

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

**Special Use Permit Case Number WSUP24-0002
(Hodnefield Single Family Dwelling)**

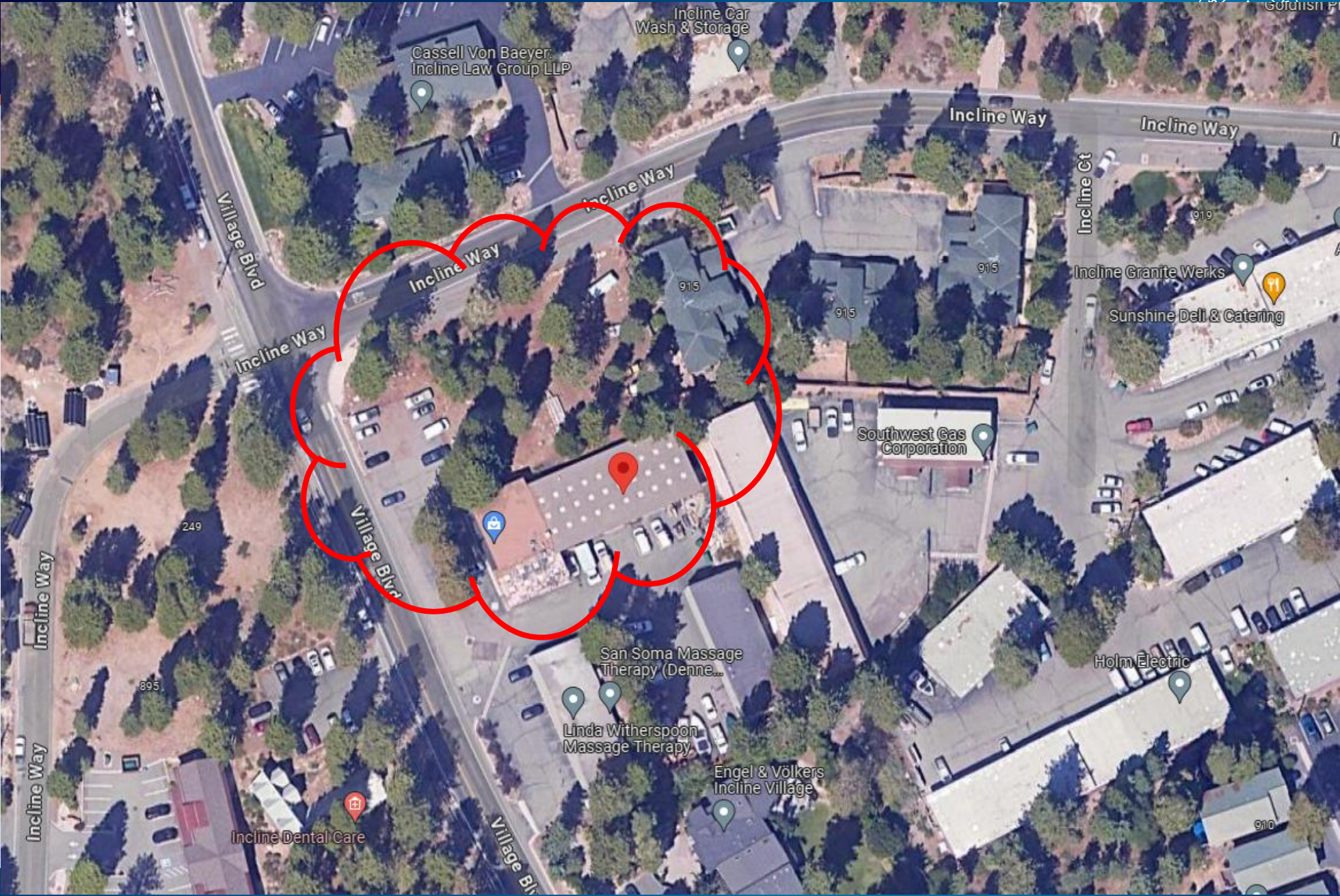
June 14, 2024

Vicinity Map



- Parcel is 35,979-sf (\pm .82 acres)
- Surrounding parcels are similarly developed with single-family dwellings, and accessory structures
- Zoned Incline Village Commercial (TA_IV-C)





Request

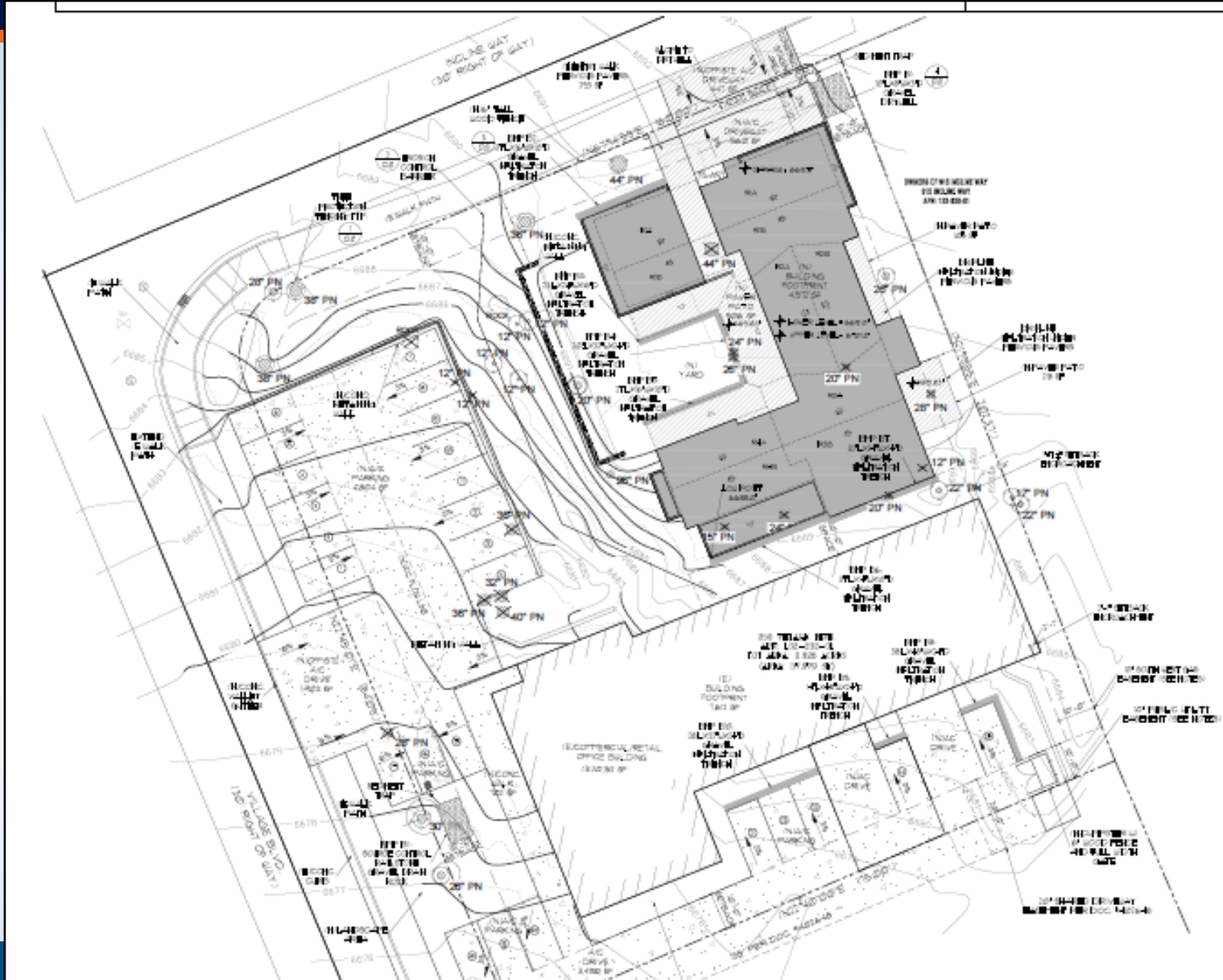


The request is for:

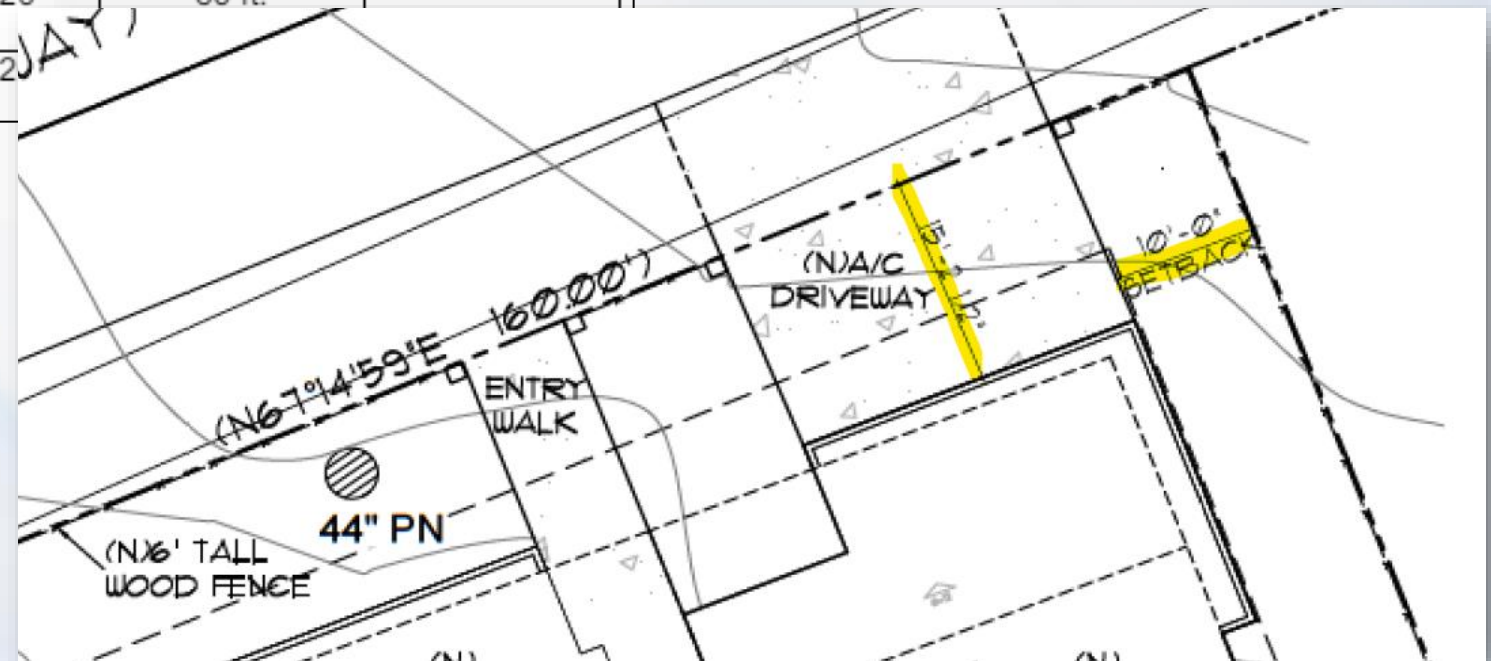
- A special use permit for the construction of a single-family dwelling pursuant to WCC 110.220.145, Woodcreek Regulatory Zone.

NCLINE VILLAGE COMMERCIAL REGULATORY ZONE		
Allowable Land Uses by Land Use Classification	Land Use Permit	Density
Residential		
Employee Housing	A	Based on other residential use densities
Multiple Family Dwelling	S	15 units per acre minimum 25 units per acre maximum
Multi-Person Dwelling	S	25 people per acre
Nursing and Personal Care (Section 110.220.410)	S	40 people per acre
Residential Care (Section 110.220.410)	S	40 people per acre
Single Family Dwellings	S	1 unit per parcel + 1 accessory dwelling where allowed by Section 110.220.85

Site Plan



Use Type and Parcel Size	Required Setback			Minimum Parcel Width (Feet)	Minimum Parcel Size (Square Feet)
	Front (Feet)	Side (Feet)	Rear (Feet)		
Residential					3,700 sf.
Greater Than 2.5 Acres	30	15	30	80 ft.	
35,000 Square Feet to 2.5 Acres	30	12	30	80 ft.	
12,000 Square Feet to 34,999.99 Square Feet	20	8	20	60 ft.	
5,000 Square Feet to 11,999.99 Square Feet	20	5			



Reviewing Agencies



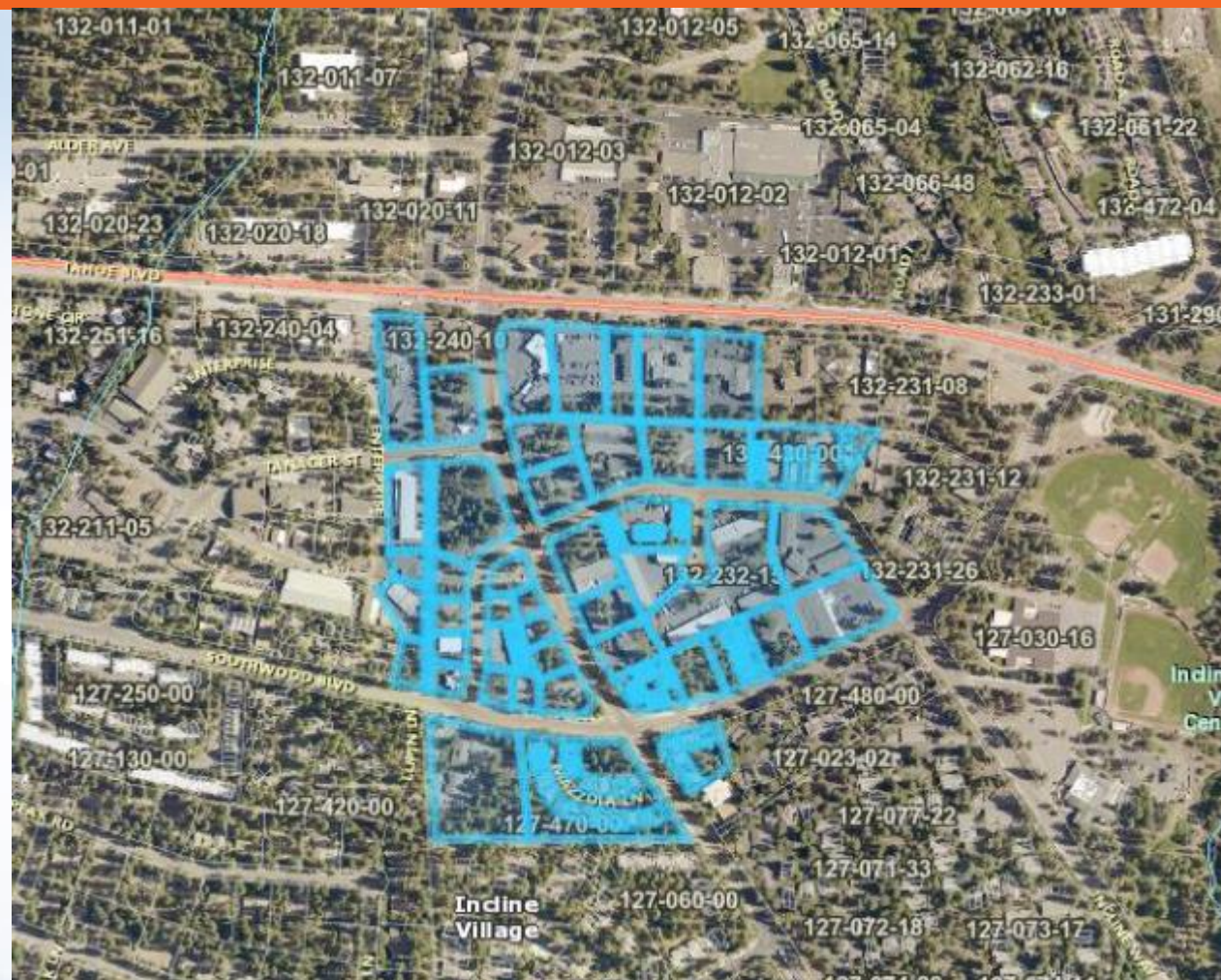
Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov ; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
Incline Village Roads	X	X		
IVGID	X	X	X	Tim Buxton, tim_buxton@ivgid.org
North Lake Tahoe FPD	X	X	X	Ryan Sommers, rsommers@nltpd.net ; John James,
Tahoe Regional Planning Agency	X			

Public Notice



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- Eighty-one (81) parcels noticed
- No public comment received



Staff is able to make all 5 required findings, as detailed on pages 11 & 12 in the staff report.

- a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the North Valleys Area Plan;
- b) 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;
- c) Site Suitability. That the site is physically suitable for a commercial stable, and for the intensity of such a development;
- d) 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;
- e) 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.

Possible Motion



Staff recommends the Board of Adjustment approve Special Use Permit Case Number WSUP24-0002 and provides the following 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 WSUP24-0002, 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.

Thank you

Courtney Weiche, Senior Planner
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775-328-3608



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