

Community Services Department
Planning and Building
**DIRECTOR'S MODIFICATION OF
PARKING/LANDSCAPING
MINOR DEVIATION
STANDARDS APPLICATION**



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.:	
Project Name: Guest House			
Project Description: Convert an existing barn into a guest house.			
Project Address: 4625 Canyon Drive Reno, NV 89519			
Project Area (acres or square feet) 1433 SF			
Project Location (with point of reference to major cross streets AND area locator): 4625 Canyon Drive ~major cross street Maybeny Drive			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
009-111-11	1.76		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Brett and April Wame		Name	
Address:		Address:	
Reno, NV	Zip: 89519	Zip	
Phone:	Fax:	Phone:	Fax:
Email:		Email	
Cell:	Other:	Cell:	Other:
Contact Person: April Wame		Contact Person	
Applicant/Developer:		Other Persons to be Contacted:	
Name: April Wame		Name	
Address: Reno, NV		Address:	
Zip: 89519	Zip		
Phone:	Fax:	Phone:	Fax:
Email:		Email	
Other:		Cell:	Other:
Contact Person:		Contact Person	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

February 2024

Director's Modification of Standards
Supplemental Information
(All required information may be separately attached)

1. What modification or deviation are you requesting? **Be specific.**

I am proposing a directors modification of a minor deviation to the current allowable setback of the existing structure.

2. Why is the modification or deviation necessary to the success of the project/development? **Be specific.** Are there any extenuating circumstances or physical conditions on the proposed project/development site?

The modification is necessary to allow reasonable use of an existing barn structure that was constructed prior to a boundary line adjustment without consideration of applicable setbacks.
The structure is very close to the required setbacks and consideration of a minor deviance would allow for a permitted guest house interior conversion without any impacts to adjacent properties. There is no expansion of current building footprint or current CMU wall where the setback is a concern.

3. Are you proposing to mitigate the effect of the modification or reduction?

Yes, the request is limited to recognizing the existing setback condition of the barn structure, with no expansion of the building footprint or increase in encroachment toward the property line. All improvements are interior only. The existing structure will remain in its current location, and no changes are proposed that would increase impacts related to privacy, light, air, noise, or drainage to adjacent properties.

4. What section of code are you requesting to modify or deviate? **Be specific.** List the code section and if there are specific requirements for the modification, provide detailed information. For deviation, provide the percentage of the deviation.

I am looking for limited relief from the side yard minimum setback requirements in the LDS zoning. Washoe County development code article 306 specifically Section 306.04.03, governing side-yard setback requirements for accessory structures within LDS zoning district.
The request is limited to relief from the required side yard setback as it applies to an long standing existing structure that predates current setback standards or was modified when a boundary line adjustment was made to sell the

5. For Minor Deviation request; list what properties/parcels are affected by the deviation? Explain if there will be any impacts to the affected neighboring properties. (At a minimum, affected property owners are those owners of parcels that immediately abut the location of the proposed minor deviation.)

The minor deviation request applies only to the subject parcel. The existing structure is already located in its current position and no expansion, relocation, or exterior modification proposed. The entire side under review is paralleled by a CMU wall that also will not be modified in anyway. There will be no changes in height to any structures. Accordingly, the requested minor deviation will not adversely affect any neighboring parcels.

LEGEND

✖ PROPERTY ANGLE POINT,
NOTHING SET OR FOUND

APN: 009-111-16

N78°11'29"E 240.00'

25.00' FOUND REBAR & CAP "PLS 3917"

BASIS OF BEARINGS:
NEVADA STATE PLANE
COORDINATE SYSTEM,
WEST ZONE GRID, NAD
83/94 HARN. BEARINGS
SHOWN ARE ROTATED
0°18'29" CLOCKWISE FROM
THE BEARINGS AS SHOWN
ON TRACT MAP 357.

LOT 7 ~ T.M. 357
APN: 009-111-08

N19°30'01"N

320.43'

N70°28'29"E

42.16'

FOUND 3/4 IRON PIPE

$$\Delta = 9°18'35"$$

$$L = 159. \frac{3}{2}$$

$$R = 980.00$$
ADJUSTED LOT 6**R.O.S. 2218**

4625 CANYON DRIVE
APN: 009-111-11
77,353± SQ.FT.
(1.776± ACRES)

CANYON DRIVE

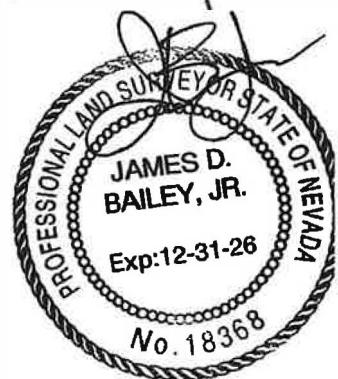
N70°28'29"E 238.11'

ADJUSTED LOT 5
R.O.S. 2218
APN: 009-111-12

10.8' BLDG. TO
PROPERTY LINE10.9' BLDG. TO
PROPERTY LINEN70°08'53"E
31.16'

11.0' BLDG. TO PL

Digitally signed
by James D.
Bailey, Jr.
Date:
2025.08.27
14:43:09 -07'00'



BOUNDARY & SITE SURVEY
4625 CANYON DRIVE
WASHOE COUNTY, NEVADA 89519

DRAWN BY: TDM

JOB NO.: APW25114

PAGE 1 OF 1

CHECKED BY: JDB

SCALE: 1"=60'

DATE: AUGUST 2025



Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys
8725 Technology Way, Reno, NV 89521 · (775) 690-4194

0 30 60 12
SCALE: 1" = 60'