



WADMIN21-0002 Lee Garage



Board of Adjustment
June 3, 2021

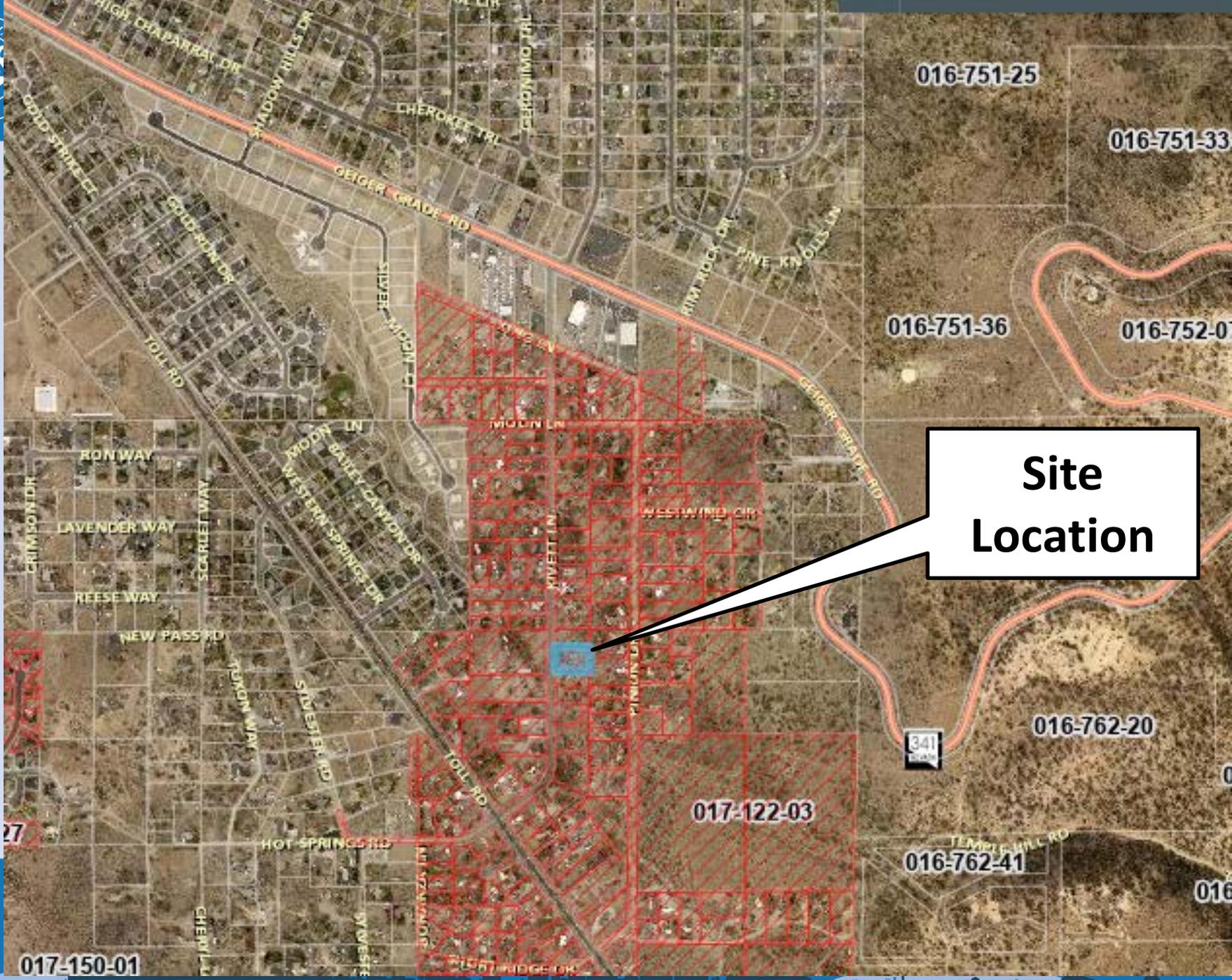




Request

The request is for an administrative permit for a 2,000 SF detached accessory structure that is larger than the existing 924 SF main residence; a special use permit is required per Washoe County Code 110.306.10(d)





**Site
Location**



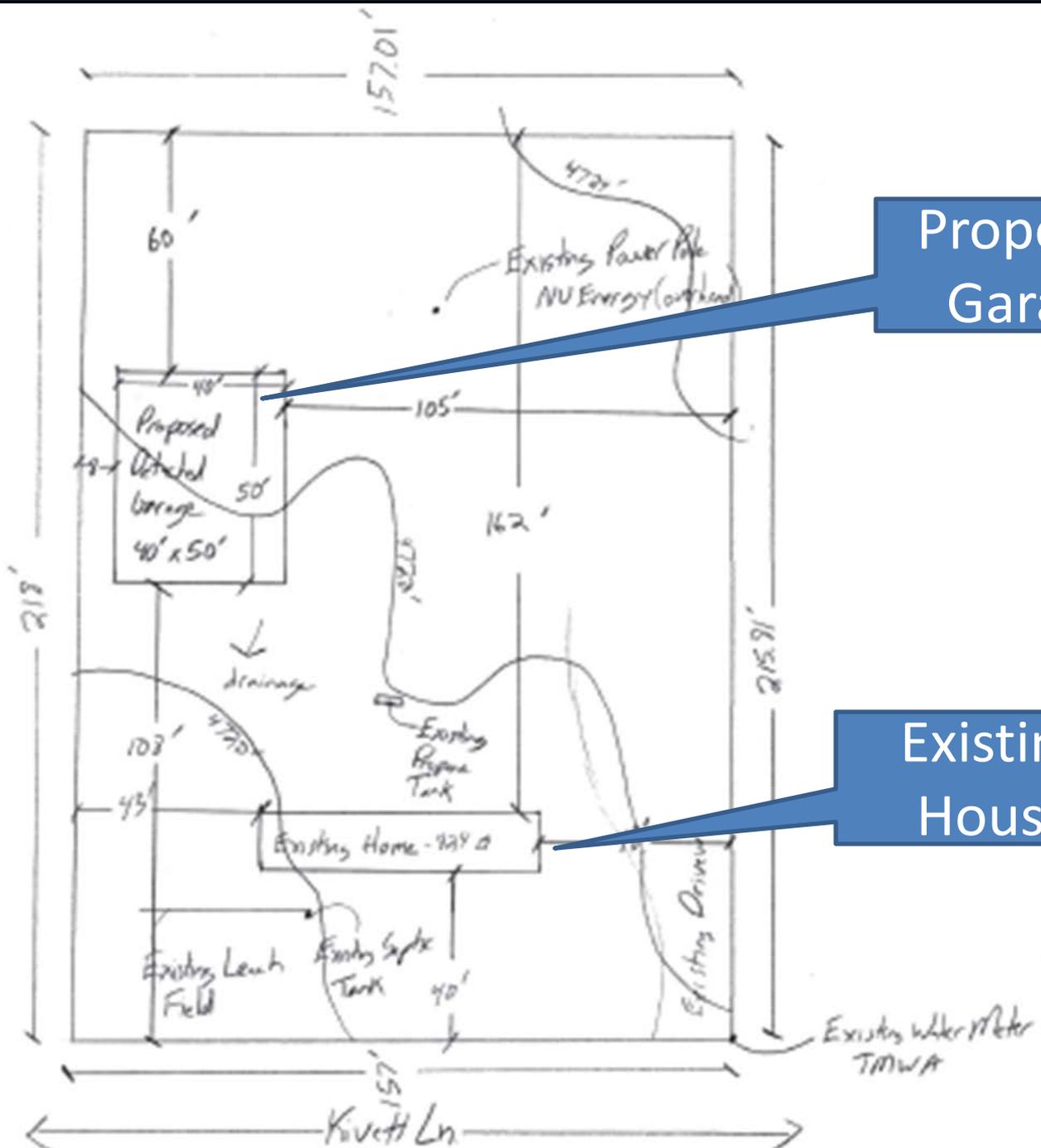
Analysis

- **The parcel is located at 15280 Kivett and has a regulatory zone of Medium Density Suburban (MDS) and is in a trailer (TR) overlay zone as do the surrounding parcels**
- **The accessory structure will meet MDS setback requirements setbacks -20 feet from the rear and 8 feet on the side**



Analysis

- **The parcel is relatively flat, and the proposed detached accessory structure will be located to the rear of the parcel, behind the residence**
- **The owner has indicated the existing shed on the property will be removed after the metal garage is constructed**
- **No electricity or plumbing will be in the garage**
- **There are other detached accessory structures in the area, including across the street and the parcels to the east of the property**

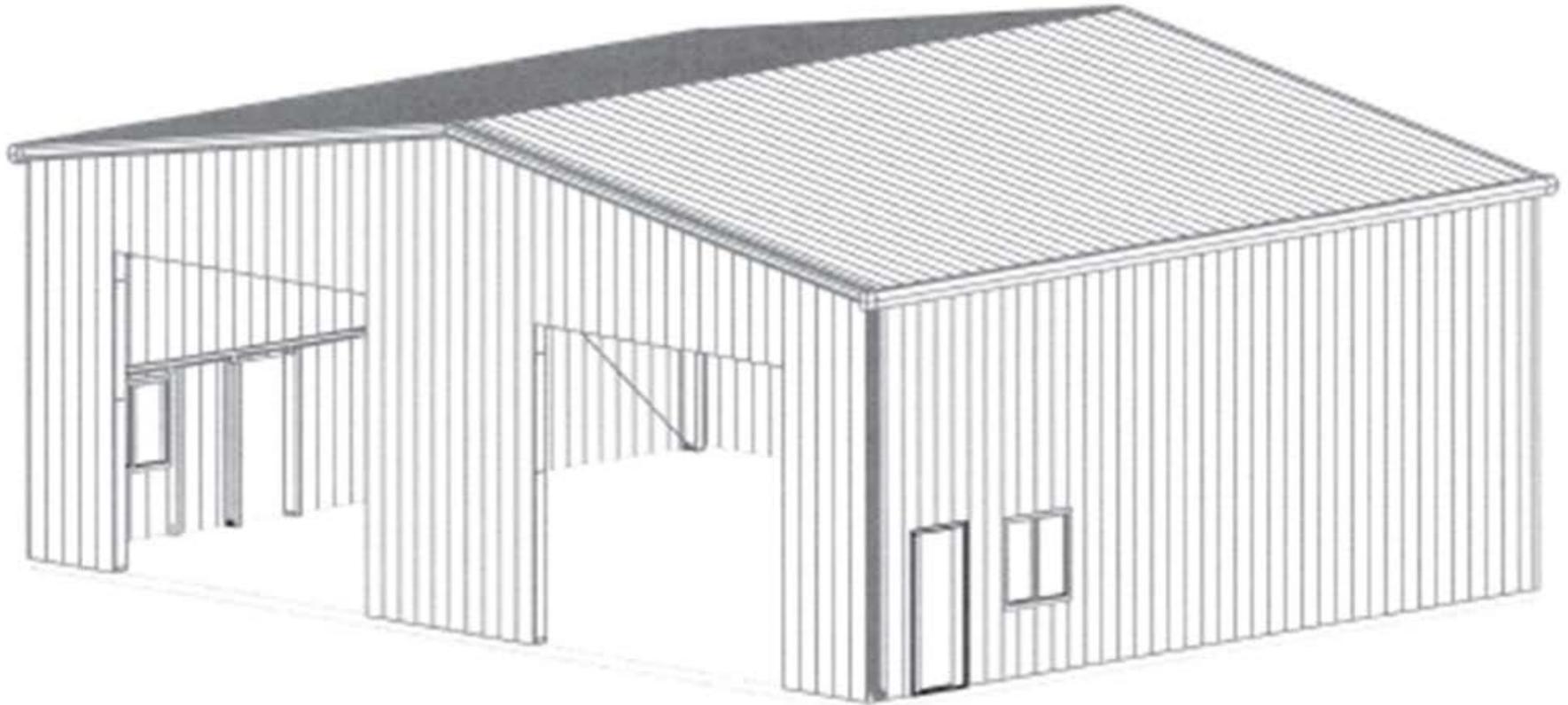


Proposed Garage

Existing House



Elevation





Public Notice & CAB

- **Notices were sent to 45 parcels**
- **The item was on the South Meadows Truckee/Washoe Valley Citizen Advisory Board agenda on May 6,2021**
- **The CAB had no questions and unanimously recommended approval of the request**



Reviewing Agencies

- **Various agencies reviewed the application, their comments are included in the staff report**
- **Agencies with conditions, are included in the Conditions of Approval**



SUP Findings

1. **Consistency**. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southwest Truckee Meadows Area Plan;
2. **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;
3. **Site Suitability**. That the site is physically suitable for detached accessory dwelling unit and for the intensity of such a development;
4. **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;
5. **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.



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 WADMIN21-0002 for Brandon Lee, 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