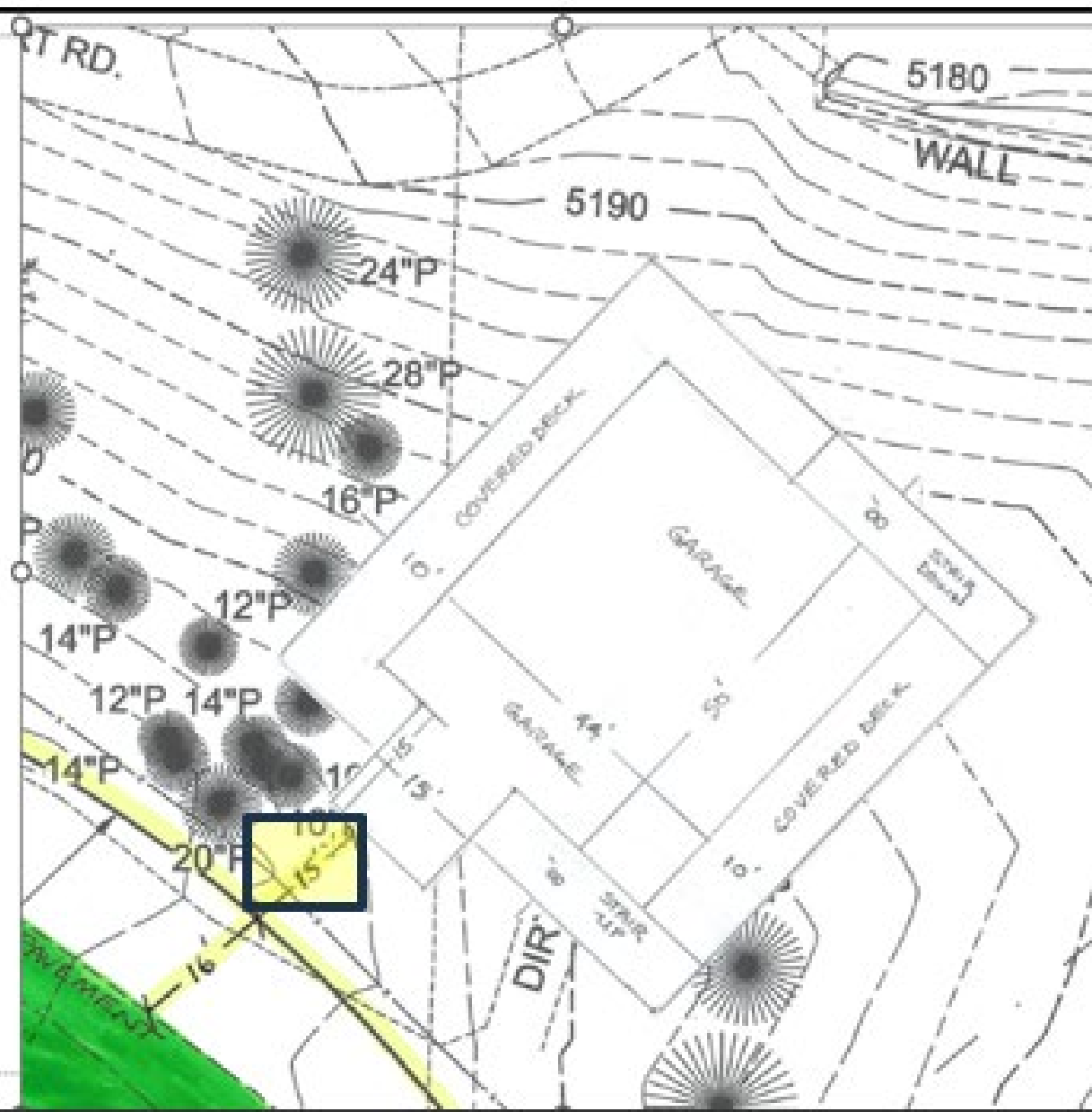
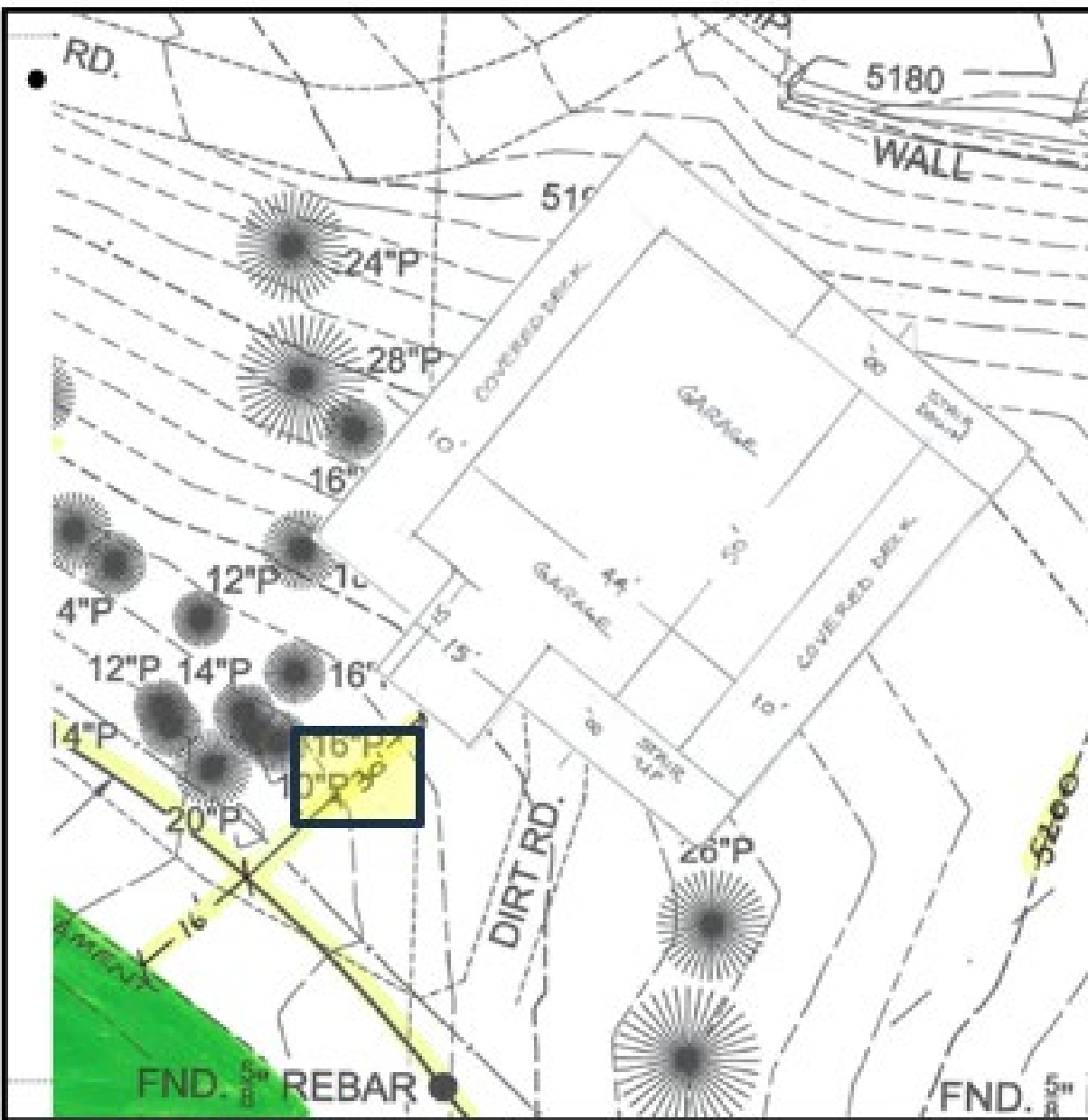
SURVEYOR'S STATEMENT
THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE UNDER MY DIRECT
SUPERVISION AND IN THE PRESENCE OF NON-SURVEYED THE SURVEY WAS COMPLETED IN
AUGUST, 2021.

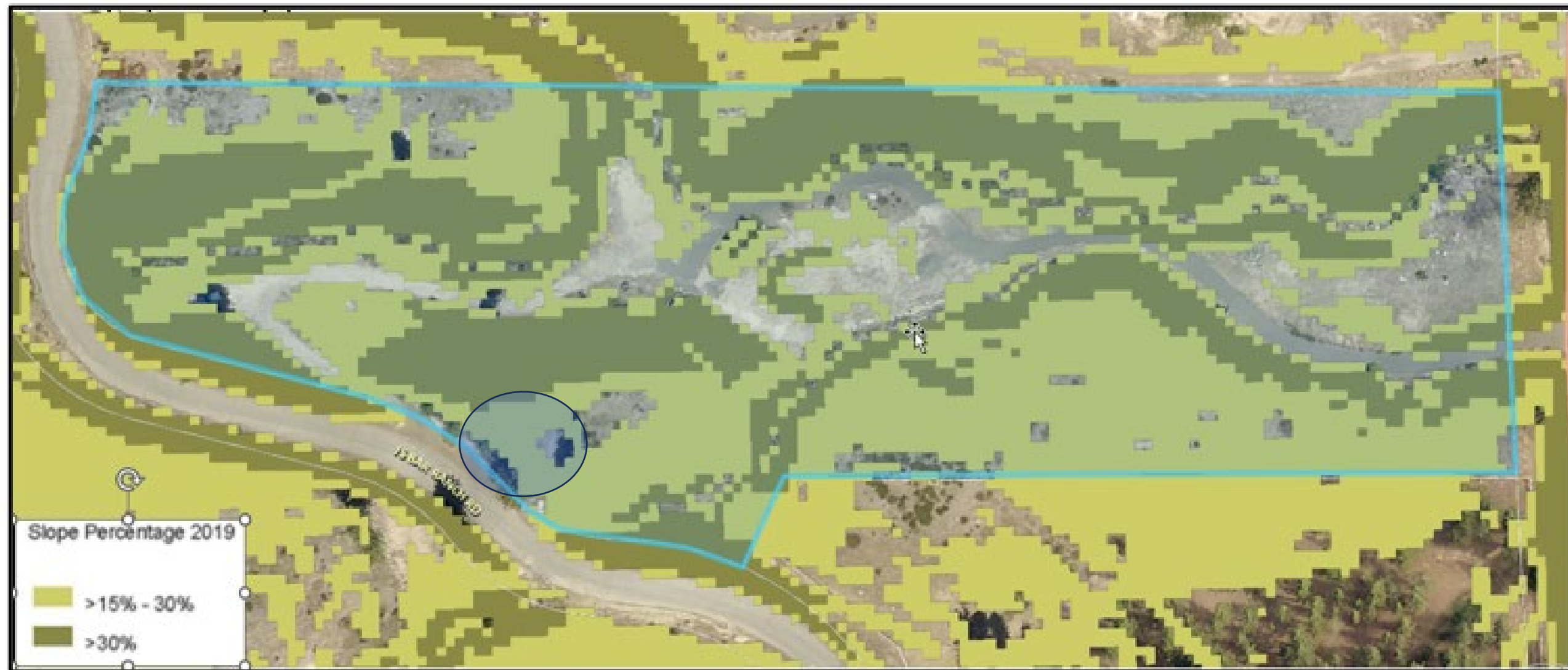


Variance Request



- The applicant is also requesting to reduce the front yard setback from 30 feet to 15 feet to construct a garage with an attached water tank structure.
- The parcel has a regulatory zoning of medium density rural (MDR) and the required front setback is 30 feet from the front property line per WCC Table 110.406.05.1.
- The parcel is a sloped lot and approving the variance for 15-foot for the front yard setback will allow the applicant to locate the garage and water tank structure in a flatter area adjacent to JS Bar Ranch Rd.
- The garage building would be located on 10% grade instead of a grade greater than 20%.
- The variance will reduce the amount of grading and will lessen the removal of trees.







Views from JS Bar Ranch Road



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Views from JS Bar Ranch Road



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Variance Requirements



- Approval of a variance under County Code is limited to 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 that would warrant granting the variance: :
 - 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.

Requirement 1 & 2



- Exceptional Narrowness, Shallowness, or Shape :
 - The 5-acre parcel does not meet any exceptional characteristics of narrowness, shallowness, or shape that would warrant granting a variance.
 - The width of the parcel is 244 feet, the shortest length is 778 feet, and the property is largely rectangular in shape.
 - Per Washoe County Code (WCC) Table 110.406.05.1, for parcels zoned MDR, the minimum lot width is 200 feet, and the minimum lot size is 4 acres and this parcel meets these standards.
- Exceptional Topographic Condition:
 - There are some “exceptional topographic conditions” on the 5-acre parcel.
 - The applicant is requesting to locate the garage adjacent to the roadway on the flattest spot adjacent to the roadway.
 - To locate the building at this location requires to vary the required 30-foot front setback to 15-feet.

Requirement 3



- Extraordinary and exceptional situation or condition of the property and/or location of surroundings.
 - The applicant contends that there is an “extraordinary and exceptional situation or condition of the property”, based upon the slope adjacent to the roadway.
 - While there are flatter areas on the 5-acre parcel, the property owner is asking to locate the garage building adjacent to the roadway.
 - The 15-foot variance will lessen the amount of grading, removal of trees and will not impact roadway access or views
 - The request will lessen the impact to the parcel and the area and Staff is supportive of this request.

Garage Request

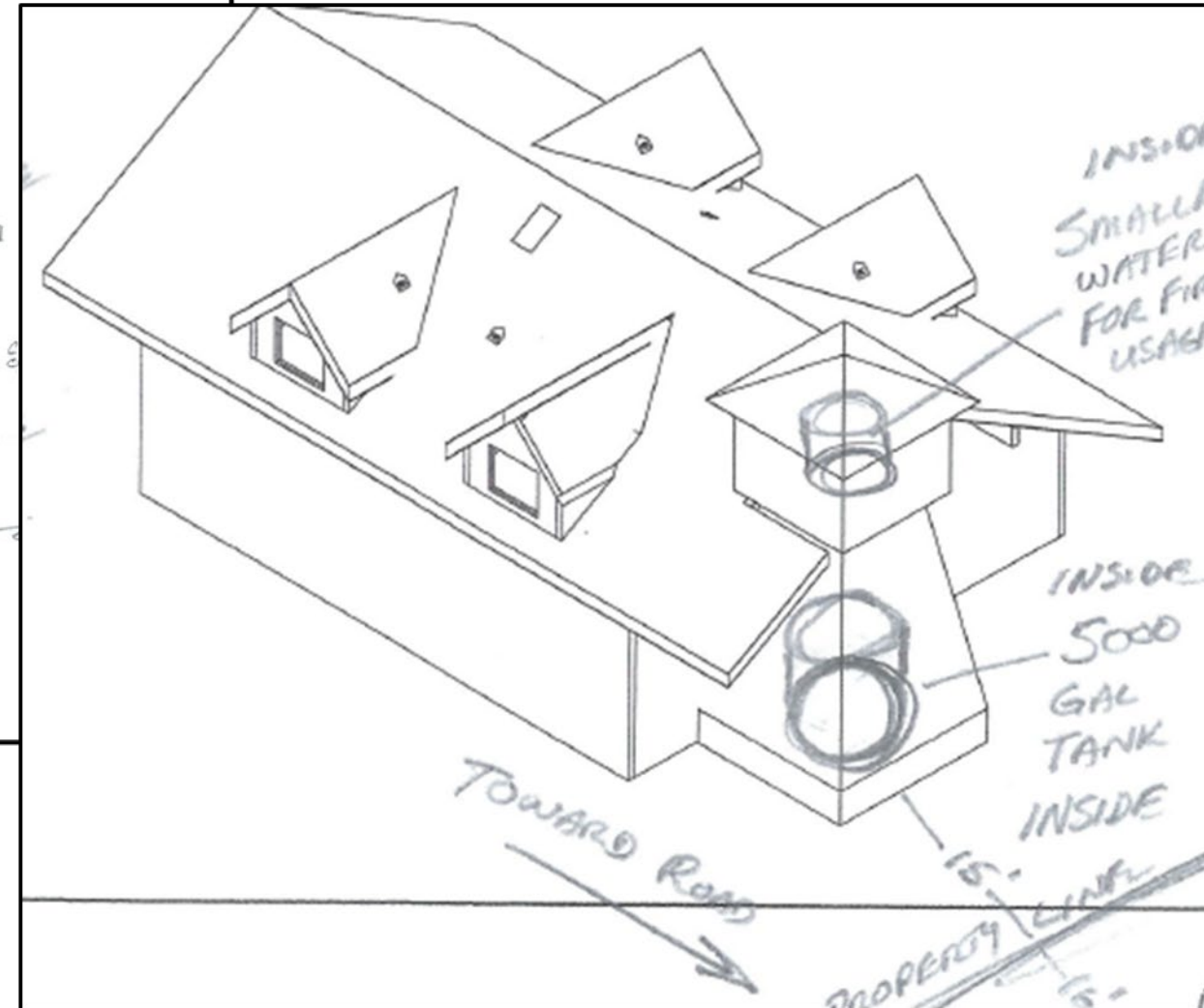


- The 3-story garage building will include area for 4-cars, to provide parking off the street, which will reduce the potential for vehicles interfering with snow removal equipment.
- A living space is proposed on the second floor, which the property owner will use until a larger main residence is constructed.
- The lower level will be used for storage.
- The attached water tank will provide additional water for possible fires uses.
- The applicant states that the top of the roof peak will be “below any potential building pad behind the home” and will not block views or interfere with any sight-line in the area according to the applicant.

Garage Design

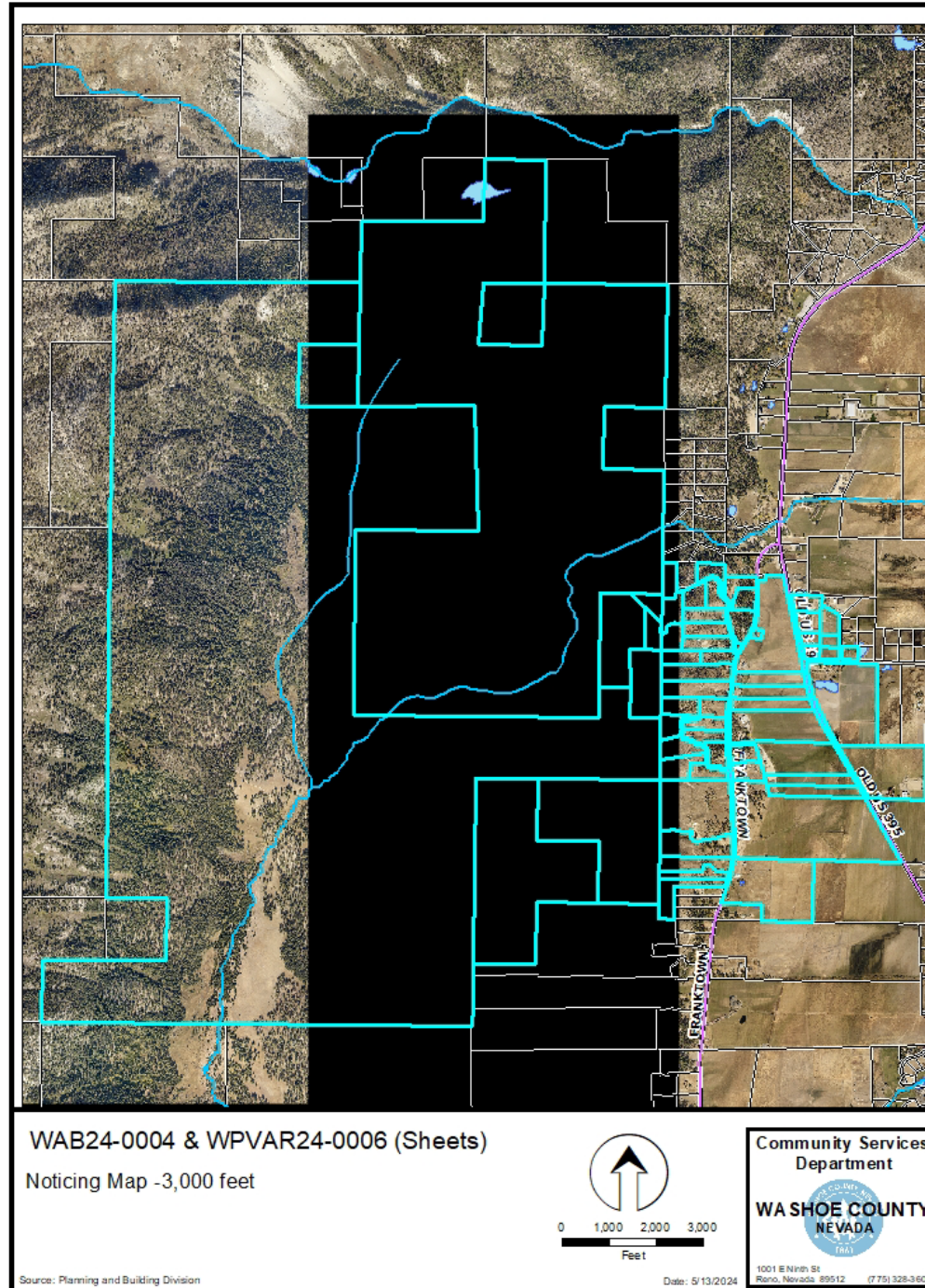


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Noticing

- Property owners within 3,000 feet of the site were noticed and 45 notices were sent out.
- Have received several phone calls and one emails



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Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report.
- Staff can make all the findings as explained in the staff report and the PowerPoint presentation.

Possible Motions



- Possible motions can be found in the staff report

Thank you

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