



WSUP21-0008

Walker Guest House

Board of Adjustment
May 4, 2021



Request

The request is for a special use permit to allow for a detached accessory dwelling unit on a parcel with the regulatory zoning of Medium Density Suburban (MDS), in accordance with Washoe County Code (WCC) per WCC Table 110.302.05.1. and WCC 110.306.25

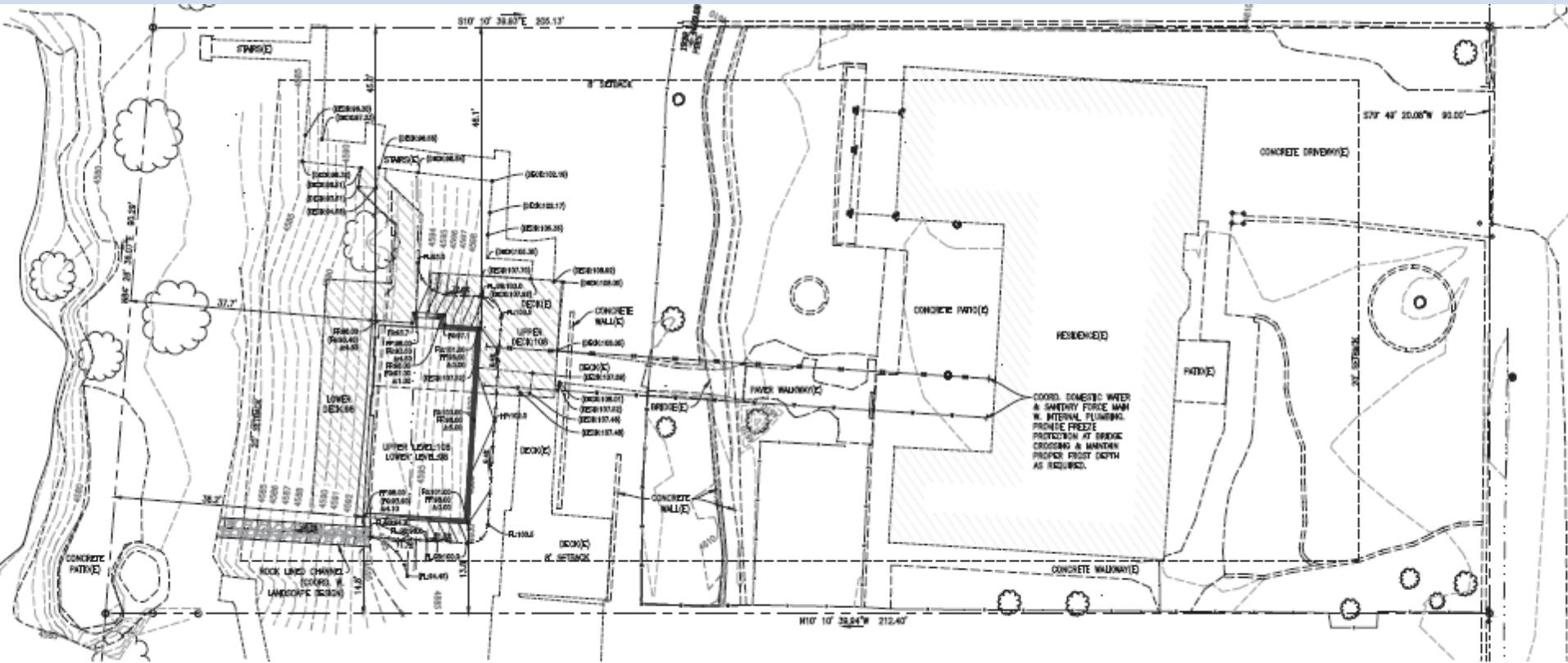


Analysis

- **The DAD will meet MDS setback requirements setbacks -20 feet from the rear and 8 feet on the side**
- **The property borders the Truckee River to the north and the DAD will be 38.2' from the property line fronting the river**
- **Conditions of approval will require that no construction or excavation occur below the 14,000 cubic feet per second (cfs) zone of the Truckee River, which is located at 4585.8 elevation contour point**

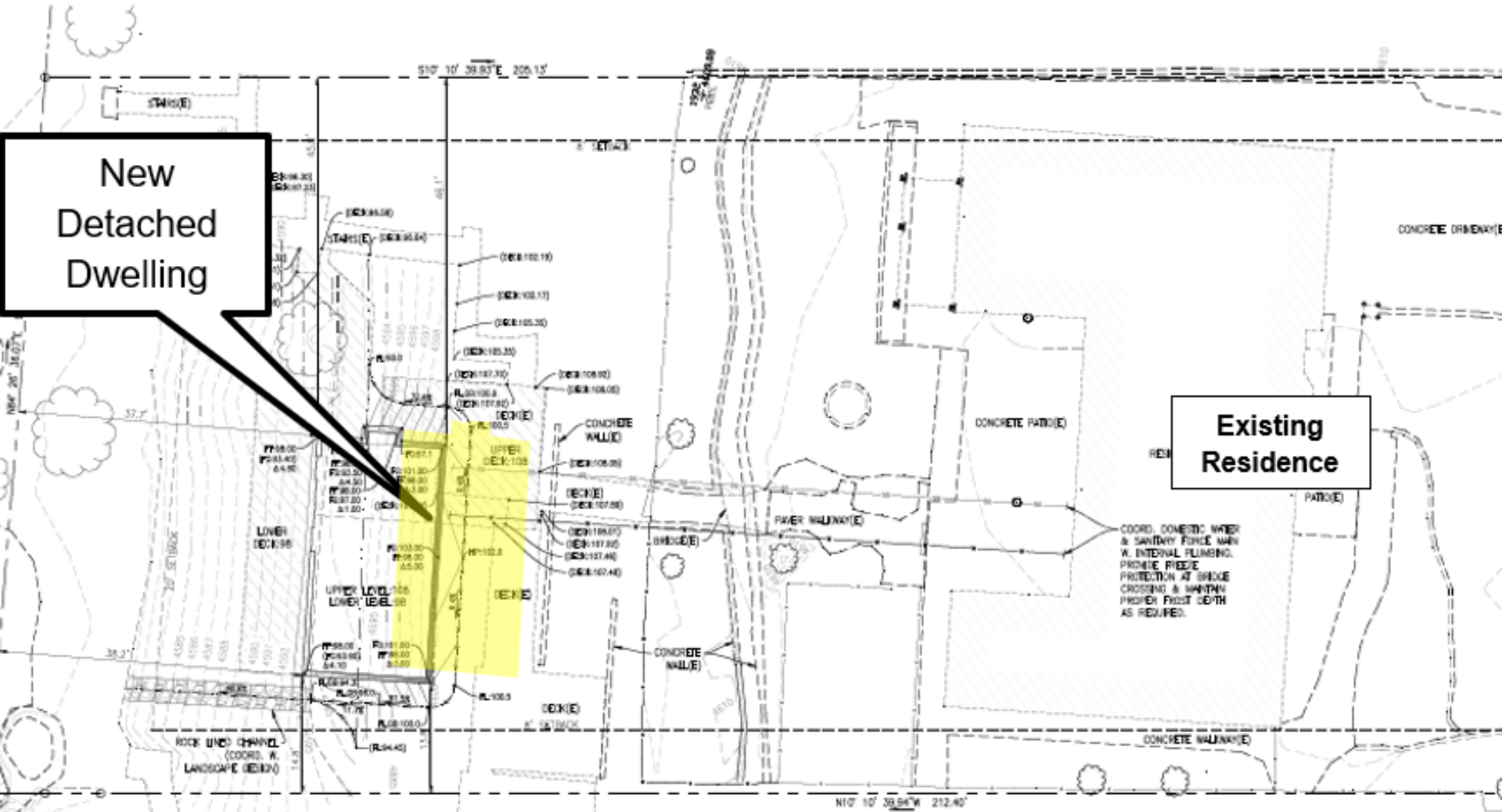


Overall Site Plan





Site Plan



New Detached Dwelling

Existing Residence

COORD. DOMESTIC WATER & SANITARY FORCE MAIN W. INTERNAL PLUMBING. PROMOTE FLOOD PROTECTION AT BRIDGE CROSSING & MAINTAIN PROPER FLOOD DEPTH AS REQUIRED.

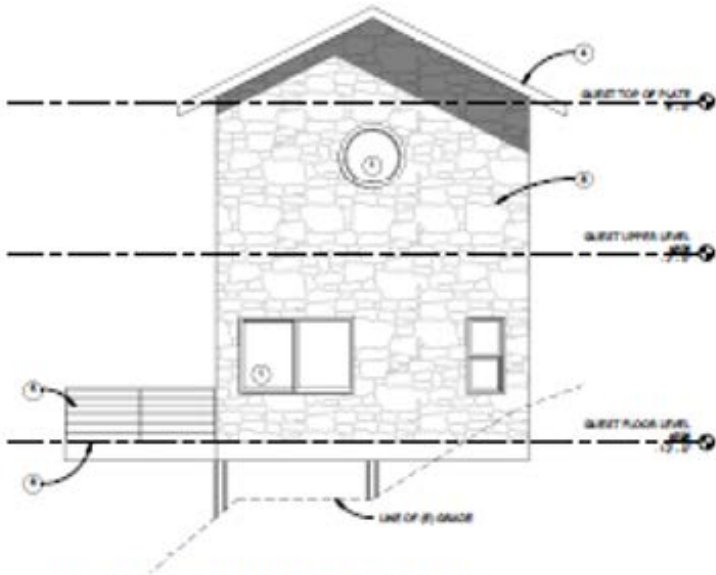


Analysis

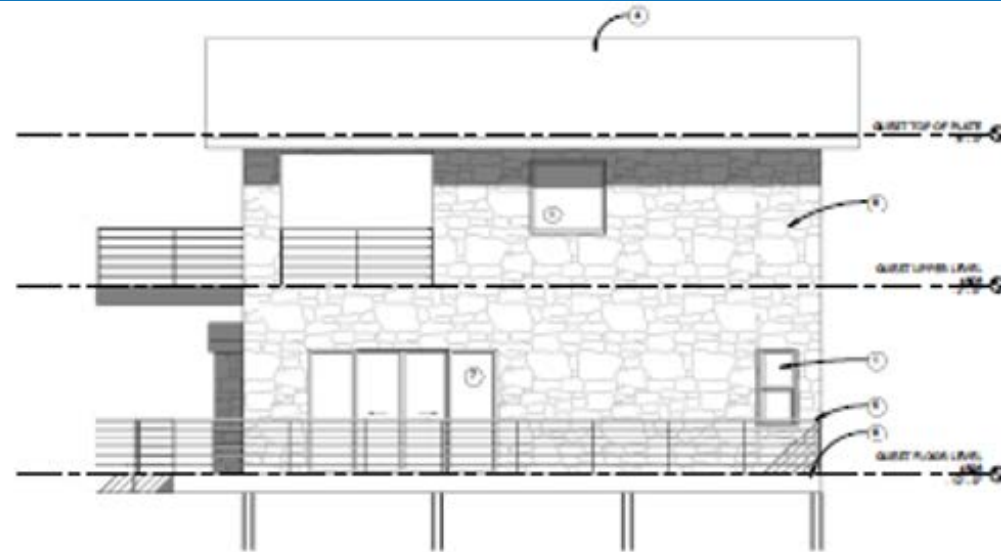
- **The detached accessory dwelling (DAD) will be a 2-storey building**
- **With a half bath, kitchen and living room on the first floor and a bedroom and bathroom on the second floor**
- **The DAD will connect to community sewer and water as well as power and gas service**



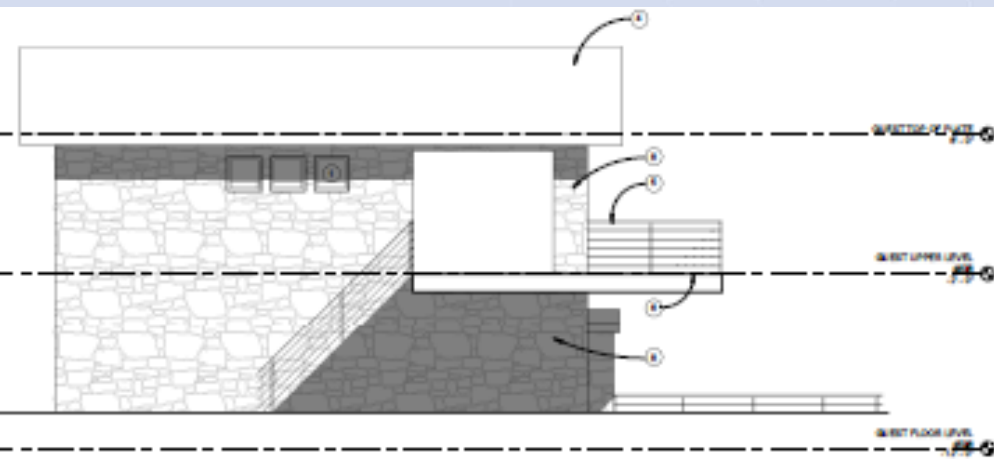
Elevations



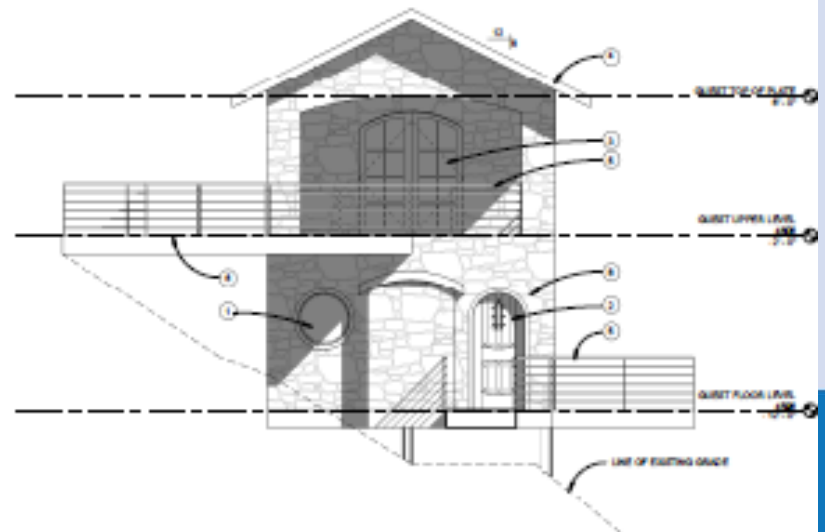
4 GUEST HOUSE WEST ELEVATION
12'-0" x 12'



3 GUEST HOUSE NORTH ELEVATION
12'-0" x 12'



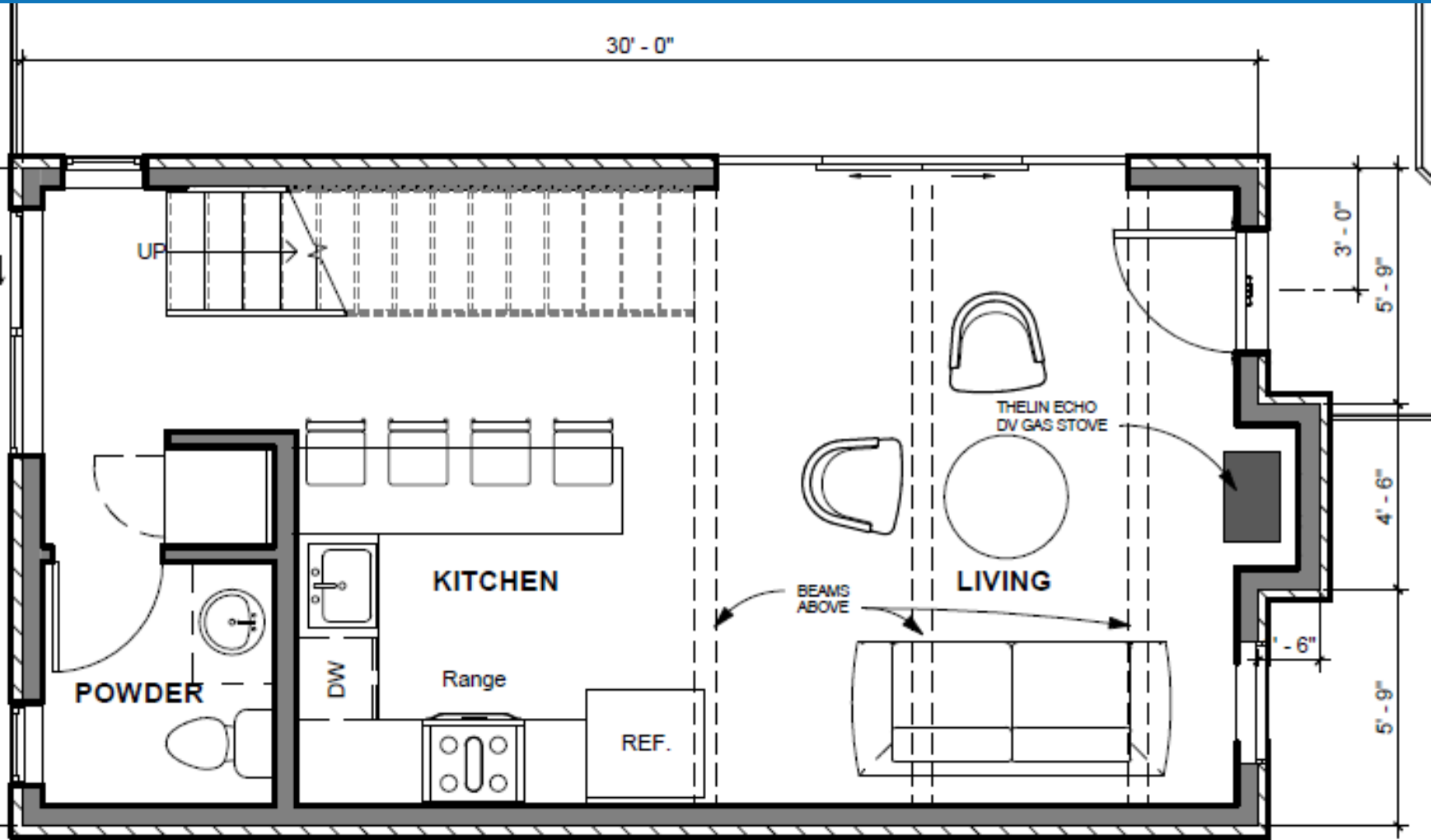
2 GUEST HOUSE SOUTH ELEVATION
12'-0" x 12'



1 GUEST HOUSE EAST ELEVATION
12'-0" x 12'

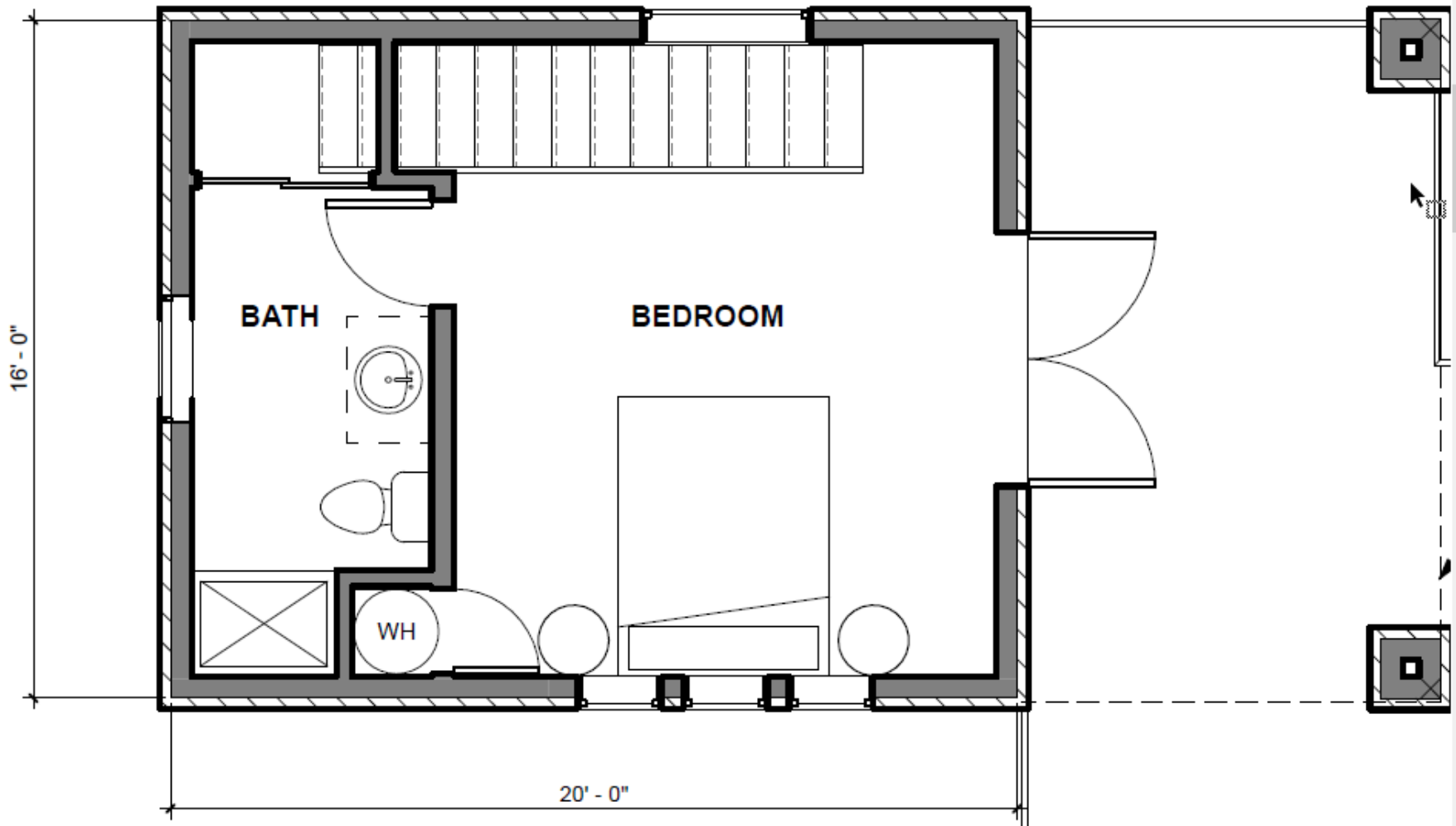


Floor Plan- 1st Floor





Floor Plan- 2nd Floor





Public Notice & CAB

- **Notices were sent to 49 parcels**
- **West Truckee Meadows/Verdi Township Citizen Advisory Board did not have a scheduled meeting on during the review time of this application**
- **Comment forms were sent to the CAB members and none were recieved**



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 Washoe County Board of Adjustment approve with conditions Special Use Permit Case Number WSUP21-0008 for Walker Family Trust, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30