



# **WSUP21-0014**

## **Rogelio Jimenez-Ricendiz**

### **Detached Accessory Dwelling**

**Board of Adjustment**  
**June 3, 2021**

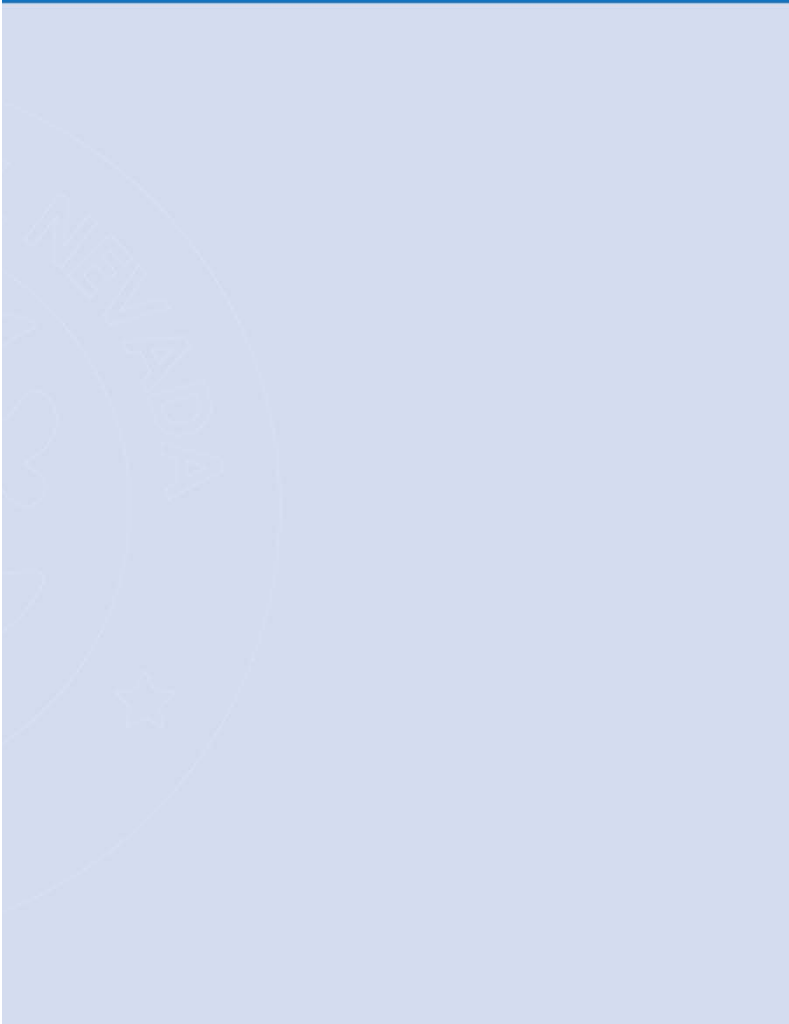


# Request

**Special use permit for the construction of a detached accessory dwelling unit of  $\pm 655$  sq. ft. on the same parcel of land with a main dwelling of  $\pm 2,963$  sq. ft.**

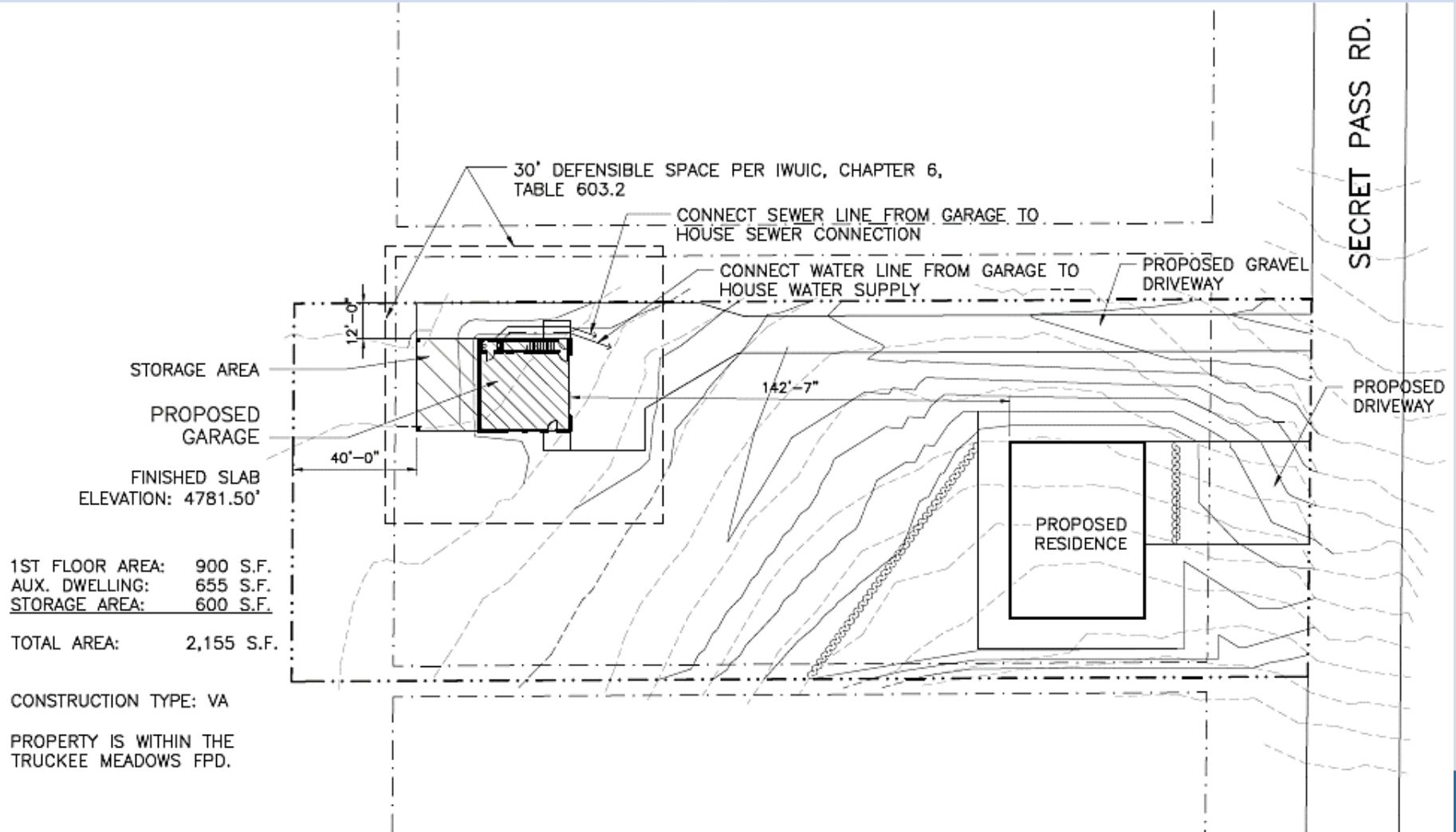


# Vicinity Map





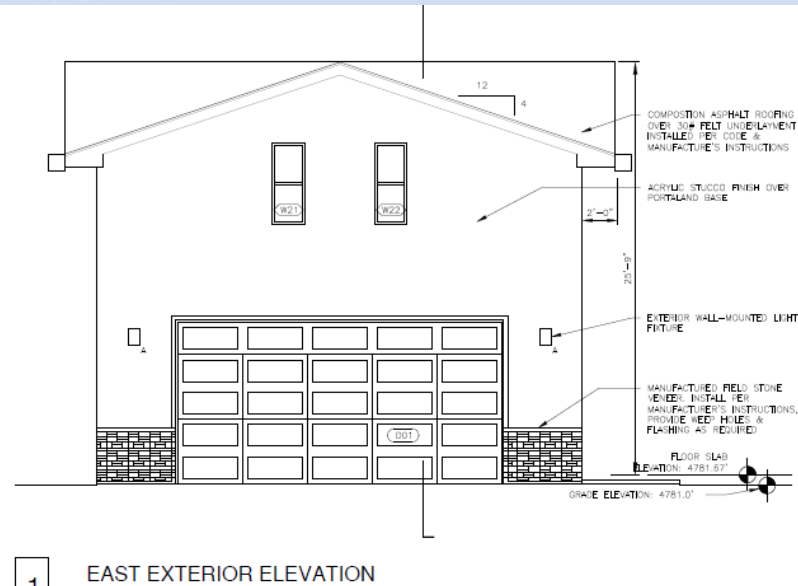
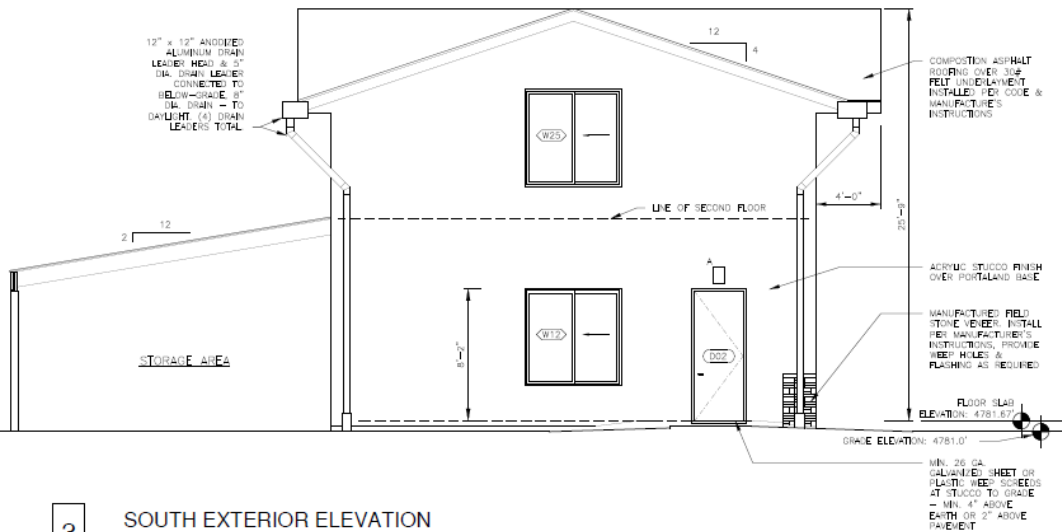
# Site Plan





# Building Elevations

6. GUTTERS AND DOWNSPOUTS TO BE FABRICATED FROM NON-COMBUSTIBLE MATERIAL.  
 7. GUTTERS AND DOWNSPOUTS TO BE PROVIDED WITH SCREEN OR EQUAL TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS.





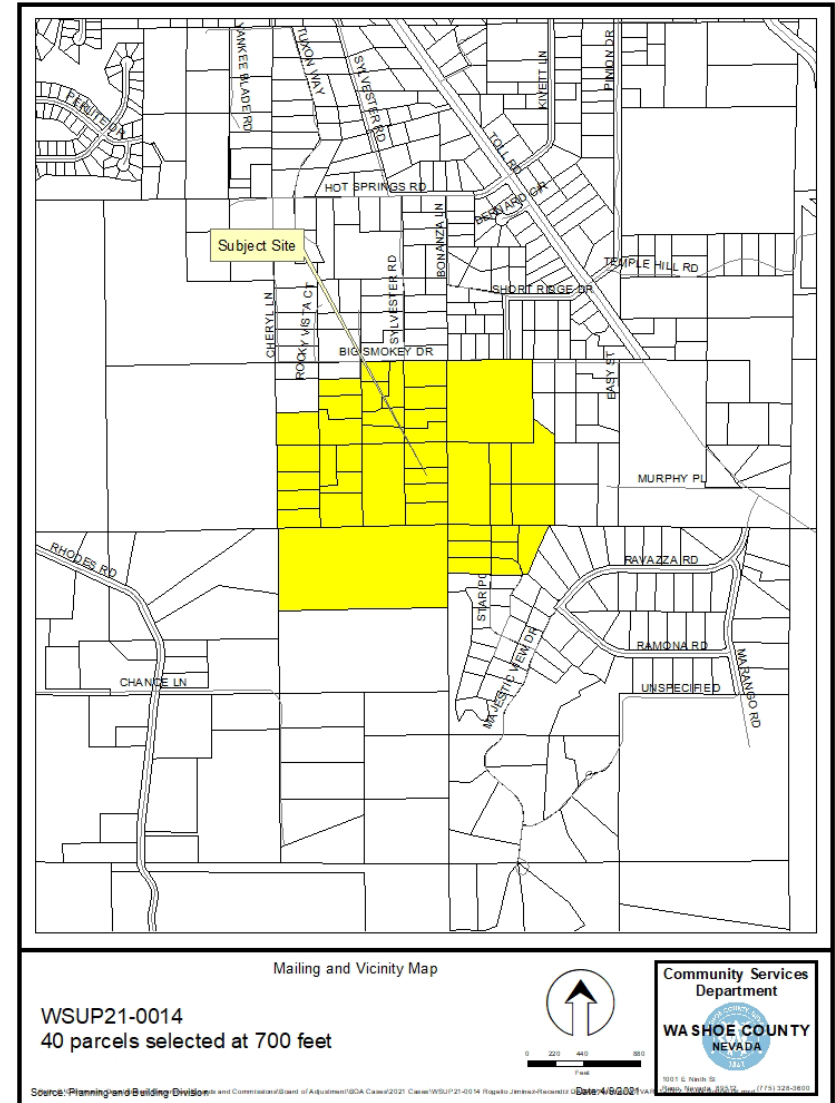
# Analysis

	Proposal Complies
A main dwelling exists and no other accessory dwelling is on site	Yes
A minimum lot area of 12,000 square feet	Yes
Standard building setbacks are maintained	Yes
800 square feet or smaller (& 50% or less the size of main dwelling)	Yes
Manufactured home is constructed within 6 years and over 1,200 sq. ft. in size	N / A
One off-street parking space added	Yes
One accessory dwelling only on site	Yes



# Public Notice & CAB

- Notices were sent to 40 parcels
- North Valleys CAB recommended approval on May 6, 2021







# 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 Southeast 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, 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:
6. No significant degradation of air quality will occur as a result of the permit.



# 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 as included at Exhibit A to this report, Special Use Permit Case Number WSUP21-0014 for Rogelio Jimenez-Ricendiz, 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, and one finding required by the Southeast Truckee Meadows Area Plan: