



WAC21-0004 (Greenview HOA)



**Washoe County Board of Adjustment
August 5, 2021**



Background

- Variance permit WVAR19-0001 to reduce the front yard setback from 15-feet to 1 ½-feet and the northwest side yard setback from 5-feet to 1-foot to allow the construction of one single car garage and one two-car garage in the common area was heard on March 7, 2019 by the BOA and it was denied
- The variance was appealed to the Board of County Commissioners (BCC) and approved on May 28, 2019



Site Plan



LOT AREA	IMPERVIOUS SURFACE AREA
21,170 SQ. FT. 2,666 SQ. MTRS	4 UNITS 3,200 SQ. FT.
	3000/STAIRS 800
	CONCRETE 810
	A.C. PAVING 718
	TOTAL 5,328 SQ. FT.

- NOTES**
- 1) BUILDING SETBACKS SHALL BE CONFIRMED WITH HOMEOWNERS ASSOCIATION, ARCHITECTURAL COMMITTEE, OR GREAT ADVISORY GROUP.
 - 2) IMPERVIOUS SURFACE AREA SHALL BE CONFIRMED BY TOPA SITE ASSESSMENT.
 - 3) SOME LANDSCAPE FEATURES MAY NOT BE SHOWN ON MAP. CONTIGUOUS AREAS AVERAGED IN THESE AREAS.





Analysis

- **The applicant is currently requesting an extension of two years (June 4, 2023), to continue to secure all agency approvals, including the Tahoe Regional Agency project application**
- **The only change to the conditions of approval is the extension of two years to submit construction plans for the garages**



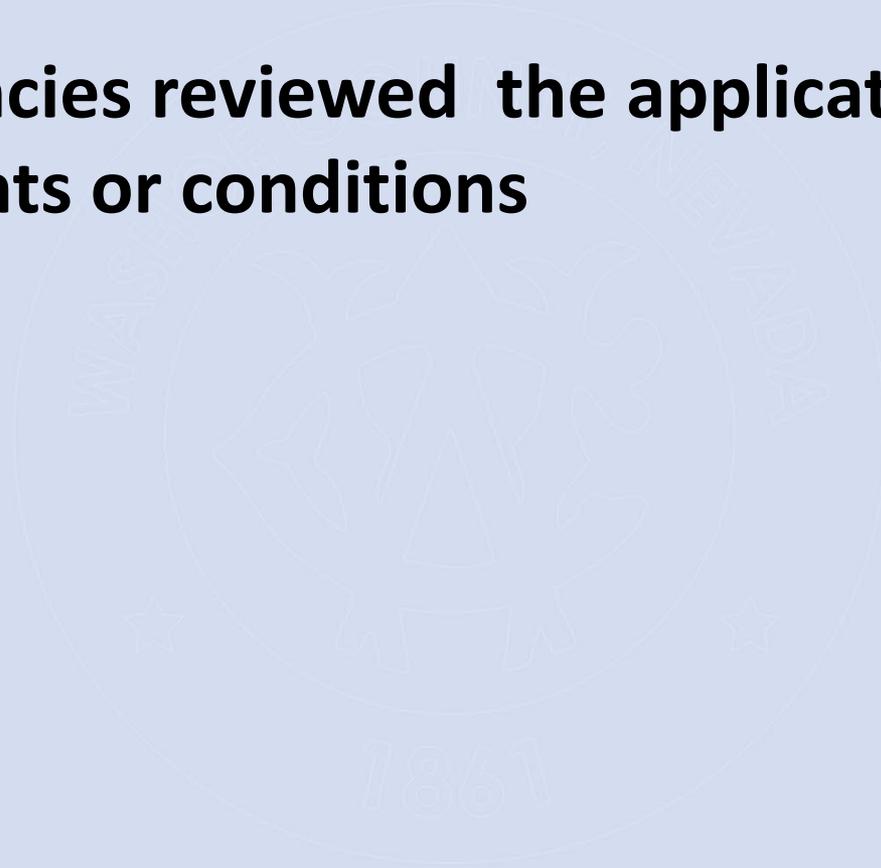
Anaylsis

- **The BOA is being asked to determine if the request to extend the life of the approved variance is appropriate**
- **It is not within the Board's purview to re-litigate the approval of WPVAR19-0001, which was approved on appeal by the BCC**



Reviewing Agencies

Various agencies reviewed the application, and none had comments or conditions





Required Findings

- **Staff is able to make Variance Findings- WCC Section 110.804.25:**
 - 1. Special Circumstances;***
 - 2. No detriment;***
 - 3. No special privileges;***
 - 4. Use authorized;***
 - 5. Effect on a Military Installation***



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 Amendment of Conditions Case Number WAC19-0004 for Greenview HOA with the conditions included as Exhibit A to this matter, having made all three findings in accordance with Washoe County Code Section 110. 110.804.25