



Board of Adjustment Staff Report

Meeting Date: October 3, 2024

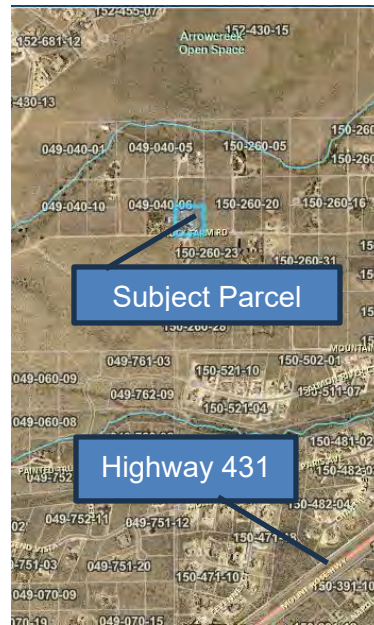
Agenda Item: 8A

VARIANCE CASE NUMBER:	WPVAR24-0007 (Angella Barn Variance)
BRIEF SUMMARY OF REQUEST:	Request to reduce front yard setback to construct an accessory structure (barn)
STAFF PLANNER:	Tim Evans, Planner Phone Number: 775.328.2314 E-mail: TEvans@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a variance for the reduction of a front yard setback from 30 feet to 0 feet to allow the construction of an accessory structure (barn).

Applicant: Peter and Amy Angella
 Property Owner: Peter and Amy Angella
 Location: 6745 Rock Farm Road
 APN: 150-260-42
 Parcel Size: 2.474 acres
 Master Plan: Rural Residential
 Regulatory Zone: High Density Rural (HDR)
 Area Plan: Southwest
 Development Code: Authorized in Article 804, Variances
 Commission District: 2 – Commissioner Clark



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

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 Variance Case Number WPVAR24-0007 for Peter and Amy Angella, with the conditions of approval included as Exhibit A for this matter, having made all four required findings in accordance with Washoe County Development Code Section 110.804.25:

(Motion with Findings on Page 15)

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Variance Application VA04-024..... Exhibit F

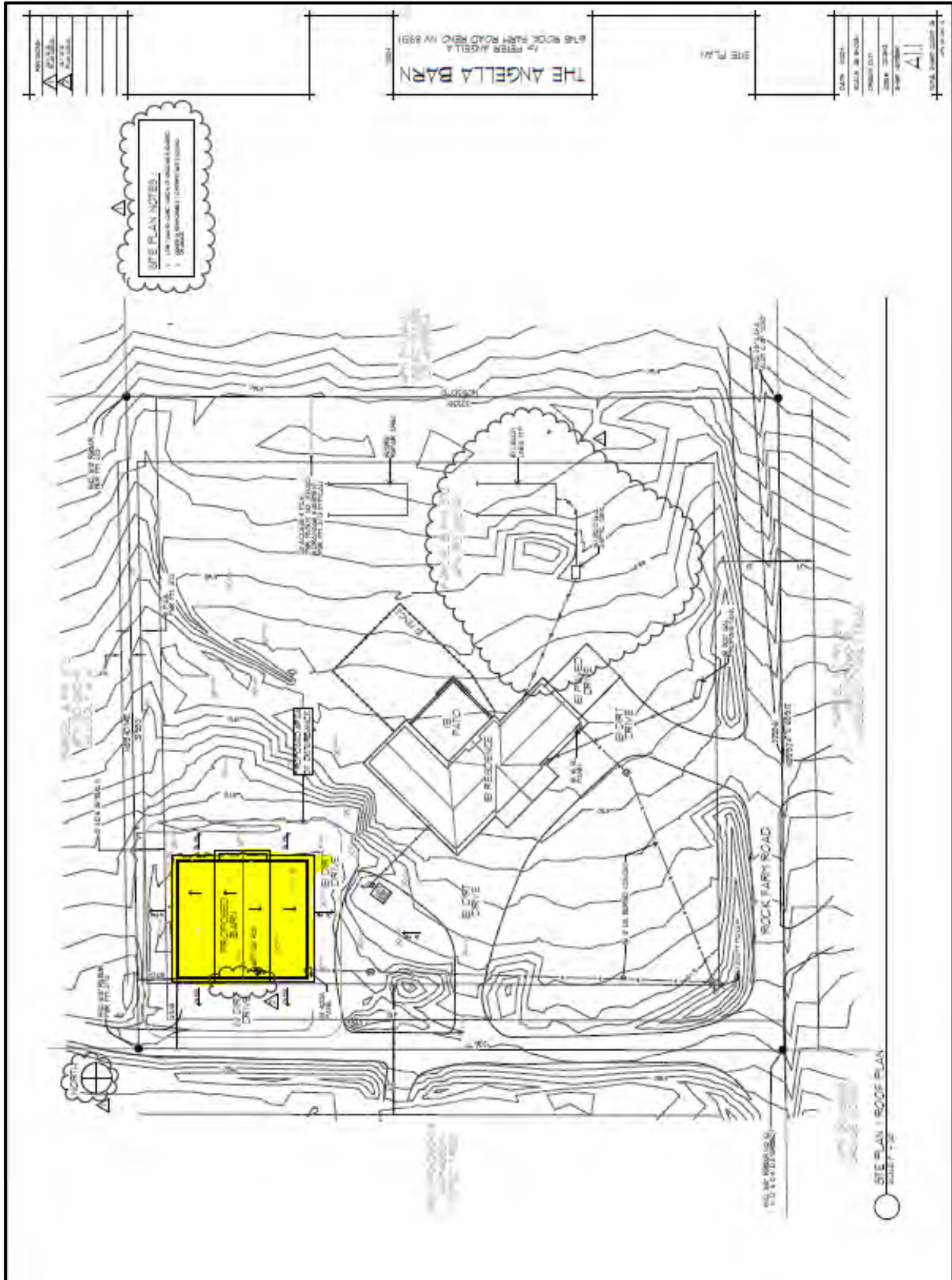
Variance Definition

The purpose of a variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts. If the Planning Commission grants an approval of the variance, that approval is subject to conditions of approval. Conditions of approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

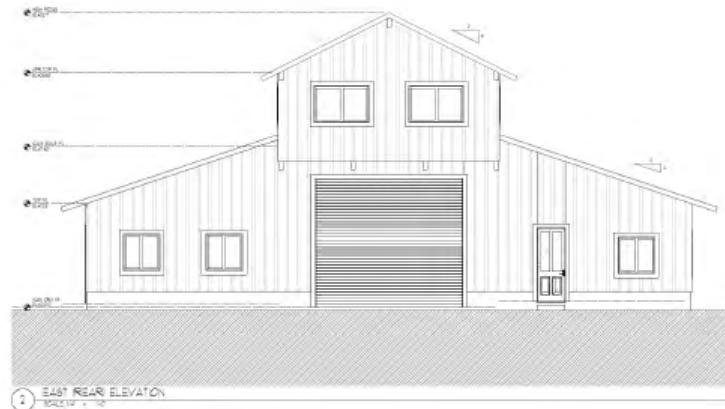
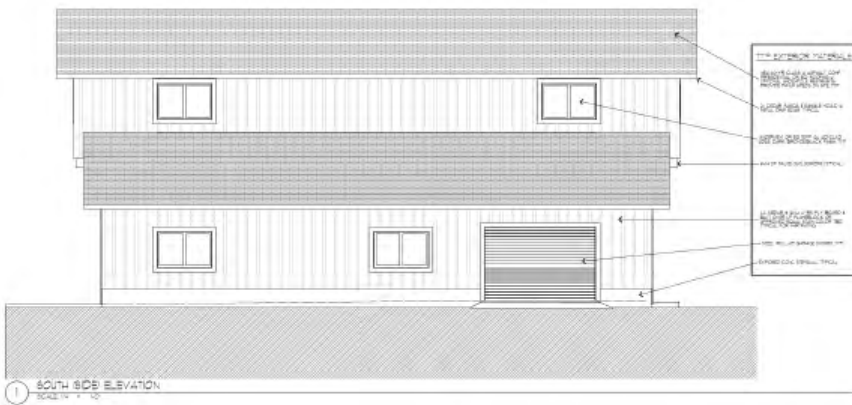
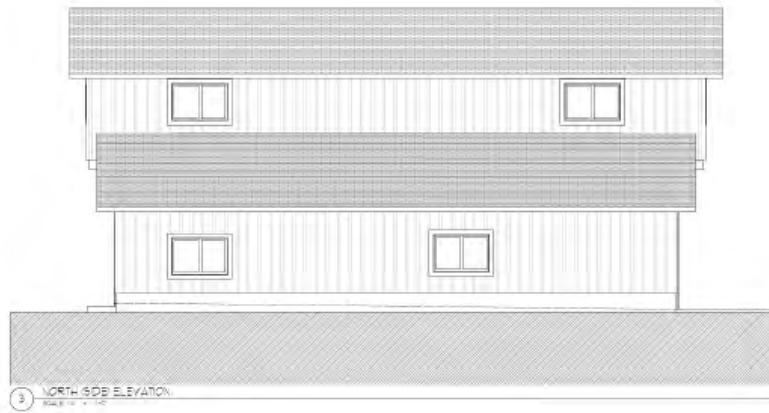
- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the business or project.

The conditions of approval for Variance Case Number WPVAR24-0007 are attached to this staff report and if granted approval, will be included with the action order.

The subject property has a regulatory zone of High Density Rural (HDR) and the parcel size is 2.474 acres. Pursuant to Article 406, *Building Placement Standards*, Section 110.406.05, *General*, Table 110.406.05.1, *Part Three: Yard and Setback Dimensions*, the front yard setback required from the front property line is thirty (30) feet. As shown on the site plan on page 4, the proposed barn will be located within the front yard setback of the parcel, necessitating the request for a variance.



Site Plan



Elevations

Project Evaluation

The applicant is requesting to reduce the front yard setback from thirty (30) feet to zero (0) feet to allow the construction of a 3,960-square-foot barn.

Pursuant to Washoe County Code Article 902, Definitions, Section 110.902.15, General Definitions, a “yard,” “structure,” and “front yard” are defined as the following:

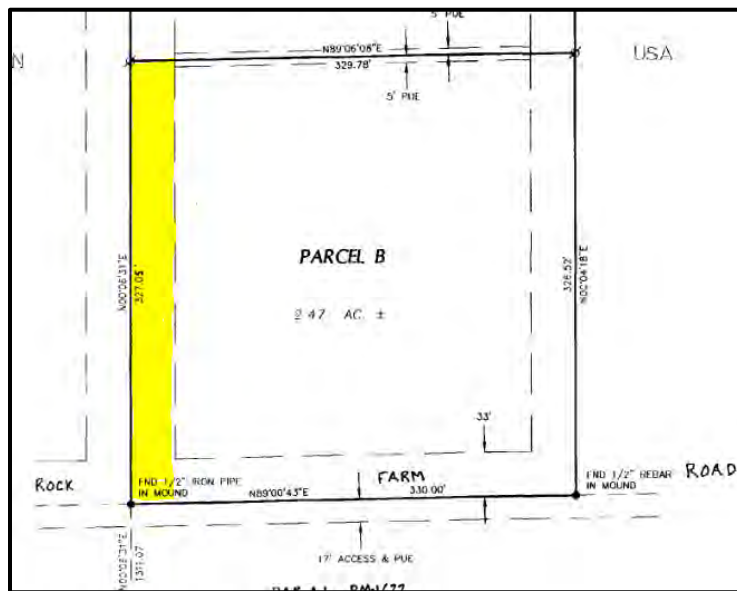
“Yard means an open space on the same lot or parcel used with the building, extending from the setback line to the nearest lot line, to be unoccupied and unobstructed except as provided in the Development Code.”

“Structure means a walled and roofed building or manufactured home, including a gas or liquid storage tank that is primarily above ground. "Structure" does not include a tent, trailer or vehicle.”

“Front yard means a yard lying between the setback line and the front lot line and extending across the full width of the lot or parcel. In the case of either a corner lot or an interior lot with multiple street frontages, all yards abutting streets, other than collectors or arterials, shall be considered as front yards.”

Article 406, *Building Placement Standards*, Section 110.406.05, *Part Three: Yard and Setback Dimensions*, sets forth the front, side, and rear yard setbacks as the following:

	Required Yard Setback Pursuant to WCC Sec. 110.406.05.1
Front and Rear	30 feet
Sides	15 feet



Portion of PM 3137 Showing 33’ PUE and Access Easement along Western Property Line

As the property has an access easement on the western side, the western property line is considered a “front” and is subject to the front yard setback of thirty (30) feet as measured from the edge of the access easement.

As stated in the variance application (Exhibit E), the applicant provides the following rationale for requesting the variance:

“Barn construction was already in progress from a previous expired permit and variance.”

And

“Eliminate clutter in view of neighbors.”

Approval of a variance is limited to particular circumstances. Nevada Revised Statutes (NRS 278.300) limits the power of the Board of Adjustment to grant variances only under particular circumstances. The applicant has the responsibility to demonstrate that the subject property exhibits one or more of the following characteristics to demonstrate a hardship:

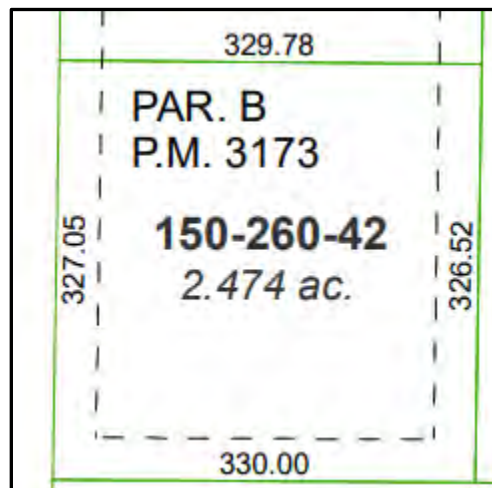
- 1) exceptional narrowness, shallowness, or shape of a specific piece of property; or
- 2) by reason of exceptional topographic conditions; or
- 3) other extraordinary and exceptional situation or condition of the piece of property.

If such a finding of fact can be made, then the Board must determine that the strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the subject property.

Hardships

Exceptional narrowness and shape of the property

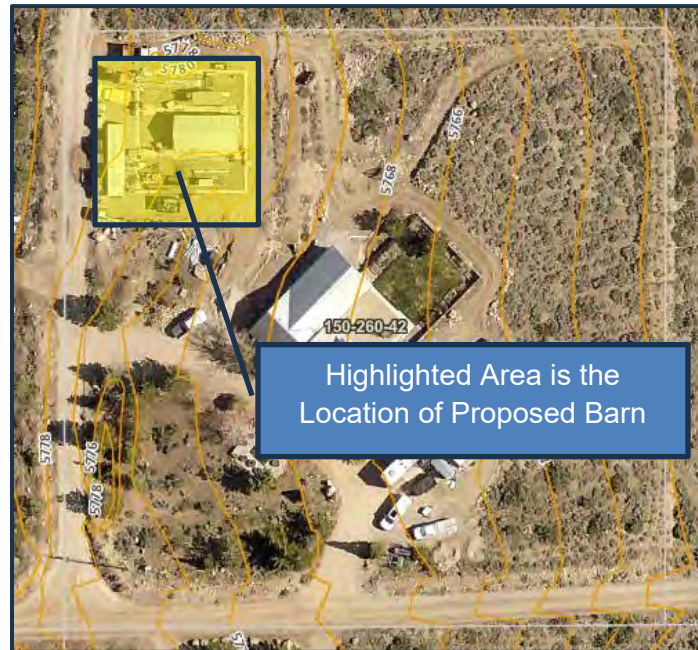
The narrowest width of the square-shaped parcel 326.52 feet as detailed in the figure below. Pursuant to Washoe County Code Article 406, *Building Placement Standards*, Table 110.406.05.1, *Standards, Part Two: Lot Size*, the minimum width for the HDR zoning is one hundred and fifty (150) feet.



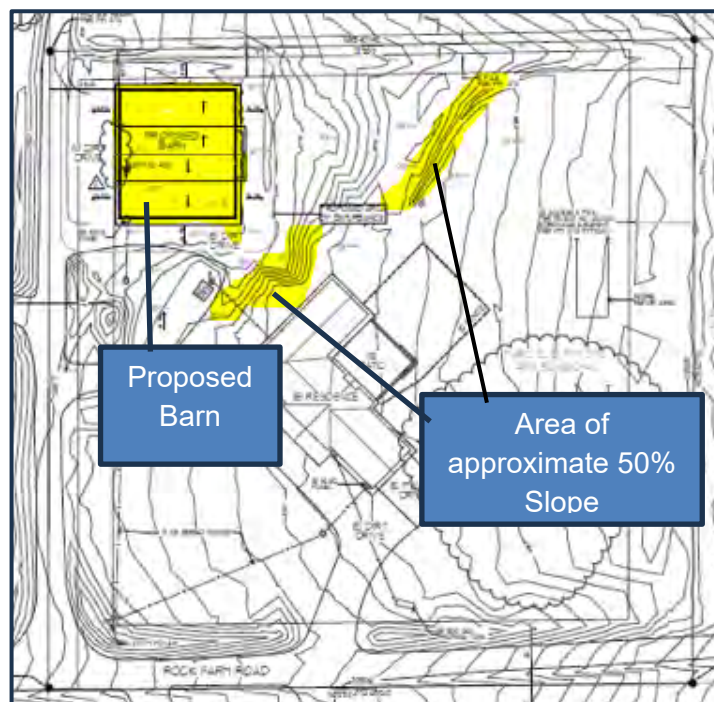
Therefore, narrowness and shape of the parcel are not limiting factors in the applicant being able to meet the setbacks required for the HDR zoning.

Topographic

As shown on the figures below, the contour lines indicate that the property has gently sloping topography, with the exception of a small portion (highlighted in yellow on the portion of the site plan) with an elevation change of approximately five (5) feet over an approximate ten (10) foot distance giving a 50% slope, which traverses at an angle across the rear of the property. While the subject property does have an area with steep topography, the area does not encompass an exceptionally large area to have special circumstances.



Topographical Map from the Washoe Regional Mapping System



Portion of Site Plan Shown on Page 4

Extraordinary and exceptional situation or condition of the property and/or location of surroundings.

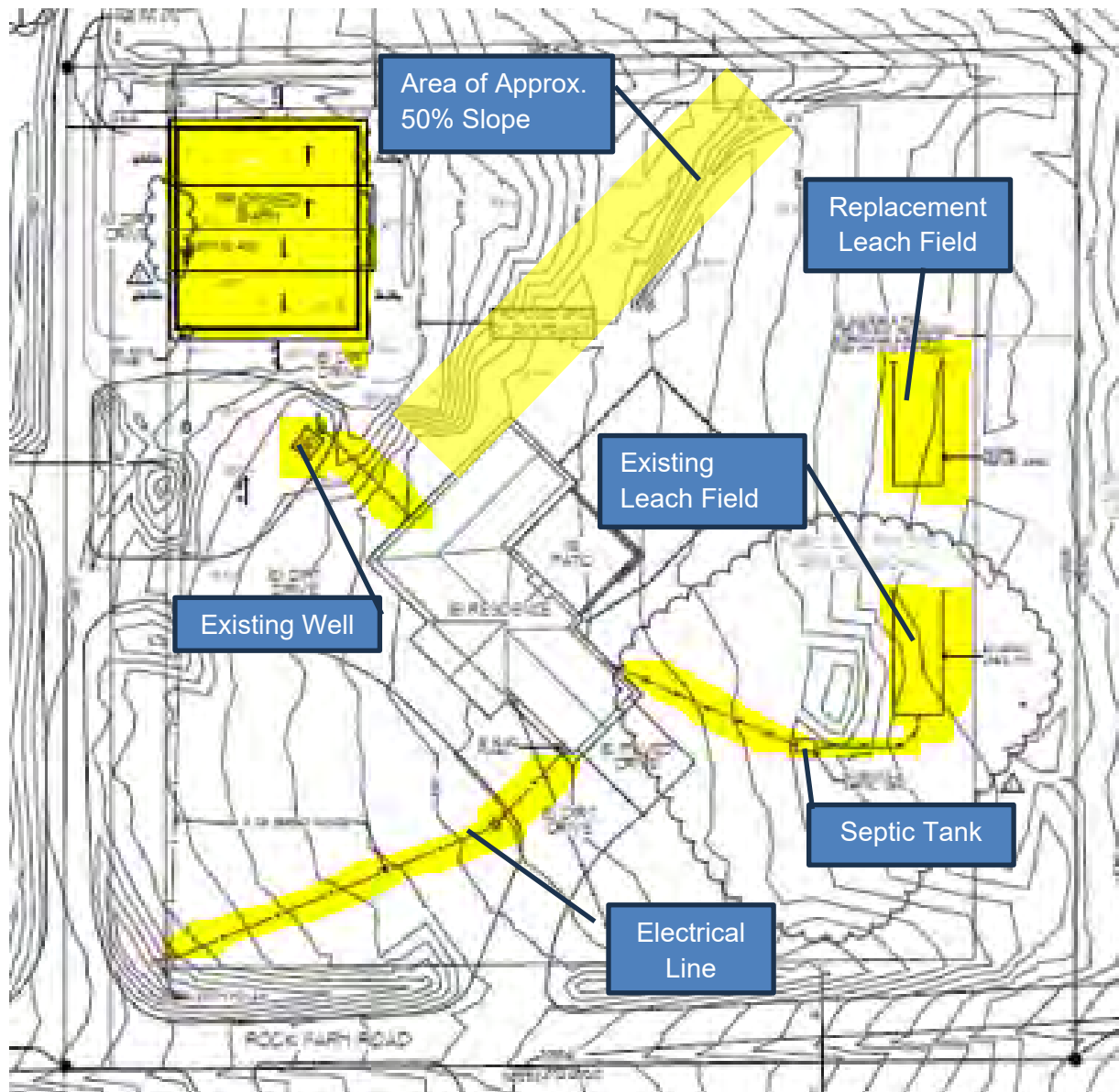
The applicant states the following on the application:

“Barn construction was already in progress from a previous expired permit and variance.”

And

“Eliminate clutter in view of neighbors.”

Therefore, the extraordinary and exceptional situation or condition of the property per the application is that variance VA04-024 and building permit #05-4963 were approved in the past for the construction of the barn and that the barn is needed to eliminate clutter in the view of neighbors (Exhibit E). While this may be the rationale provided for the extraordinary and exceptional situation or condition of the property by the applicant, it is staff's opinion that the previous approvals of a variance and building permit, as well as the need to eliminate clutter, do not qualify as an extraordinary and exceptional situation or condition of the property. However, staff does believe that the location of the well, septic tank, existing leach field, area designated for the replacement leach field, and the three 33-foot access easements along three sides of the property reduce the buildable area such that the property has an exceptional condition.



Portion of Site Plan Shown on Page 4

As indicated on the figure above, the locations of an electrical line providing electricity to the existing dwelling, existing well, existing septic tank and leach field, and replacement leach field reduce the buildable area for a structure to approximately one hundred (100) feet along the rear of the subject property. The buildable area along the rear of the property is further impacted by an area with an approximate 50% slope that traverses at an angle across the property as discussed earlier in this staff report.

In reviewing the documents provided by the applicant as well as County records, it was found that on February 3, 2005, the Board of Adjustment approved variance VA04-024 to reduce the front setback from thirty (30) feet to fifteen (15) feet from the edge of the access easement along the western property line to allow the construction of a barn.

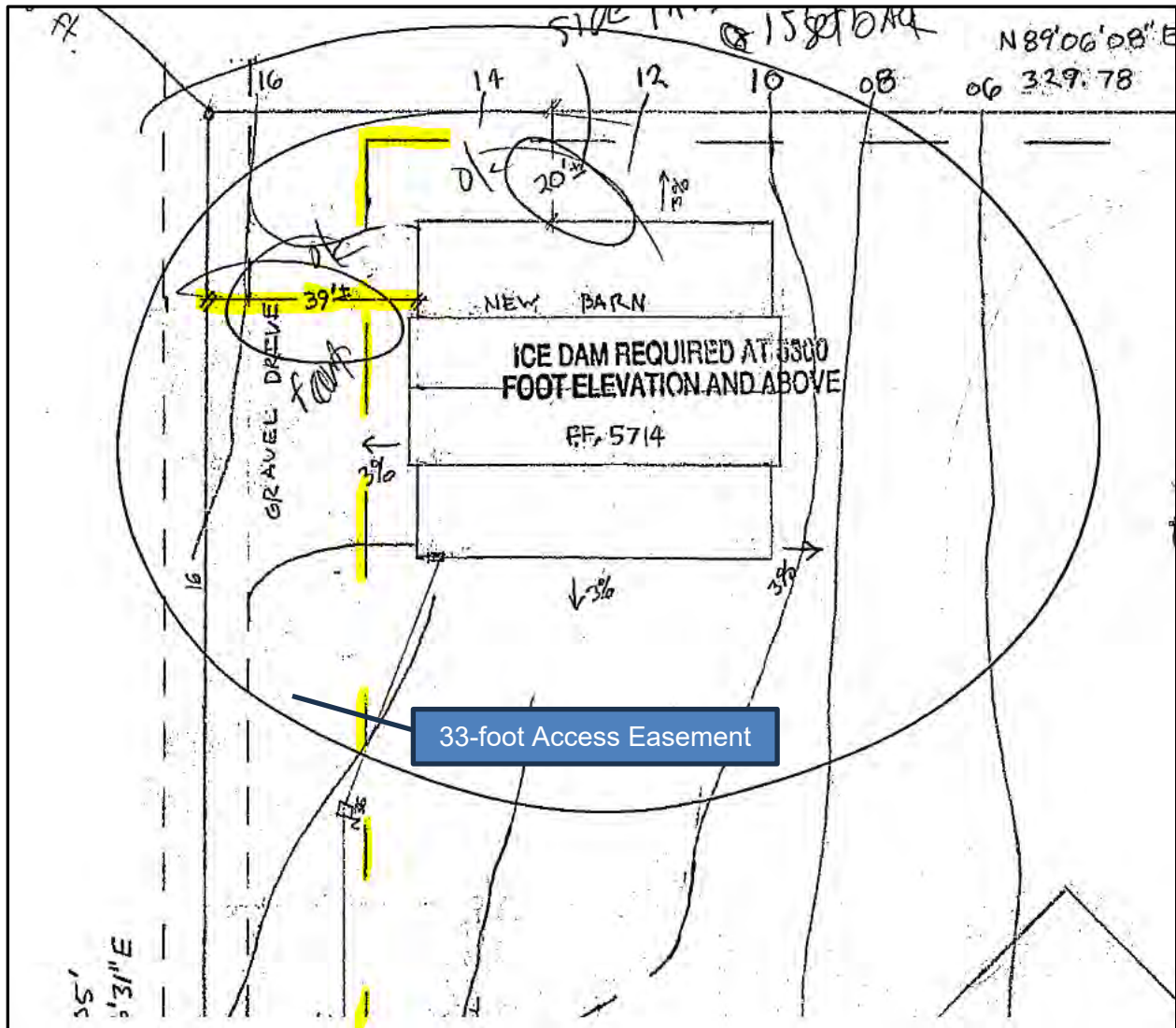
The reasoning by the applicant, per the application (Exhibit F) submitted in 2004, to apply for the variance was:

“Due to topographical limitations (e.g., slope of lot), in conjunction with Forest Service property and access, and with consideration to neighbors’ properties (e.g., access and views) we have determined that the NW corner is the best location.”

And

“The right to protect and maintain personal possessions and property, and house animals and vehicles for recreational use (e.g., horses, trailers, and ATVs).”

Subsequently, staff reviewed building permit 05-4963 and found that the approved site plan (see portion of site plan below) shows the proposed location of the barn as being thirty-nine (39) feet from the western property line, which equates to a setback from the edge of the 33-foot access easement of six (6) feet. Upon further investigation, it was found that the footings for the foundation of the barn were constructed under building permit 05-4963 and inspected on March 29, 2007, and passed inspection.

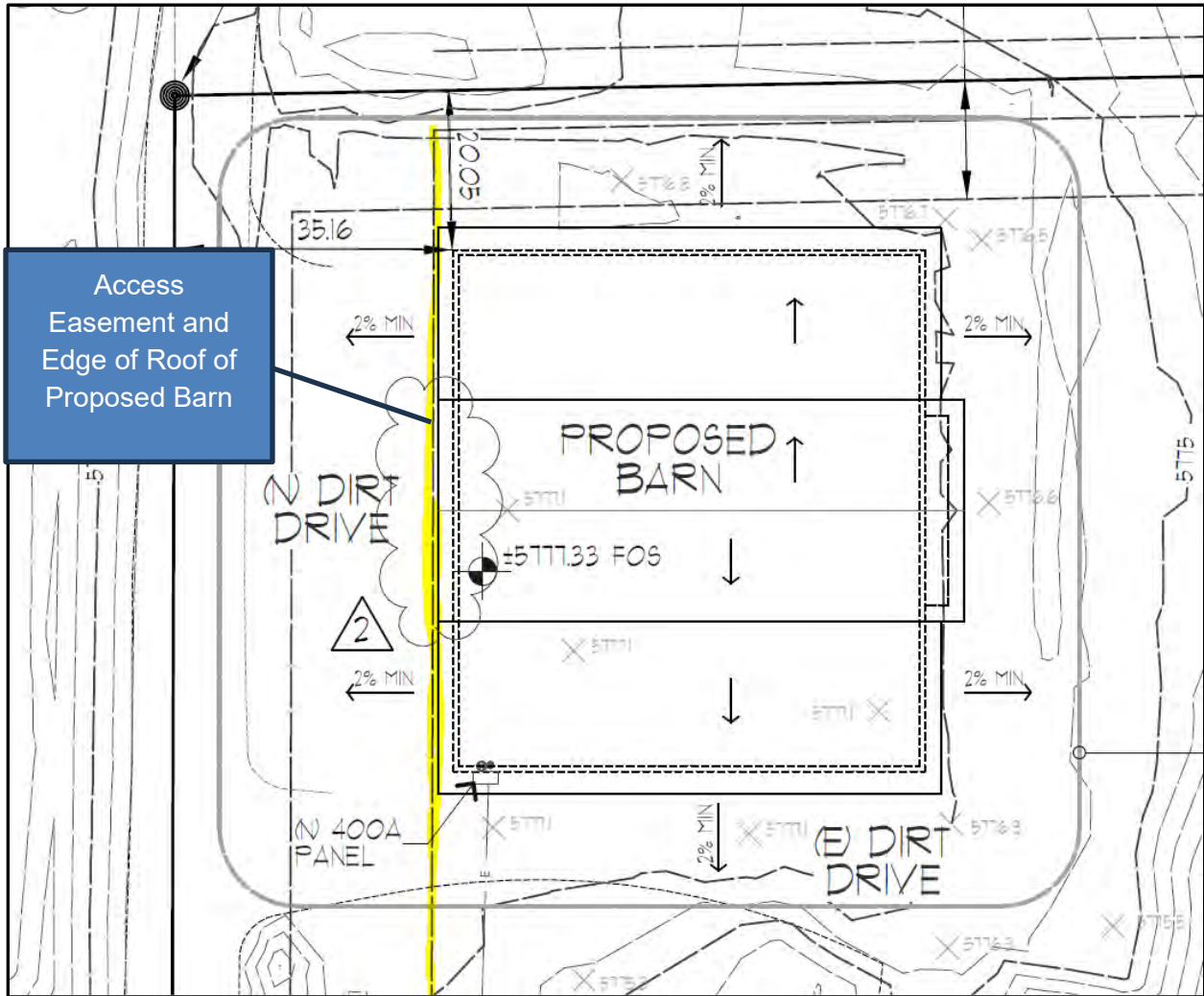


Portion of Approved Site Plan from Building Permit 05-4963

Upon inquiry by Planning staff, per the applicants, the foundation constructed in 2007 will be used for the proposed barn. Therefore, it may be concluded that the original variance approved in 2004 allowed the barn to be constructed fifteen (15) feet from the edge of the access easement, but

the actual location in which the barn foundation was constructed in 2004 is located closer than that approved under variance VA04-024 based on the site plan from building permit 05-4963.

The site plan submitted with the variance application (Exhibit E) shows the existing foundation/proposed barn as being located such that there is a zero (0) foot setback from the thirty-three (33) foot access easement, not the six (6) foot setback shown on the site plan from building permit 05-4963. It shall be noted that while a previous variance and a building permit were approved, the variance and building permit are expired and the Board of Adjustment does not owe deference to the prior variance or building permit.



Portion of Site Plan Submitted with Variance WPVAR24-0007

While it appears that there is a discrepancy between the variance approved in 2004, the site plan for the building permit approved in 2005, and the existing location of the barn foundation/proposed barn, the parcel is one of many government track lots in the area of Southwest Truckee Meadows that have 33-foot access easements on multiple sides, some being three (3) sides of a parcel. The subject parcel not only has a 33-foot access easement along the western property line, but also along the southern and eastern property lines, which equates to the parcel having three (3) front property lines requiring a 30-foot setback and one (1) side property line requiring a 15-foot setback. Adding in the 33-foot access easements, the property owner is constrained with a total distance of sixty-three (63) feet (33-foot easement and 30-foot setback) from each front property line, thereby reducing the area in which a structure may be built. Therefore, based on the existing foundation's location that was previously constructed and the reduced building area due to the

access easements, the applicant is requesting a reduction of the setback from thirty (30) feet to zero (0) feet.

Per NRS 278.300, the Board may grant a variance only by reason of the exceptional shape of the property, exceptional topographic conditions, or other extraordinary situations. Based on the information detailed above, staff finds that this request presents an extraordinary situation. If the Board finds that the request meets one of the special conditions, additional findings of fact are required for the Board to approve the requested variance; such findings include 1) that the relief will not create a substantial detriment to the public good, 2) the relief will not substantially impair affected natural resources, and 3) the relief will not impair the intent and purpose of the Development Code or applicable policies under which a variance could be granted.

An additional finding requires that the granting of the variance will not constitute special privileges inconsistent with the same limitations applicable for properties in the same regulatory zone and within the vicinity of the subject parcel.

Staff is able to make this finding as the approval of the variance would not result in the granting of special privileges as there are special circumstances due to the 33-foot access easements along the southern, western, and eastern property lines reducing the buildable area. The granting of this variance would not result in the granting of a special privilege inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone and would not result in a violation of the 'no special privileges' finding.

Staff finds that the applicant has demonstrated that the subject property exhibits one or more of the criteria needed to make the first finding of special circumstances and the third finding of no special privileges as required by Nevada Revised Statutes and recommends approval of the variance. Staff is also able to make the additional findings as required by Washoe County Code, Article 804, Variances Required Findings: No Detriment and Use Authorized.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
BLM - Surprise Field Office	X			
FS - Carson Ranger District	X			
NDOW (Wildlife)	X			
Washoe County Building & Safety	X			
Washoe County Parks & Open Space	X	X		
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X	X		
WCSO Law Enforcement	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			
NNPH Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov; Wes Rubio, wrubio@washoecounty.gov; David Kelly,
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,
AT&T	X			
NV Energy	X			

Additionally, the Nevada Division of Water Resources also provided a response of no comment, which is included in Exhibit A. All comments provided by the contacted agencies can be found in Exhibit A, Agency Comments.

Staff Comment on Required Findings

Washoe County Development Code Section 110.804.25, Article 804, *Variances*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the variance application and has determined that the proposal is in compliance with the required findings as follows.

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

Staff Comment: There are special circumstances applicable to the property, as demonstrated in this report. The parcel has an extraordinary and exceptional situation or condition of the property due to having three (3) front property lines, an easement on 3 sides of the parcel, an electrical line providing electricity to the existing dwelling, existing well, existing septic tank and leach field, replacement leach field, and an area with an approximate 50% slope that traverses at an angle across the property reducing the buildable area of the property to that area of the proposed barn. Therefore, in not granting the variance, the property owner would be deprived of developing the property in the same manner as surrounding properties.

- (b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

Staff Comment: The project will not be a detriment to the public good, substantially impair affected natural resources, or impair the intent and purpose of Washoe County Code or applicable policies as an accessory structure such as a barn is allowed in the High Density Rural (HDR) zoning and the barn will not be located such that it impacts the existing 33-foot access easements on the property.

- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

Staff Comment: There are special circumstances applicable to the subject property due to multiple access easements on the property. The variance would not constitute a granting of special privileges inconsistent with the limitations on other properties in the area.

- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Staff Comment: The variance will not authorize a use or activity which is not expressly authorized by the regulatory zone as a barn (accessory structure) is an allowable use in the High Density Rural (HDR) regulatory zone.

Recommendation

After a thorough analysis and review, Variance Case Number WPVAR24-0007 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

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 Variance Case Number WPVAR24-0007 for Peter and Amy Angella, with the conditions of approval included as Exhibit A for this matter, having made all four required findings in accordance with Washoe County Development Code Section 110.804.25:

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
- (b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Owner: Peter and Amy Angella,
peter@angellaconstruction.com, amyangella@gmail.com



Conditions of Approval

Variance Case Number WPVAR24-0007

The project approved under Variance Case Number WPVAR24-0007 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 3, 2024. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the variance may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through Northern Nevada Public Health (NNPH), has jurisdiction over public health matters. Any conditions set by NNPH must be appealed to the District Board of Health.**

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Tim Evans, Planner, 775.328.2314, TEvans@washoecounty.gov

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this variance.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. The Planning and Building Division shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial building permits shall be issued within two (2) years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. Compliance with this condition shall be determined by the Planning and Building Division.
- d. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

- e. The following **operational conditions** shall be required for the life of the project:
 - i. Failure to comply with the conditions of approval shall render this approval out of compliance with this variance and subject to revocation. Compliance with this condition shall be determined by Planning and Building.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Robert Wimer, P.E., 775.328.2059, RWimer@washoecounty.gov

- a. The applicant shall clearly show that the proposed structure is located outside of the existing 33' access and PUE easement with the appropriate building permit application.
- b. The applicant shall include a grading plan with the appropriate building permit application which shows all drainage swales with flowlines, elevations, slopes, direction of runoff, slope setback; plus, natural drainage ways and off-site drainage, all sufficient to show drainage functionality.

Truckee Meadows Fire Protection District

3. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply. <https://tmfpd.us/fire-code/>
- b. The subject property is located within a high Wildland Urban Interface (WUI) zone and the property has non-conforming water. With less than fifty (50) feet from the building to the lot line, the structure will be required to have IR1 NC construction.

Washoe County Health District

4. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

Contact Name – James English, Environmental Health Specialist Supervisor, 775.900.7239, JEnglish@nnp.org

- a. The construction of the barn must meet all requirements of the current District Board of Health Regulations Governing Well Construction and the District Board of Health Regulations Governing Sewage, Wastewater and Sanitation.

*** End of Conditions ***

From: [Steve Shell](#)
To: [Evans, Timothy](#)
Subject: WPVAR24-0007
Date: Friday, June 14, 2024 1:51:43 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.jpg](#)
[image006.png](#)
[image008.png](#)
[image010.jpg](#)
[image011.jpg](#)
[image012.jpg](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

The Division of Water Resources has no comment.

"May the forces of evil become confused on the way to your house." – George Carlin

Steve Shell
Water Rights Specialist II
Department of Conservation and Natural Resources
Nevada Division of Water Resources
901 S. Stewart St., Suite 2002
Carson City, NV 89701
sshell@water.nv.gov
(O) 775-684-2836 | (F) 775-684-2811

June 24, 2024

Washoe County Community Services
Planning and Development Division

RE: Angella Bar Variance; 150-260-42
Variance; WPVAR24-0007

Dear Washoe County Staff:

The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is proposed on a parcel served by a domestic well and onsite sewage disposal system.
- c) Condition #3: The construction of the barn must meet all the requirements of the current District Board of Health Regulations Governing Well Construction and the District Board of Health Regulations Governing Sewage, Wastewater and Sanitation.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



Date: June 18, 2024

To: Tim Evans, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Variance Case Number WPVAR24-0007 (Angella Barn Variance)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to approve a variance for reduction of a front yard setback from 30 feet to 15 feet to allow the construction of an accessory structure (barn).

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water rights conditions for this variance.

**WPVAR24-0007
EXHIBIT B**

From: [Lemon, Brittany](#)
To: [Evans, Timothy](#)
Cc: [Way, Dale](#)
Subject: WPVAR24-0007 (Angella Barn Variance)
Date: Thursday, June 27, 2024 1:06:00 PM
Attachments: [image001.png](#)

Hi Tim,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

While TMFPD has no issues with the setback variance, the applicants need to be aware they are in a high WUI zone and have non-conforming water. With less than 50 feet from the building to the lot line, they will be required to have IR1 NC construction.

Thank you!

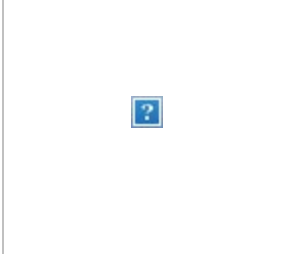
Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511

[tmfpd_final_sunset_logo](#)



“Committed to excellence, service, and the protection of life and property in our community”

From: [Pekar, Faye-Marie L.](#)
To: [Evans, Timothy](#)
Subject: Variance Case Number WPMVAR24-0007 (Angella Barn Variance)
Date: Wednesday, July 3, 2024 2:45:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Tim,

I have reviewed the Variance Case Number WPMVAR24-0007 (Angella Barn Variance) on behalf of parks and do not have any comments.

Thank you,



Faye-Marie L. Pekar, MPA, CPRP
Park Planner
Community Services Department | Regional Parks and Open Space
fpekar@washoecounty.gov | 775.328.3623
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)



Date: August 7, 2024

To: Tim Evans, Planner
From: Robert Wimer, P.E., Licensed Engineer
Janelle Thomas, P.E., Senior Licensed Engineer

Re: Variance Case WPVAR24-0007– Angella Barn
APN 150-260-42

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The application, prepared by Peter Angella, is for a variance to allow the construction of a barn within the front yard setback, reducing the front yard setback to zero feet.

The Engineering and Capital Projects Division recommends approval of this variance case with the comments below:

Comments:

1. The applicant shall clearly show that the proposed structure is located outside of the existing 33' access and PUE easement with the appropriate building permit application.
2. The applicant shall include a grading plan with the appropriate building permit application which shows all drainage swales with flowlines, elevations, slopes, direction of runoff, slope setback; plus, natural drainage ways and off-site drainage, all sufficient to show drainage functionality.

Conditions:

1. No Engineering conditions.

WPVAR24-0007
EXHIBIT B

From: [Robert Thomasson](#)
To: [Evans, Timothy](#)
Subject: Case Number: WPVAR24-0007
Date: Friday, July 12, 2024 10:03:08 AM

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Dear Tim,

This email is about Case Number: WPVAR24-0007 (Angella Barn Variance). This is Peter Angella's application for a variance to reduce the front yard setback from 30 feet to 15 feet to allow the construction of an accessory structure at 6745 Rock Farm Road.

We are Mr. Angella's closest neighbors and have been for more than 20 years. We are familiar with this project and do not have any objections to it. I would like to go on record as supporting the approval of this variance.

Thank you,

Bob Thomasson

5656 Rock Farm Road,

Reno, NV 89511

775-741-5733

From: [Lisa Jayne](#)
To: [Evans, Timothy](#)
Cc: [peter](#)
Subject: WPVAR24-0007 Angella Barn Variance
Date: Friday, July 19, 2024 11:07:15 AM

Hello Tim - We are writing to let you know that we support the Angella Barn variance request. Our property is just one lot over from theirs and we believe this western style barn will be a good addition to the neighborhood. Thank you for considering our opinion when making your decision.

Best and friendly regards,
Greg and Lisa Jayne
6125 Melarkey Way
Reno NV 89511

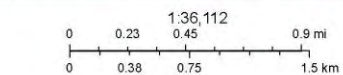
Public Notice

Washoe County Code requires that public notification for a variance must be mailed to a minimum of 30 separate property owners within a minimum 500-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 1500-foot radius of the subject property. A total of 31 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



June 13, 2024

County Commissioner District 2 - Michael E. Clark
 District 1 - Alexis Hill



136,112
 Washoe County, Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
 This information for illustrative purposes only. Not be used for boundary

Public Notice Map
Variance Case Number WPMAR24-0007

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Angella Barn			
Project Description: continuation of barn construction permit #05-4963 variance #VA04-024			
Project Address: 6745 Rock Farm Rd, Reno, NV 89511			
Project Area (acres or square feet): 3960			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
150-260-42	2.47		
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). permit # 05-4963, variance #VA04-024			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Angella Family Trust		Name:	
Address: 6745 Rock Farm Rd		Address:	
Zip: 89511		Zip:	
Phone: 775-690-1362	Fax:	Phone:	Fax:
Email: amyangella@gmail.com		Email:	
Cell: 775-690-1362	Other:	Cell:	Other:
Contact Person: Peter Angella		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Peter Angella		Name:	
Address: 6745 Rock Farm Rd		Address:	
Zip: 89511		Zip:	
Phone: 775-690-1590	Fax:	Phone:	Fax:
Email: peter@angellaconstruction.com		Email:	
Cell: 775-690-1590	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

February 2024

Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

REQUEST TO REDUCE OUR FRONT SETBACK TO ZERO 0 FEET

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

barn construction was already in progress from a previous expired permit and variance
*SEE EXHIBIT A

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

NA

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

eliminate clutter in view of neighbors

5. What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?

eliminate clutter in view of neighbors

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

Yes No If yes, please attach a copy.

7. How is your current water provided?

Private well

8. How is your current sewer provided?

sewer



WASHOE COUNTY
"Dedicated to Excellence in Public Service"



1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NV 89520-0027
(775) 328-2020
FAX (775) 328-6132

DEPARTMENT OF
BUILDING AND SAFETY
BUILDING PERMIT
INSPECTION LINE (775) 325-8000

865 TAHOE BLVD., NO. 307
INCLINE VILLAGE, NV 89451
(775) 832-4140
FAX (775) 832-4164

Address: 6745 ROCK FARM RD WCTY
Location:
Parcel No: 150-260-42

Permit No: **05-4963**
Type: BLD-RES
Category: RSAD

Applied: 11/07/2005
Issued: 01/24/2006
Status: ISSUED
Expire: 07/26/2007
Renewed:

Zoning:

Area: C
Sewer:
Water:

Occupancy: 27
Census: 438
Units: 1
Bldgs: 1

Use Code:
Variance No:
Special Use No:
Major Project:

OWNER ANGELLA PETER N & AMY M
6745 ROCK FARM RD
RENO NV 89511

Phone:

CONTRACTOR

Phone:

License:

CONTACT ANGELLA PETER N & AMY M
6745 ROCK FARM RD
RENO NV 89511

Phone: 690-1590 CELL

Permit Description:

60X66 DETACHED GARAGE/SHOP W/LOFT AREA FOR STORAGE W/ELEC NO PLG OR HTG/NEW 200 AMP
PANEL FOR GARAGE

VALUATION: \$98,736.00

Occupancy	Type	Factor	Sq Feet	Valuation
RENO	Garage	22.00	3,960	\$87,120.00
RENO	Garage	22.00	528	\$11,616.00
Totals...			4,488	\$98,736.00*

FEEs:	Building Fee:	\$514.45	Plan Check Fee:	\$257.23	TOTAL FEES:	\$988.48
	Electrical Fee:	\$161.80	Park Tax Fee:	\$0.00	Payments:	\$988.48
	Plumbing Fee:	\$55.00	Violation Fee:	\$0.00	BALANCE DUE:	\$0.00
	Mechanical Fee:	\$0.00	Renewal Fee:	\$0.00	VALIDATED BY:	LD
	Reinspections:	\$0.00	Road Impact Fee:	\$0.00	ISSUED BY:	BK

Permission is hereby granted to do the work for the building described in this application, in accordance with the Rules, Regulations and Ordinances of the County of Washoe, along with the plans and specifications filed herewith.

DISCLAIMERS; INDEMNIFICATION; ACKNOWLEDGMENT BY PERMITTEE:
I UNDERSTAND THAT THE INSPECTIONS PROVIDED BY WASHOE COUNTY ARE VERY LIMITED AND DO NOT COVER ALL OF THE WORK PERFORMED UNDER THE AUTHORITY OF THIS PERMIT. THE INSPECTIONS ARE OCCASIONAL SPOT CHECKS, MUCH LIKE AN AUDIT; THEREFORE, MANY PARTS OF THE WORK ARE NOT INSPECTED. IF MORE INSPECTION IS DESIRED, A PRIVATE INSPECTOR MUST BE HIRED BY THE PERMITTEE. NEITHER THE INSPECTIONS BY THE COUNTY NOR THE CERTIFICATE OF OCCUPANCY CONSTITUTE A REPRESENTATION BY THE COUNTY THAT THE WORK WAS INSPECTED OR THAT THE WORK COMPLIES WITH COUNTY ORDINANCES.

I HEREBY AGREE TO DEFEND AND TO SAVE, INDEMNIFY AND KEEP HARMLESS THE COUNTY OF WASHOE AND ITS OFFICERS, EMPLOYEES AND AGENTS AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY ACCRUE AGAINST THE COUNTY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT OR A CERTIFICATE OF OCCUPANCY, IN CONSEQUENCE OF THE COUNTY'S OWN NEGLIGENCE OR ITS OTHER ACTS OR OMISSIONS WITH RESPECT TO THIS PERMIT OR A CERTIFICATE OF OCCUPANCY, OR IN CONSEQUENCE OF THE USE OR OCCUPANCY OF ANY SIDEWALK, SUB-SIDEWALK OR STREET, OR OTHERWISE BY VIRTUE THEREOF, AND WILL IN ALL THINGS STRICTLY COMPLY WITH THE CONDITIONS OF THIS PERMIT AND PROVISIONS OF THE RULES, REGULATIONS AND ORDINANCES OF THE COUNTY OF WASHOE.

BUILDING INSPECTION RECORD
PLEASE READ THIS CARD AND POST IN A CONSPICUOUS PLACE
Failure to properly protect and maintain this card may result in job delay

BUILDING DEPT. INSPECTIONS SHOULD BE CALLED FOR AS FOLLOWS:

1. When footing forms, reinforcing steel, UFER ground, are in place and ready to pour concrete.
- 1A. When stemwall forms and steel are in place and ready to pour concrete or block is ready to grout.
2. When joists are installed, plumbing & mechanical roughed in - prior to sheathing.
3. Power pole is in place, ground rod is buried and all 110V exterior outlets are wired to ground fault circuit interrupter.
4. All under slab plumbing is in place, ready to pour floor.
5. When ice dam is installed (if required).
6. When required by Engineer - Prior to covering with siding or wallboard.
7. When plumbing is through roof, electrical boxes in and wire pulled, house framed. Complete: exterior siding, heating, air conditioning, oil tank and/or gas piping in with pressure test on line, finish roof completed.
- 7A. When lathing is complete but before any plastering is applied.
8. When insulation is installed.
9. When wallboard is installed prior to taping.
10. When heat is needed prior to final and installation is complete.
11. When underground utilities have been placed in trench, sanded, and ready to be covered.
12. When grading is complete, all rocks removed from lot, all debris removed from lot. Drainage and grading is proper and house ready to occupy, all interior and exterior work is complete.

ALL INSPECTIONS MUST BE REQUESTED ONE DAY IN ADVANCE THROUGH OUR AUTOMATED VOICE RESPONSE SYSTEM AT (775) 325-8000. FOR MOBILE HOME SETUP, BUSINESS LICENSES, AND ANY INSPECTION REQUIRING ACCESS, A SECOND CALL IS REQUIRED ON THE DAY OF THE INSPECTION BETWEEN 8:00 AND 8:30 A.M.

POST ADDRESS OF JOB IMMEDIATELY (VISIBLE FROM STREET).

THE APPROVED SET OF BUILDING PLANS MUST BE ON THE JOB SITE AT ALL TIMES.

PROVIDE TEMPORARY TOILET FACILITIES ON SITE.

CHECK APPROVED PLANS FOR NOTATIONS AND CORRECTIONS.

ANY PROPOSED DEVIATIONS FROM PLANS MUST BE APPROVED BY THE BUILDING DEPARTMENT.

NOTICE: Your Building Inspector is available in the office between the hours of 8:00 A.M. to 8:30 A.M. M-F.

REQUIRED INSPECTIONS		
AMR CODE	Insp.	Date
100	1. Footing & Slab	3-27-18
110	1A. Stemwall or Grout	
120	2. Under Floor/Prior to Sheathing	
125	Holddowns	
130	3. Temporary Power Pole	
135	Penn Power	
140	4. Under slab Plumbing	
155	Roof Deck	
160	5. Ice Dam	
165	6. Shearwall A. Interior	
155	B. Exterior	
160	7. Rough: (framing, Elec., Plumbing, Mechanical)	
170	Electric	
180	Plumbing	
190	Oil Tank	
200	Gas High Pressure	
105	7A. Lath	
210	8. Insulation	
	8A. Walls Only	
220	9. Wallboard	
225	Sheathing	
215	10. Heating/Gas Meter	
230	11. Underground Utilities: Gas	
240	Electric	
250	Water	
255	Underground Sewer	

AMR CODE	Insp.	Date
260	Final	
	Misc. Final	
830	CofO	
910	BUSINESS LICENSE	

HEALTH DEPARTMENT
24 Hour Notice Required
320-2434

REQUIRED INSPECTIONS		
	Insp.	Date
Well		
Septic Tank		
Rough		
Final		
Other		

FIRE DEPARTMENT
24 Hour Notice Required
Hono Fire 320-3650
North Lake Tahoe Fire (Incline) 831-0381
Nevada Division of Forestry 849-2500

REQUIRED INSPECTIONS		
	Insp.	Date
Hydrants		
Fire Sprinkler:		
Underground Finish		
Overhead Hydro Flow		
Final		
Fire Alarm Final		
Special System Final		
Other		

IMPORTANT TIME DEADLINE: FINAL INSPECTION OR RENEWAL OF THIS PERMIT MUST BE MADE PRIOR TO 18 MONTHS AFTER DATE OF ISSUANCE ON NEW PLANS MUST BE SUBMITTED AND PERMIT FEES PAID (WITH THE EXCEPTION OF THE PARKS TAX FEE AND REC FEE) PRIOR TO FINAL INSPECTION. PERMITS EXPIRE 18 MONTHS FROM THE DATE OF ISSUE, WITH NO GRACE PERIOD. IF THE DATE OF EXPIRATION FALLS ON A WEEKEND OR HOLIDAY, THE PERMIT MUST BE RENEWED ON THE LAST BUSINESS DAY PRIOR TO THE EXPIRATION DATE.

ROAD DIVISION
24 Hour Notice Required
Hono 320-2100 Incline 832-4125

REQUIRED INSPECTIONS		
	Insp.	Date
Mail Box		
Driveway		
Culvert		
Curb & Cutter		
Drainage		

UTILITIES DEPARTMENT
Washoe County Utilities: Div. 954-4600
Incline Village Gen. Insp. Dist. 832-4209
Sun Valley Gen. Insp. Dist. 873-2220
Contact Your Utility Dept. for Required Inspection Procedure

REQUIRED INSPECTIONS		
	Insp.	Date
Sewer Rough		
Sewer Final		

DEPARTMENT OF COMMUNITY DEVELOPMENT
320-6100

REQUIRED INSPECTIONS		
	Insp.	Date
Landscaping		
Irrigation		
Screening		



1001 E. NINTH STREET
POST OFFICE BOX 11130
RENO, NV 89520-0027
(775) 328-2020
FAX (775) 328-6132

WASHOE COUNTY

"Dedicated to Excellence in Public Service"

DEPARTMENT OF
BUILDING AND SAFETY

BUILDING PERMIT
INSPECTION LINE (775) 325-8000



855 ALDER AVE.
INCILINE VILLAGE, NV 89451
(775) 832-4140
FAX (775) 832-4164

Address: **6745 ROCK FARM RD WCTY** Permit No: **05-4963** Applied: **11/07/2005**
 Location: Type: **BLD-RES** Issued: **01/24/2006**
 Parcel No: **150-260-42** Category: **RSAD** Status: **RENEWED**
 Expire: **01/24/2009**
 Renewed: **07/26/2007**

Zoning: Occupancy: **27** Use Code:
 Area: **C** Census: **438** Variance No:
 Sewer: # Units: **1** Special Use No:
 Water: # Bldgs: **1** Major Project:

OWNER: **ANGELLA PETER N & AMY M** Phone:
6745 ROCK FARM RD
RENO NV 89511

CONTRACTOR Phone:
 License:

CONTACT: **ANGELLA PETER N & AMY M** Phone: **690-1590 CELL**
6745 ROCK FARM RD
RENO NV 89511

 Permit Description:
**60X66 DETACHED GARAGE/SHOP W/LOFT AREA FOR STORAGE W/ELEC NO PLG OR HTG/NEW 200 AMP
 PANEL FOR GARAGE**

VALUATION:	Occupancy	Type	Factor	Sq Feet	Valuation
	RENO	Garage	22.00	3,960	\$87,120.00
	RENO	Garage	22.00	528	\$11,616.00
	Totals...			4,488	\$98,736.00*

FEE'S:	Building Fee:	\$514.45	Plan Check Fee:	\$257.23	TOTAL FEES:	\$1,084.92
	Electrical Fee:	\$161.80	Park Tax Fee:	\$0.00	Payments:	\$1,084.92
	Plumbing Fee:	\$55.00	Violation Fee:	\$0.00	BALANCE DUE:	\$0.00
	Mechanical Fee:	\$0.00	Renewal Fee:	\$96.44	VALIDATED BY:	LD
	Reinspections:	\$0.00	Road Impact Fee:	\$0.00	ISSUED BY:	BLK

Permission is hereby granted to do the work for the building described in this application, in accordance with the Rules, Regulations and Ordinances of the County of Washoe, along with the plans and specifications filed herewith.

DISCLAIMER; INDEMNIFICATION; ACKNOWLEDGEMENT BY PERMITTEE:
 I/WE HEREBY AGREE TO DEFEND AND TO SAVE, INDEMNIFY AND KEEP HARMLESS THE COUNTY OF WASHOE AND ITS OFFICERS, EMPLOYEES AND AGENTS AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY ACCRUE AGAINST THE COUNTY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT OR A CERTIFICATE OF OCCUPANCY, IN CONSEQUENCE OF THE COUNTY'S OWN NEGLIGENCE OR ITS OTHER ACTS OR OMISSIONS WITH RESPECT TO THIS PERMIT OR A CERTIFICATE OF OCCUPANCY, OR IN CONSEQUENCE OF THE USE OR OCCUPANCY OF ANY SIDEWALK, SUB-SIDE WALK OR STREET, OR OTHERWISE BY VIRTUE THEREOF AND WILL IN ALL THINGS STRICTLY COMPLY WITH THE CONDITIONS OF THIS PERMIT AND PROVISIONS OF THE RULES, REGULATIONS AND ORDINANCES OF THE COUNTY OF WASHOE.



ACTION ORDER

February 8, 2005

**Washoe County
Department of
Community
Development**

1001 E. Ninth St., Bldg. A
Post Office Box 11130
Reno, NV 89520-0027
Tel: 775-328-3600
Fax: 775-328-3648

Peter & Amy Angella
6745 Rock Farm Road
Reno, NV 89511

**Washoe County
Board of
Adjustment**

Dear Applicant:

Carol A. Murphy,
Chair
Jane Maxfield,
Vice Chair
Neil Cobb
Gary Fero

The Washoe County Board of Adjustment, at its regular meeting of February 3, 2005, approved the following request with four (4) conditions:

Blaine Cartridge,
Legal Counsel

VARIANCE CASE NO. VA04-024 - To reduce the front setback from 30 feet to no less than 15 feet in order to facilitate the construction of a detached accessory structure (barn) as authorized in Section 110.804.00 of the Washoe County Development Code. The project is located at 6745 Rock Farm Road, just south of Melarky Way and north of Mountain Daisy Road. The ±2.47-acre parcel is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 26, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 150-260-42)

The approval for the variance was based on the following findings:

1. Special Circumstances. Because of the special circumstances applicable to the property, including extraordinary and exceptional situation or condition of the property, including it's irregular shape and/or location of surroundings, the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property; and

Adrian P. Freund,
AICP, Director



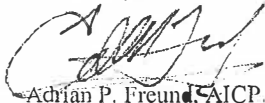
*Washoe County ... Where Quality Is At Home
"Dedicated to Excellence in Public Service"*

Peter and Amy Angella – VA04-024
February 8, 2005
Page 2

5. Reasoned Consideration. That the Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,



Adrian P. Freund, AICP
Director, Washoe County Community Development
Secretary to the Board of Adjustment

APF/SD/edw(VA04-024f1)

xc: Ellen Steiner, Chair, Southwest Truckee Meadows Citizen
Advisory Board, 12045 Broken Hills Road, Reno, NV

Blaine Cartlidge, Esq., District Attorney's Office; Marge Clausen,
Assessor's Office (CAAS); Steve Churchfield, Chief Appraiser,
Assessor's Office; Kathy Laster, Department of Water Resources,
Engineering Division; Nevada Department of Forestry

**CONDITIONS FOR
VARIANCE CASE NO. VA04-024
FOR PETER AND AMY ANGELLA
(APPROVED BY THE WASHOE COUNTY BOARD OF ADJUSTMENT
ON FEBRUARY 3, 2006)**

*****IMPORTANT—PLEASE READ*****

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY,
“MAY” IS PERMISSIVE AND “SHALL” OR “MUST” IS MANDATORY.

GENERAL CONDITIONS

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS VARIANCE IS THE RESPONSIBILITY OF THE APPLICANT, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE VARIANCE MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ANY OPERATIONAL CONDITIONS IMPOSED BY TO THIS VARIANCE APPROVAL ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ANNUAL RENEWAL OF A BUSINESS LICENSE. FAILURE TO COMPLY WITH THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL THE DEPARTMENT OF COMMUNITY DEVELOPMENT HAS DETERMINED COMPLIANCE HAS BEEN ACHIEVED.

ALL CONDITIONS LISTED WITHIN THIS APPROVAL MUST BE SATISFIED TO EFFECTUATE THIS VARIANCE APPROVAL. THE PROPERTY OWNER AND/OR APPLICANT ARE RESPONSIBLE FOR COMPLYING WITH ALL RELEVANT RULES, REGULATIONS, DEVELOPMENT STANDARDS,

POLICIES AND PROCEDURES OF WASHOE COUNTY. WASHOE COUNTY RETAINS THE RIGHT TO ENFORCE ALL APPLICABLE ORDINANCES THAT ARE NOT WAIVED OR VARIED BY THE APPROVAL OF THIS APPLICATION.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD IT DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

SPECIFIC CONDITIONS FOR VARIANCE CASE NO. VA04-024

1. The applicant shall obtain a valid building permit for the construction of the detached accessory structure within one year from the date of approval by Washoe County. The applicant shall commence and complete construction in accordance with the time periods required by said permit(s).
2. The applicant shall demonstrate conformance with the plans approved as part of this variance. Modification to the site plan may require amendment to and reprocessing of the variance. The Department of Community Development shall determine compliance with this condition.
3. A copy of the Final Order and approved site plan for the variance shall be attached to all building permit applications issued by Washoe County. Building plans will not be reviewed unless the Final Order and site plan are attached.
4. The applicant shall utilize the same or similar type of building materials and colors as the main residence for the detached accessory structure. The Department of Community Development shall determine compliance with this condition.

*** END OF CONDITIONS ***

197-04

FILE COPY

KEN BARROW LAND SURVEYOR
P.O. DRAWER 7000
INCLINE VILLAGE, NV 89450
PH.: 775-831-1701; FAX: 775-831-1766
dirtkicker@nvcbell.net



CERTIFICATION LETTER FOR BUILDING SETBACK

Date: 7-19-07

To: Washoe County Department of Building & Safety

Subject: Building Setback Certification

Address: 6745 ROCK FARM ROAD
WASHOE COUNTY, NEVADA
Lot Number: PARCEL B Block Number: _____
Subdivision Name: PARCEL MAP # 3173
Permit Number: 05-4963

FOR GARAGE/SHOP BUILDING.

The building envelope and building setbacks for subject lot was found to be in substantial conformance with the approved Washoe County plot plans.

Sincerely,

Kenneth F. Barrow, PLS
Ken Barrow Land Surveyor
775.831.1701



NOTE: VA 04-024
REDUCE FRONT SETBACK FROM 30 FEET TO 15 FEET.

**Angella Barn - 6745 Rock Farm Rd, Reno, NV 89511
Permit # 05-4963 - Variance #VA04-024**

Compaction, soil work and footings installed and inspected by Washoe County 03/29/07

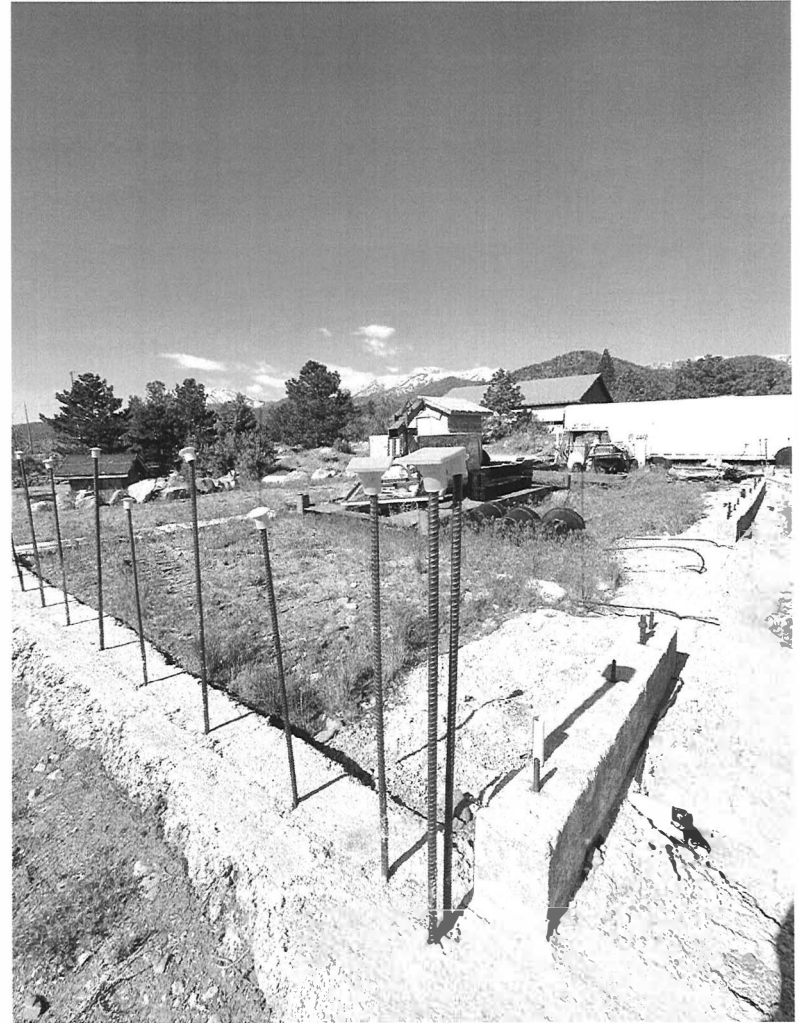
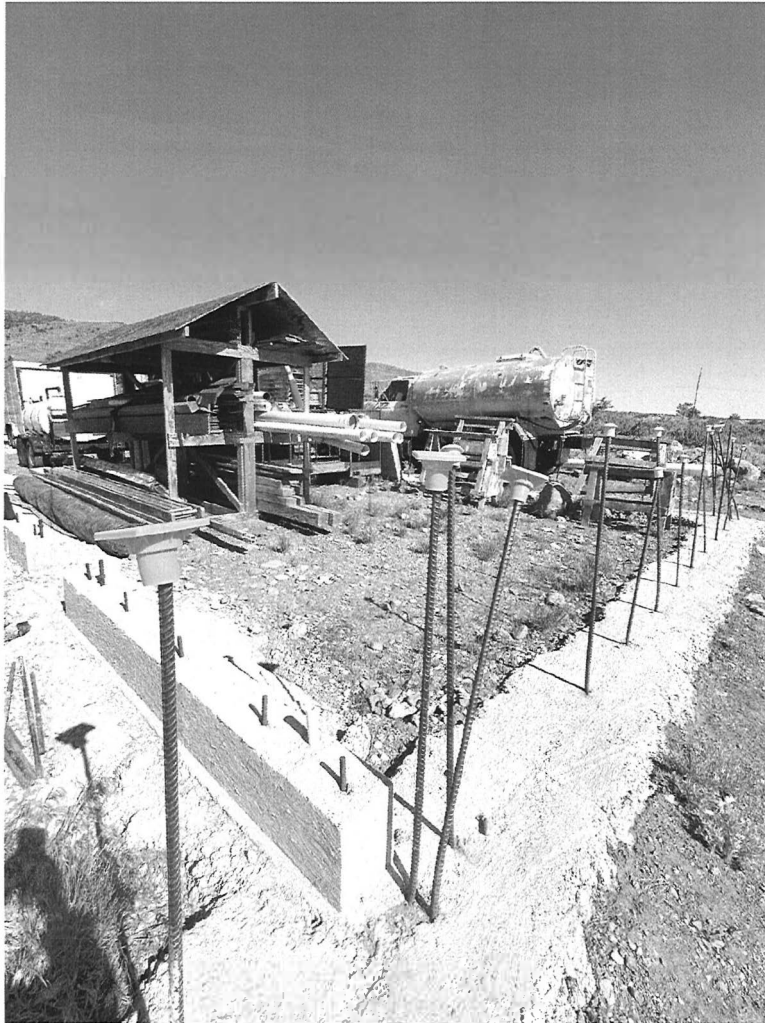


Exhibit A
Question 2 reply

Variance Request
Angella Barn
6745 Rock Farm Rd
Reno, NV 89511

Existing dirt work and pad are complete with structural compaction testing done. Compaction letter attached.

Footing complete with structural observation by civil engineer. Letter attached.

Concrete poured with rebar installed. Footings inspection completed by Washoe County on 03/29/06 - see attached.



Geotechnical & Environmental Engineers & Geologists

520 EDISON WAY • RENO, NEVADA 89502 • (775) 856-5566
FAX • (775) 856-6042
www.pezonella.com

FILE

LETTER OF TRANSMITTAL

Mr. Peter Anella

6745 Rock Farm Road

Reno NV 89511

ATTENTION: _____

SUBJECT: 6745 Rock Farm Road – Detached Barn Addition

OUR JOB NO. 4847.02B

Transmitted herewith are the following:

Laboratory test results.

These are for

- your use and need not be returned.
- your use; please return them when you have finished.
- your review; please return them with your comments.

Pezonella Associates, Inc.

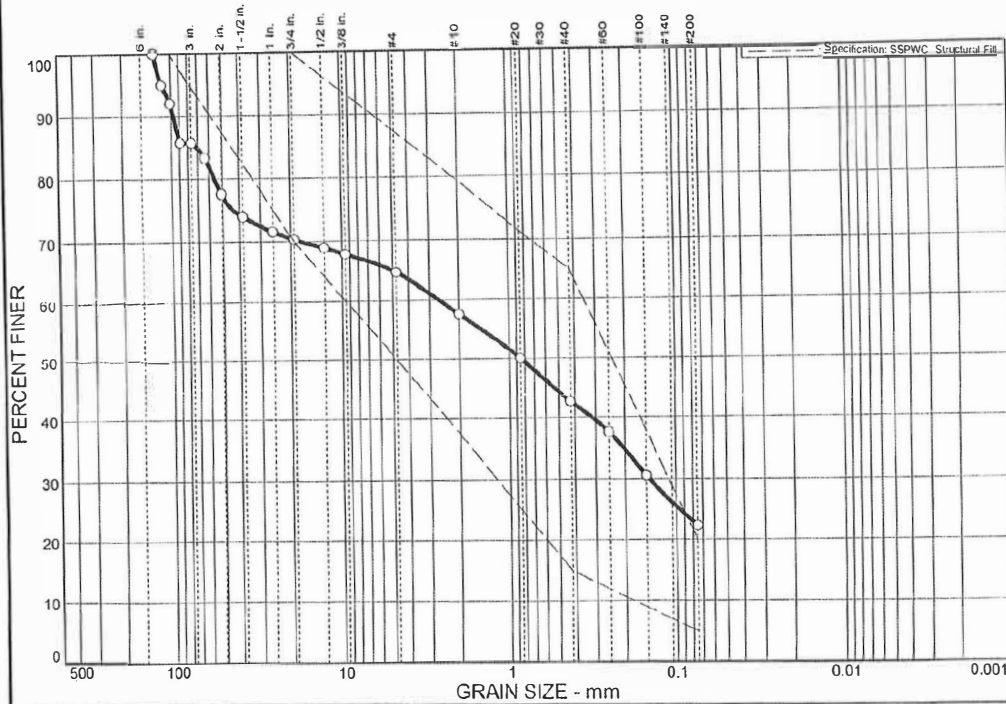
Washoe County Building Department

By *Sheryl Padgett*

Title Laboratory Manager

Date 5-30-06

Particle Size Distribution Report



% COBBLES	% GRAVEL		% SAND			% FINES	
	CRS.	FINE	CRS.	MEDIUM	FINE	SILT	CLAY
14.3	15.4	5.6	7.2	14.8	20.4	22.3	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
5 in.	100.0		
4.5 in.	95.1		
4 in.	92.1	100 - 100.0	X
3.5 in.	85.7		
3 in.	85.7		
2.5 in.	83.3		
2 in.	77.5		
1.5 in.	74.0		
1 in.	71.6		
.75 in.	70.3	70.0 - 100.0	
.5 in.	68.9		
.375 in.	67.8		
#4	64.7		
#10	57.5		
#20	50.0		
#40	42.7	15.0 - 65.0	
#60	37.6		
#100	30.6		
#200	22.3	5.0 - 20.0	X

Soil Description

Brown clayey sand (SC) with gravel and cobbles

Atterberg Limits

PL= 14 LL= 23 Pi= 9

Coefficients

D₈₅= 71.0 D₆₀= 2.64 D₅₀= 0.850
D₃₀= 0.144 D₁₅= D₁₀=
C_u= C_c=

Classification

USCS= SC AASHTO=

Remarks

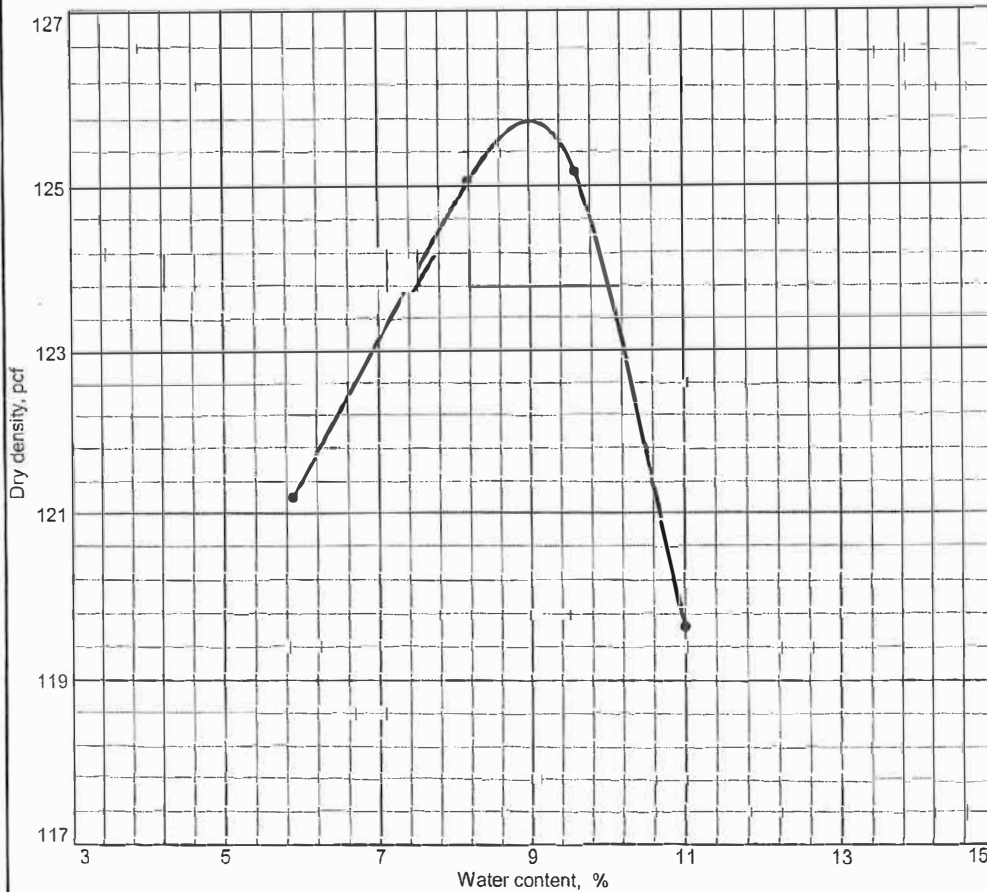
Complies with Pezonella Assoc. general guidelines
Sampled by Chris Holloway

* SSPWC Structural Fill

Sample No.: 06-269 Source of Sample: Native Date: 5-19-06
Location: Mass Grading Elev./Depth:

PEZONELLA ASSOCIATES, INC.	Client: Peter Angella Project: 6745 Rock Farm Road Project No: 4847.02B Plate
-----------------------------------	--

COMPACTION TEST REPORT



Test specification: ASTM D 1557-91 Procedure C Modified
 Oversize correction applied to each point

Elev/ Depth	Classification		Nat. Moist.	Sp.G.	LL	PI	% > 3/4 in.	% < No. 200
	USCS	AASHTO						
	SC				23	9	29.7	22.3

TEST RESULTS	MATERIAL DESCRIPTION
Maximum dry density = 125.8 pcf Optimum moisture = 9.0 %	Brown clayey sand (SC) with gravel and cobbles
Project No. 4847.02B Client: Peter Angella Project: 6745 Rock Farm Road ● Location: Mass Grading	Remarks: Bulk #06-269
COMPACTON TEST REPORT PEZONELLA ASSOCIATES, INC.	
	Plate

GALLIEN HANSON

1 Pages Total

Project: Angella Barn
Job No: 1380

FILE COPY

MEMO

TO: Peter Angella
COPY:
FROM: Paul Gallien Gallien / Hanson, Inc.
DATE: March 29, 2007
SUBJECT: Footings

Peter,

As per structural observation, we find that the footing are in general compliance with the approved plans.

Regards,

Paul Gallien

Gallien & Hanson, Inc.



GALLIEN & HANSON ENGINEERS, INC.

P.O. Box 5956, Tahoe City California 96145 • phone 775.833.4141 • Fax 775.833.4143 •
gallienhanson@sbcglobal.net

REVISIONS:
1. 01/20/24
2. 01/21/24
3. 01/22/24
4. 01/23/24
5. 01/24/24
6. 01/25/24
7. 01/26/24
8. 01/27/24
9. 01/28/24
10. 01/29/24
11. 01/30/24
12. 01/31/24

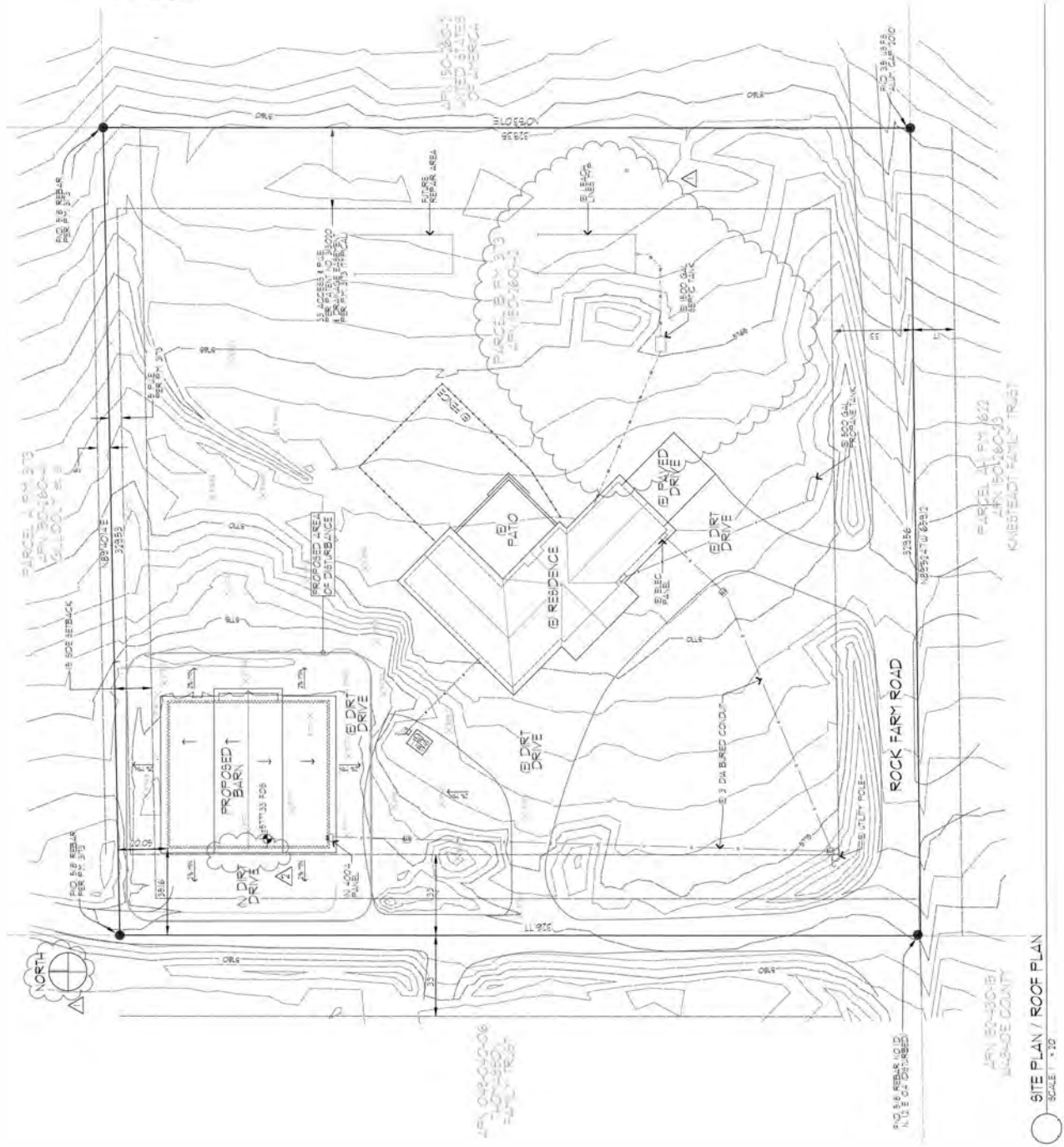
10/24/24
THE ANGELLA BARN
 for PETER ANGELLA
 6745 ROCK FARM ROAD RENO NV 89511

SITE PLAN
 SITE PLAN

DATE: 10/24/24
 SCALE: AS SHOWN
 DRAWN BY: [blank]
 JOB #: 220601
 SHEET NUMBER: **A11**
 TOTAL SHEET COUNT: 16
 JOB NUMBER: [blank]

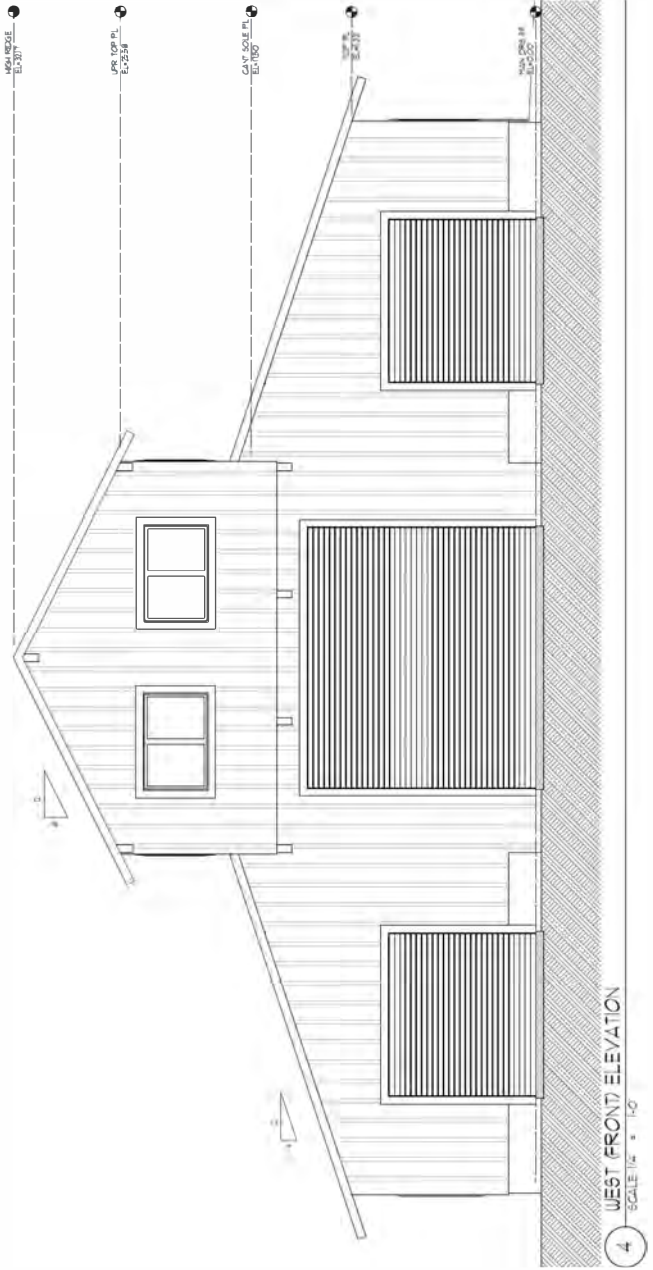
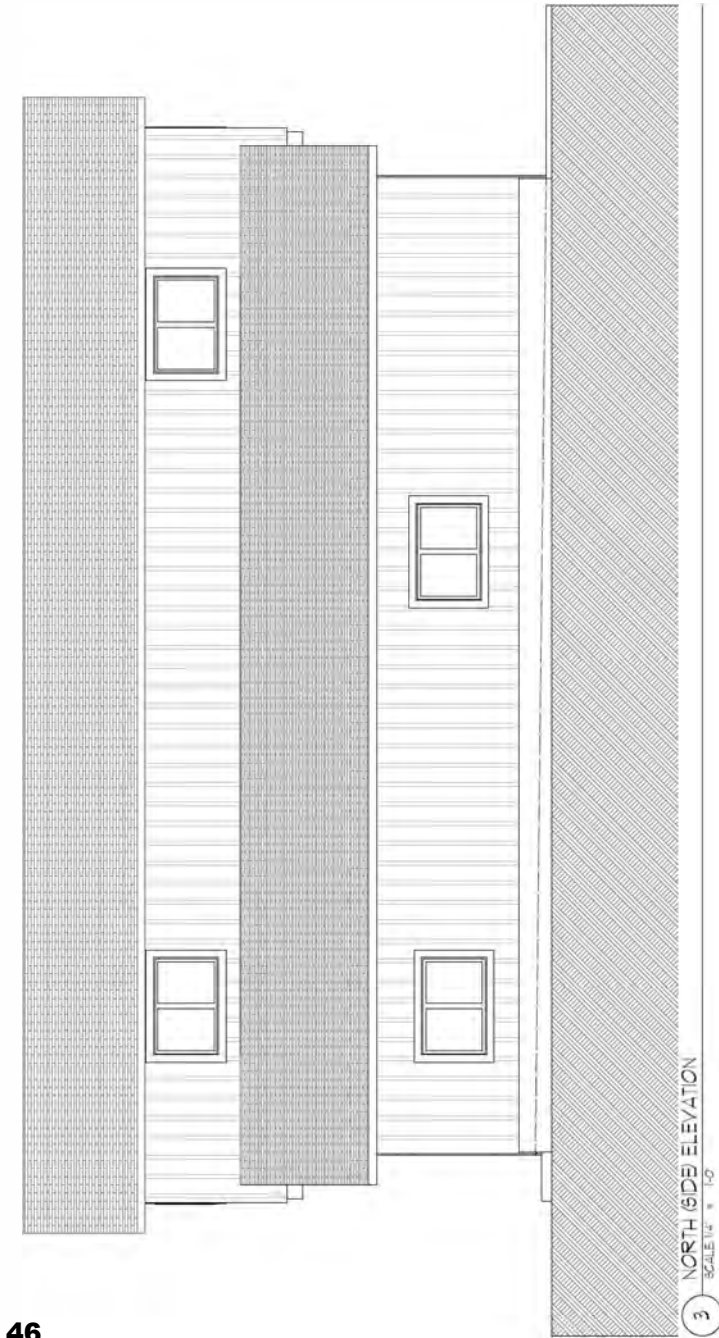
SITE PLAN NOTES:

1. LIST ALL AS-BUILT WORKS OF MATERIALS REQUIRED
2. OWNER IS RESPONSIBLE TO PERMITIVE EXISTING



SITE PLAN / ROOF PLAN
 SCALE: 1" = 10'

DATE: 01/27/24 10:24



To: Washoe County Building Department

From: John & Mary Howden
6255 Melarkey Way
Reno, NV 89511
APN # 049-040-09

Date: July 11, 2024

Re: Variance Case # WPVAR24-0007

As 20+ year neighbors of the Angellas I am writing this letter in support of the Angella Barn build purposed at 6745 Rock Farm Rd.

Sincerely,

Handwritten signature of John & Mary Howden in black ink. The signature is written in a cursive style and is positioned above the printed name.

John & Mary Howden

July 11, 2024

Dear Washoe County Planning and Building,

In regards to Variance Case # WPVAR24-0007, Angella Barn, I am a long time adjoining neighbor and have no objections to the plans and/or build at 6745 Rock Farm Rd, Reno, NV.

Sincerely,

A handwritten signature in black ink, appearing to read 'Carl Kniestadt', with a stylized flourish at the end.

Carl Kniestadt
Kniestadt Family Trust
APN # 150-26-23
6740 Rock Farm Rd
Reno, NV 89511

To: Washoe County Building Department

From: Anthony and Karen MacDonald

6150 Melarkey Way

Reno, NV 89511

APN # 150-260-01

Date: July 12, 2024

Re: Variance Case # WPVAR24-0007

We are neighbors of the Angellas and I am writing this letter in support of the Angella Barn build proposed at 6745 Rock Farm Rd.

Sincerely,

Anthony and Karen MacDonald

Washoe County Development Application

Project Information

Project Name (commercial/industrial projects only):

Project Description: BARN

Project Address: 6745 Rock Farm Rd., Reno, NV

Project Area (acres or square feet): 3960 sq.ft.

Application Type (check box on next page and indicate type here): Variance

Location Information

Project Location (with point of reference to major cross streets or area locator):
6745 Rock Farm Rd.

Assessor's Parcel Number(s):

150-260-42

Parcel Acreage:

2.47

Land Use Designation:

Sections:

Township:

Range:

Indicate any previous Washoe County approvals associated with this application:

Case Nos.

Applicant Information

Property Owner:

Name: Peter & Amy Angella

Address: 6745 Rock Farm Rd.

Zip: 89511

Phone: 775-849-0108

Fax: 831-6630

Contact Person: Peter Angella

Professional Consultant:

Name:

Address:

Zip:

Phone:

Fax:

Contact Person:

Applicant/Developer:

Name:

Address:

Zip:

Phone:

Fax:

Contact Person:

Other Persons to be Contacted:

Name:

Address:

Zip:

Phone:

Fax:

Contact Person:

For Office Use Only

Date Received: 12/15/04

Initial: (circled)

Case Numbers:

Deemed Complete:

Initial:

V A04-024

County Commission District:

CAB(s):

SWTMM

Planning Area:

~~FOREST~~ SWTMM

Effective Date 7-1-04

cell #: 690-1590

Variance Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

The additional 30 foot setback off of the original
33 foot easement.

33 foot easement to remain.

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

Due to topographical limitations (eg. slope of lot), in conjunction with Forest Service property and access, and with consideration to neighbors properties (eg. access and views) we have determined that the NW corner is the best location.

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

In discussing location of "Barn" with all surrounding neighbors no negative feedback was given. We considered views and privacy of all neighbors when placement was determined.

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

This "Barn" will enclose and consolidate multiple cars, trailers, lumber, and in the future house animals (e.g. horses). We have designed a very old style Nevada barn that will fit in beautifully with the neighborhood.

5. What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

The right to protect and maintain personal possessions and property, and house animals and vehicles for recreational use. (eg. horses, trailers, ATVs)

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request? (If so, please attach a copy.)

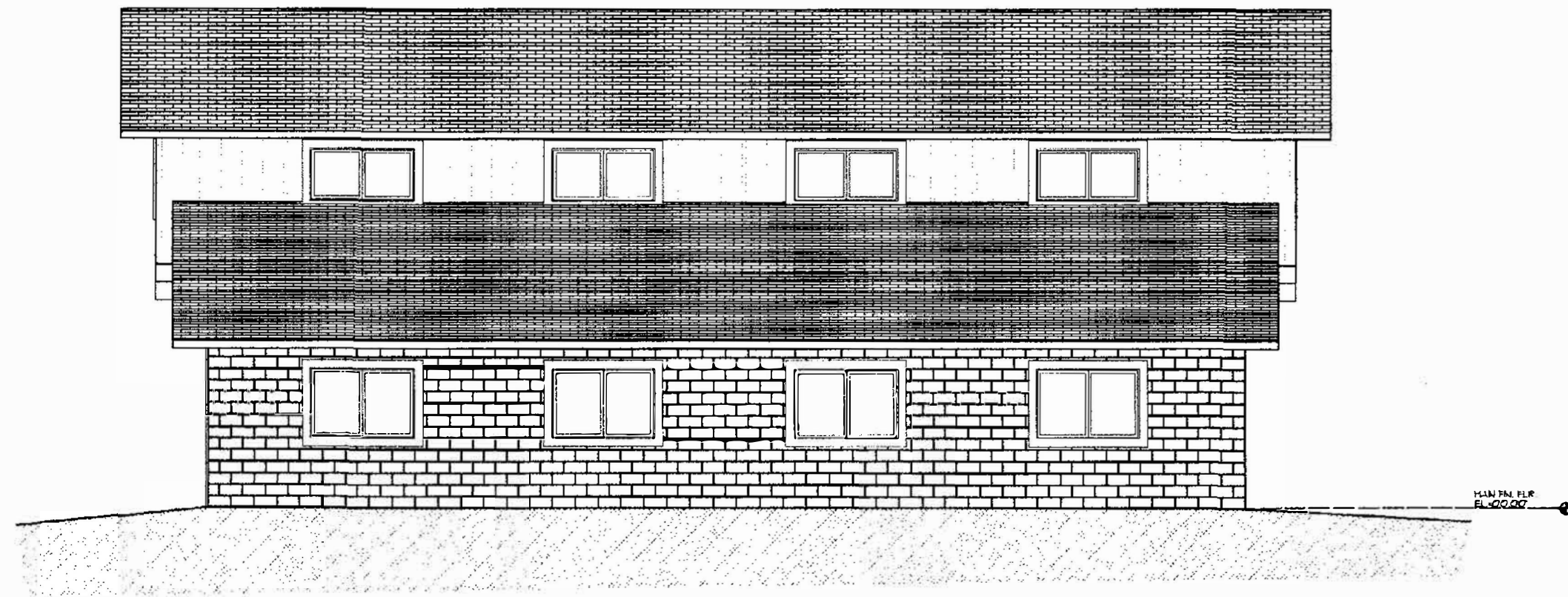
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

7. What is your type of water service provided?

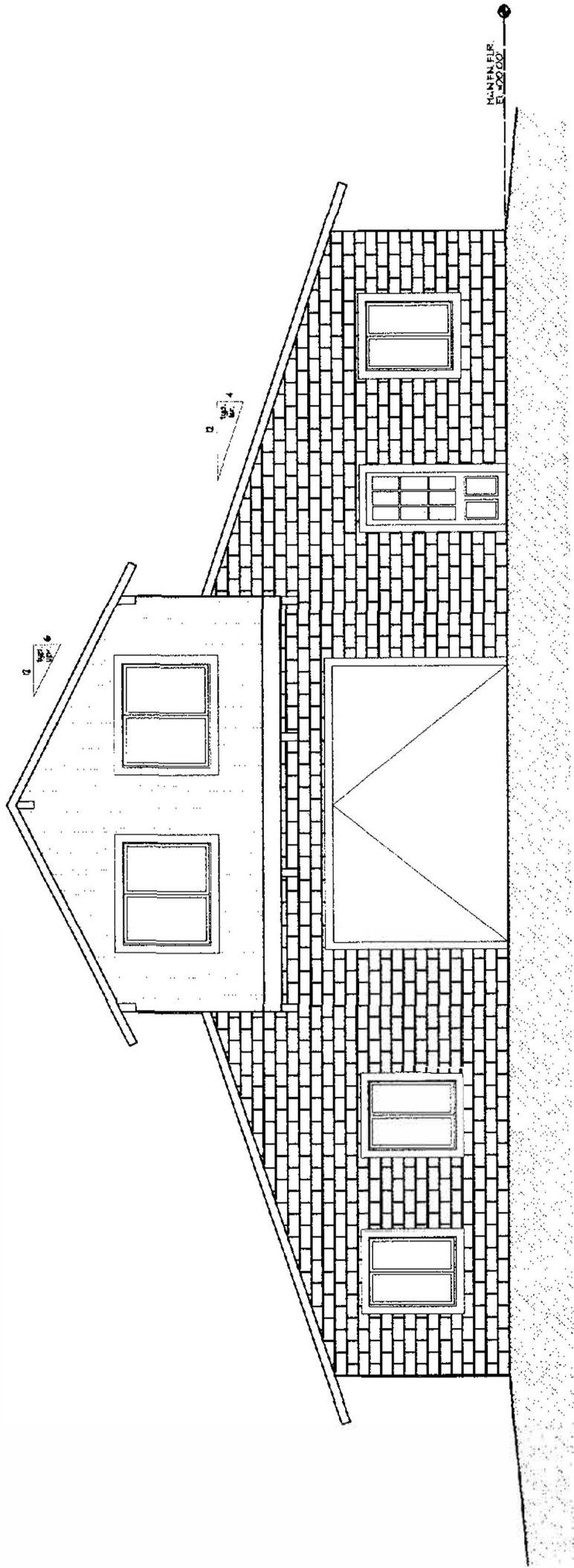
well

8. What is your type of sewer service provided?

septic

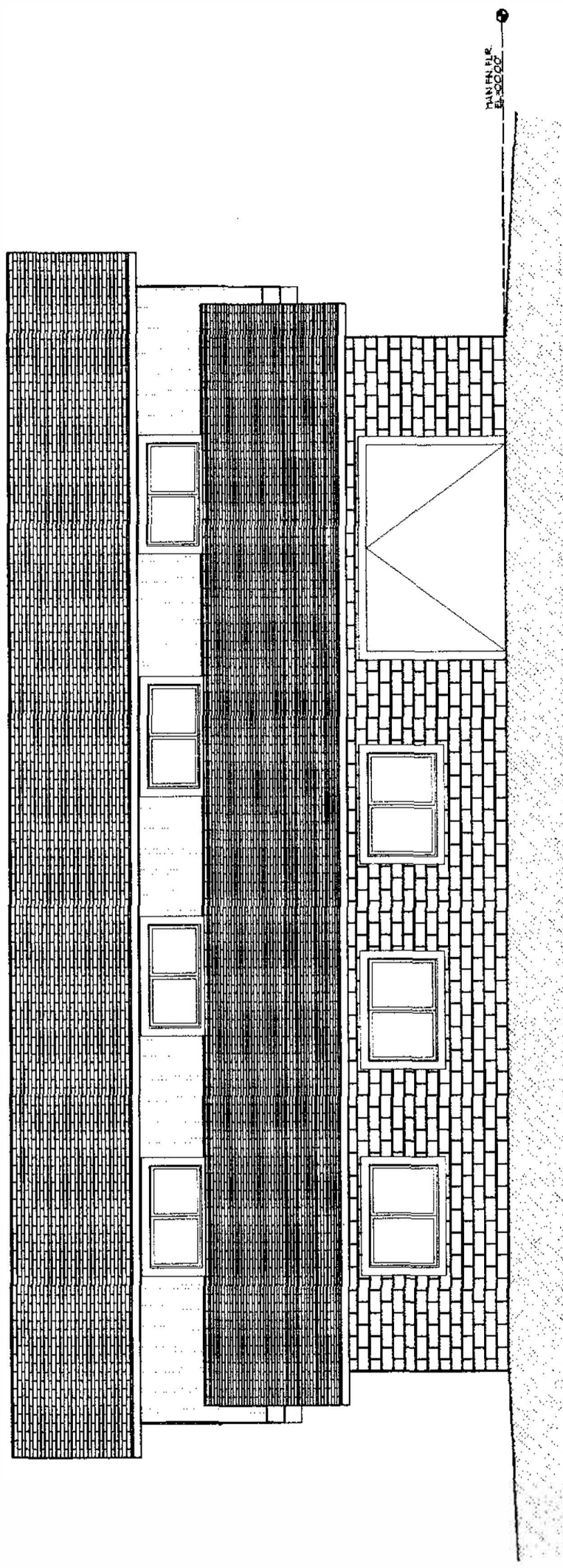


NORTH ELEVATION



EAST ELEVATION

Angella Barn, 2 Right Elevation 1" = 10'-0"; 6745 Rock Farm Road, APN 150-260-42



SOUTH ELEVATION

Argella Bampix | Front Elevation, 1" = 10'-0"; 6745 Rock Farm Road, APN 150-260-42

OWNER AFFIDAVIT

Project Name:	
Application Type	
<input type="checkbox"/> Abandonment (AB)	<input type="checkbox"/> Final Map Certificate of Amendment (CA)
<input type="checkbox"/> Administrative Permit (AP)	<input type="checkbox"/> Final Map Major/Minor Amendment
<input type="checkbox"/> Amendment of Conditions of Approval	<input type="checkbox"/> Final Subdivision Map/Const Plan Review
<input type="checkbox"/> Boundary Line Adjustment (BL)	<input type="checkbox"/> Parcel Map Waiver (PM)
<input type="checkbox"/> Comprehensive Plan Amendment (CP)	<input type="checkbox"/> Reversion to Acreage (RA)
<input type="checkbox"/> Cooperative Plan Amendment	<input type="checkbox"/> Special Use Permit (SB/SW)
<input type="checkbox"/> Land Use Designation Change	<input type="checkbox"/> Specific Plan (SP)
<input type="checkbox"/> Text Change	<input type="checkbox"/> Tentative Map of Div into Large Parcels (DL)
<input type="checkbox"/> Design Review Committee Submittal (DRC)	<input type="checkbox"/> Tentative Parcel Map (PM)
<input type="checkbox"/> Development Agreement (DA)	<input type="checkbox"/> Tentative Subdivision Map (TM)
<input type="checkbox"/> Development Code Amendment (DC)	<input type="checkbox"/> Hillside Development
<input type="checkbox"/> Ext of Time Requests (Approved Applications)	<input type="checkbox"/> Common Open Space Development
<input type="checkbox"/> Ext of Time Requests (Tent Subdivision Maps)	<input checked="" type="checkbox"/> Variance (VA)

The receipt of an application at the time of submittal does not imply the application complies with all requirements of the Washoe County Development Code, the Washoe County Comprehensive Plan or the applicable area plan, or that it is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, PETER ANGELLA

being duly sworn, depose and say that I am an owner* of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Department of Community Development staff.

(A separate Affidavit must be provided by each property owner named in the title report.)

*Owner refers to the following: (Please mark appropriate box.)

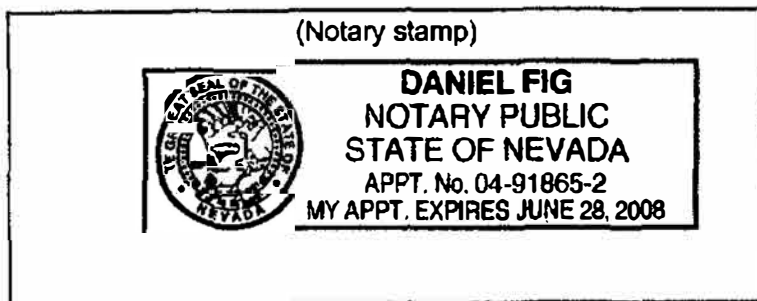
- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Signed *[Signature]*
Address 6745 ROCK FARM RD
RENO NV 89451

Subscribed and sworn to before me this
13 day of December, 2004.

[Signature] Washoe County
Notary Public in and for said county and state Nevada

My commission expires: 6/28/04



Effective Date 7-1-04

Variance Fee Worksheet [Article 804]

Case Number: VA04-024		Project Name: APN:	
Department	Fee	Indicate fee paid below	
Community Development 328-6100	\$624	\$624	
Engineering Division 328-2041	\$27	\$27	
Environmental Health Services 328-2434	\$47	\$47	
Parks & Recreation 828-6642	\$0	\$0	
Utility Services Division 954-4600	Tahoe area \$0 Other areas \$24	<input type="checkbox"/> Tahoe area \$0 <input checked="" type="checkbox"/> Or other areas \$24 \$ _____	
Total Fees	<input type="checkbox"/> Tahoe area \$698 <input checked="" type="checkbox"/> Or other areas \$722 Grand Total	\$722.00	
Notes		Date Stamp	
1. In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt. This does not guarantee that the application is complete.		RECEIVED DEC 15 2004 WASHOE COUNTY COMMUNITY DEVELOPMENT Staff: <u> S. O. </u>	
Check Space - Make Check Payable to Washoe County			
<p>Attach check to this space.</p> <p>Submit with application "Original Packet" only.</p> <p>Do not include this page in other copies of the packet.</p>			
<small>Fees collected per Article 906 Fees, Washoe County Development Code. Form revised 6-8-04; effective 7-1-04. P:\PLANNING\FORMS\APPS\04 05 fees.doc</small>			



ACTION ORDER

February 8, 2005

**Washoe County
Department of
Community
Development**

1001 E. Ninth St., Bldg. A
Post Office Box 11130
Reno, NV 89520-0027
Tel: 775-328-3600
Fax: 775-328-3648

Peter & Amy Angella
6745 Rock Farm Road
Reno, NV 89511

**Washoe County
Board of
Adjustment**

Dear Applicant:

Carol A. Murphy,
Chair
Jane Maxfield,
Vice Chair
Neal Cobb
Gary Feero

The Washoe County Board of Adjustment, at its regular meeting of February 3, 2005, approved the following request with four (4) conditions:

VARIANCE CASE NO. VA04-024 - To reduce the front setback from 30 feet to no less than 15 feet in order to facilitate the construction of a detached accessory structure (barn) as authorized in Section 110.804.00 of the Washoe County Development Code. The project is located at 6745 Rock Farm Road, just south of Melarky Way and north of Mountain Daisy Road. The ±2.47-acre parcel is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 26, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 150-260-42)

Blaine Cartledge,
Legal Counsel

The approval for the variance was based on the following findings:

1. Special Circumstances. Because of the special circumstances applicable to the property, including extraordinary and exceptional situation or condition of the property, including it's irregular shape and/or location of surroundings, the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property; and

Adrian P. Freund,
AICP, Director

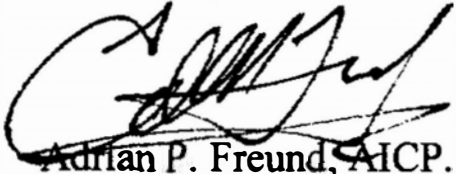


*Washoe County ... Where Quality Is At Home
"Dedicated to Excellence in Public Service"*

5. Reasoned Consideration. That the Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

If no appeals have been filed in the time period stipulated in the Washoe County Development Code, the decision by the Board of Adjustment is final.

Yours truly,



Adrian P. Freund, AICP.

Director, Washoe County Community Development
Secretary to the Board of Adjustment

APF/SD/edw(VA04-024f1)

xc: Ellen Steiner, Chair, Southwest Truckee Meadows Citizen
Advisory Board, 12045 Broken Hills Road, Reno, NV

Blaine Cartlidge, Esq., District Attorney's Office; Marge Clausen,
Assessor's Office (CAAS); Steve Churchfield, Chief Appraiser,
Assessor's Office; Kathy Laster, Department of Water Resources,
Engineering Division; Nevada Department of Forestry

**CONDITIONS FOR
VARIANCE CASE NO. VA04-024
FOR PETER AND AMY ANGELLA
(APPROVED BY THE WASHOE COUNTY BOARD OF ADJUSTMENT
ON FEBRUARY 3, 2006)**

*****IMPORTANT—PLEASE READ*****

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, "MAY" IS PERMISSIVE AND "SHALL" OR "MUST" IS MANDATORY.

GENERAL CONDITIONS

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS VARIANCE IS THE RESPONSIBILITY OF THE APPLICANT, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE VARIANCE MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ANY OPERATIONAL CONDITIONS IMPOSED BY TO THIS VARIANCE APPROVAL ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ANNUAL RENEWAL OF A BUSINESS LICENSE. FAILURE TO COMPLY WITH THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL THE DEPARTMENT OF COMMUNITY DEVELOPMENT HAS DETERMINED COMPLIANCE HAS BEEN ACHIEVED.

ALL CONDITIONS LISTED WITHIN THIS APPROVAL MUST BE SATISFIED TO EFFECTUATE THIS VARIANCE APPROVAL. THE PROPERTY OWNER AND/OR APPLICANT ARE RESPONSIBLE FOR COMPLYING WITH ALL RELEVANT RULES, REGULATIONS, DEVELOPMENT STANDARDS,

POLICIES AND PROCEDURES OF WASHOE COUNTY. WASHOE COUNTY RETAINS THE RIGHT TO ENFORCE ALL APPLICABLE ORDINANCES THAT ARE NOT WAIVED OR VARIED BY THE APPROVAL OF THIS APPLICATION.

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD IT DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

SPECIFIC CONDITIONS FOR VARIANCE CASE NO. VA04-024

1. The applicant shall obtain a valid building permit for the construction of the detached accessory structure within one year from the date of approval by Washoe County. The applicant shall commence and complete construction in accordance with the time periods required by said permit(s).
2. The applicant shall demonstrate conformance with the plans approved as part of this variance. Modification to the site plan may require amendment to and reprocessing of the variance. The Department of Community Development shall determine compliance with this condition.
3. A copy of the Final Order and approved site plan for the variance shall be attached to all building permit applications issued by Washoe County. Building plans will not be reviewed unless the Final Order and site plan are attached.
4. The applicant shall utilize the same or similar type of building materials and colors as the main residence for the detached accessory structure. The Department of Community Development shall determine compliance with this condition.

***** END OF CONDITIONS *****

(February 3, 2005)

Agenda Item No: 3

Staff Recommendation: **CONDITIONAL
APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Board of Adjustment

Re: Variance Case No. VA04-024

Date: January 27, 2005

Prepared By: Sandra Dutton, Planner

GENERAL INFORMATION SUMMARY

Applicant: Mr. & Mrs. Angella

Requested Action: To reduce the front setback from 30 feet to no less than 15 feet in order to facilitate the construction of a detached accessory structure (barn) as authorized in Section 110.804.00 of the Washoe County Development Code. **The project is located at 6745 Rock Farm Road, just south of Melarky Way and north of Mountain Daisy Road.** The ±2.47-acre parcel is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 26, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 150-260-42)

RECOMMENDATION/FINDINGS

Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the request with conditions and offers the following motion for your consideration:

I move that the Washoe County Board of Adjustment approves Variance Case No. VA04-024 for the placement of a detached accessory building, having made the following findings in accordance with Washoe County Development Code Section 110.804.25:

To: Washoe County Board of Adjustment
Re: VA04-024 (Angella)
Date: January 27, 2005
Page: 2

1. Special Circumstances. Because of the special circumstances applicable to the property, including extraordinary and exceptional situation or condition of the property, including it's irregular shape and/or location of surroundings, the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property; and
5. Reasoned Consideration. That the Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

ANALYSIS

Background:

The 2.47-acre subject property is an interior government track lot located at 6745 Rock Farm Road, just south of Melarky Way and north of Mountain Daisy Road. This variance request is to vary the front setback from 30-feet to no less than 15-feet for the placement of a detached accessory building. The detached structure is intended to be used as a garage and barn for the storage of agricultural equipment and personal vehicles, and possible horses in the future. The property is zoned High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan.

Special/Circumstances/Hardship/Impacts:

In order to grant a variance, regardless of the modification, a finding of special circumstance or hardship must be found in accordance with both Nevada Revised Statutes and the Washoe County Development Code. The following excerpt from state law is provided.

To: Washoe County Board of Adjustment
Re: VA04-024 (Angella)
Date: January 27, 2005
Page: 3

NEVADA REVISED STATUTES 278.300 – Zoning Boards of Adjustment, Powers

1. The board of adjustment shall have the following powers:

- (c) **Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any regulation enacted under NRS 278.010 TO 278.630, inclusive, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, to authorize a variance from that strict application so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.**

The subject parcel is one of many government track lots in this area of the Southwest Truckee Meadows, consequently the majority of those lots have 33-foot access easements on at least three (3) sides and some with four. Because these are access easements, the subject property has three (3) front yards and one side. That equates to three (3) front setbacks of 30-feet and one side setback of 15-feet. Adding in the 33-foot access easements, the property owner is constrained with 63-foot front setbacks on three sides of the property, thereby reducing the buildable area of the subject property. The request then is for a reduction of the front yard setback from 63-feet to 48-feet for the placement of a detached accessory structure due to the 33-foot access easements on three (s) sides of the property and the slope of the lot.

Staff believes the findings for a hardship/special circumstance have been made, and that no significant impacts to surrounding properties will occur as a result of this variance request.

To: Washoe County Board of Adjustment
Re: VA04-024 (Angella)
Date: January 27, 2005
Page: 4

AGENCY COMMENTS

The plans were submitted to all involved agencies and no adverse comments were received. No unique or extraordinary conditions of approval were requested.

CITIZEN ADVISORY BOARD COMMENTS

The Southwest Truckee Meadow Citizen Advisory Board reviewed the proposed variance application at its January 20, 2005 meeting. Hearing no opposition from the community, the CAB members made a motion for approval, which was seconded and carried unanimously. At the time of publication of this report staff had not yet received the CAB memo. If available, staff will bring it to the Board of Adjustment meeting.

APPLICABLE REGULATIONS

Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.

SD(VA04-024S)

Attachments: Vicinity Map, Site Plan, Elevations.

xc: Applicant/

Property Owner: Peter & Amy Angella, 6745 Rock Farm Road, Reno, NV 89511.

Agencies: Southwest Truckee Meadows Citizen Advisory Board, Chair.

To: Washoe County Board of Adjustment
Re: VA04-024 (Angella)
Date: January 27, 2005
Page: 5

*****IMPORTANT—PLEASE READ*****

FOR THE PURPOSES OF CONDITIONS IMPOSED BY WASHOE COUNTY, "MAY" IS PERMISSIVE AND "SHALL" OR "MUST" IS MANDATORY.

GENERAL CONDITIONS

UNLESS OTHERWISE SPECIFIED, ALL CONDITIONS MUST BE MET OR FINANCIAL ASSURANCES MUST BE PROVIDED TO SATISFY THE CONDITIONS PRIOR TO SUBMITTAL FOR A BUILDING PERMIT. THE AGENCY RESPONSIBLE FOR DETERMINING COMPLIANCE WITH A SPECIFIC CONDITION SHALL DETERMINE WHETHER THE CONDITION MUST BE FULLY COMPLETED OR WHETHER THE APPLICANT SHALL BE OFFERED THE OPTION OF PROVIDING FINANCIAL ASSURANCES. ALL AGREEMENTS, EASEMENTS, OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE COUNTY ENGINEER AND THE DEPARTMENT OF COMMUNITY DEVELOPMENT.

COMPLIANCE WITH THE CONDITIONS OF THIS VARIANCE IS THE RESPONSIBILITY OF THE APPLICANT, AND ALL OWNERS, ASSIGNEES, AND OCCUPANTS OF THE PROPERTY AND THEIR SUCCESSORS IN INTEREST. FAILURE TO COMPLY WITH ANY CONDITIONS IMPOSED IN THE ISSUANCE OF THE VARIANCE MAY RESULT IN THE INSTITUTION OF REVOCATION PROCEDURES.

ANY OPERATIONAL CONDITIONS IMPOSED BY TO THIS VARIANCE APPROVAL ARE SUBJECT TO REVIEW BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT PRIOR TO THE ANNUAL RENEWAL OF A BUSINESS LICENSE. FAILURE TO COMPLY WITH THE CONDITIONS MAY RESULT IN WITHHOLDING RENEWAL OF THE BUSINESS LICENSE UNTIL THE DEPARTMENT OF COMMUNITY DEVELOPMENT HAS DETERMINED COMPLIANCE HAS BEEN ACHIEVED.

ALL CONDITIONS LISTED WITHIN THIS APPROVAL MUST BE SATISFIED TO EFFECTUATE THIS VARIANCE APPROVAL. THE PROPERTY OWNER AND/OR APPLICANT ARE RESPONSIBLE FOR COMPLYING WITH ALL RELEVANT RULES, REGULATIONS, DEVELOPMENT STANDARDS, POLICIES AND PROCEDURES OF WASHOE COUNTY. WASHOE COUNTY RETAINS THE RIGHT TO ENFORCE ALL APPLICABLE ORDINANCES THAT ARE NOT WAIVED OR VARIED BY THE APPROVAL OF THIS APPLICATION.

To: Washoe County Board of Adjustment
Re: VA04-024 (Angella)
Date: January 27, 2005
Page: 6

WASHOE COUNTY RESERVES THE RIGHT TO REVIEW AND REVISE THE CONDITIONS OF THIS APPROVAL SHOULD IT DETERMINE THAT A SUBSEQUENT LICENSE OR PERMIT ISSUED BY WASHOE COUNTY VIOLATES THE INTENT OF THIS APPROVAL.

SPECIFIC CONDITIONS FOR VARIANCE CASE NO. VA04-024

1. The applicant shall obtain a valid building permit for the construction of the detached accessory structure within one year from the date of approval by Washoe County. The applicant shall commence and complete construction in accordance with the time periods required by said permit(s).
2. The applicant shall demonstrate conformance with the plans approved as part of this variance. Modification to the site plan may require amendment to and reprocessing of the variance. The Department of Community Development shall determine compliance with this condition.
3. A copy of the Final Order and approved site plan for the variance shall be attached to all building permit applications issued by Washoe County. Building plans will not be reviewed unless the Final Order and site plan are attached.
4. The applicant shall utilize the same or similar type of building materials and colors as the main residence for the detached accessory structure. The Department of Community Development shall determine compliance with this condition.

SOUTHWEST TRUCKEE MEADOWS CITIZEN ADVISORY BOARD

NOTICE OF MEETING

JANUARY 20, 2005

7:00 P.M.

South Valley Library 15650A Wedge Parkway, Reno

AGENDA



- 1.* **CALL TO ORDER**
- 2.* **ROLL CALL/DETERMINATION OF QUORUM**
3. **CERTIFICATION OF POSTING OF THE AGENDAS FOR JANUARY 20, 2005**
4. **APPROVAL OF AGENDA FOR THE MEETING OF JANUARY 20, 2005**
5. **APPROVAL OF THE MINUTES FOR THE REGULAR MEETING OF NOVEMBER 18th and WORKSHOP OF NOVEMBER 18, 2004 AND REGULAR MEETING OF OCTOBER 21, 2004**
- 6.* **ANNOUNCEMENTS/UPDATES/CORRESPONDENCE**
- 7.* **PUBLIC COMMENT** – (Limited to items not listed on the agenda.)
- 8.* **RENO FIRE DEPARTMENT ITEMS** – Marty Scheuerman, Chief of Operations – Report on fire safety issues including recent calls for service and information related to residential fire safety. (8 min)
- 9.* **WASHOE COUNTY SHERIFF'S DEPARTMENT** – Deputy Don Patch, South District Community Liaison – Report on area law enforcement topics/issues and announcements from the Washoe County Sheriff's Dept. (8 min)
- 10.* **COUNTY COMMISSION UPDATES** – Report and possible discussion on Washoe County issues and concerns.
11. **NEW BUSINESS** - (Staff contact listed on items for Community Development may not be the staff attending the meeting.)
 - A. **Variance Case VA04-024 Peter and Amy Angella** – Discussion and possible recommendations on the request to reduce the front setback from 30 feet to no less than 15 feet in order to facilitate the construction of a detached accessory structure (barn) located at 6745 Rock Farm Road, just south of Melarky Way and North of Mountain Daisy Road. Sandra Dutton, Staff Representative, 328-3608
 - B. **LDC04-00130 (Monarch Property/13095 South Virginia** – Discussion and possible recommendations on a request for: 1) a Master Plan Amendment from Urban Residential/Commercial; and 2) a zoning map amendment from AC (Arterial Commercial) to HC (Hotel Casino). The +/- 12.96 acre site is located on the east side of South Virginia Street, +/- 4,000 feet south of South Meadows Parkway. The Reno City Planning Commission has scheduled a public hearing for consideration of this request on Thursday, January 20, 2005 in the City Council Chambers, Reno City Hall, 1 East First Street, beginning at 6 p.m. Staff: Arlo Stockman, 334-2439.
 - C.* **Special Use Permit SW04-030 & Administrative Permit AP04-008 – Mt. Rose Academy** – Discussion only regarding the application to construct and operate a child daycare and accredited kindergarten facility at the intersection of Butch Cassidy Drive and Edmonton Drive, near the Rolling Hills Subdivision. It has been determined that project lies within the jurisdiction of the GSCAB and has already been considered by that body and is being sent to the SWTMCAB as a courtesy and for any comments, concerns, the board may feel are appropriate. Staff Rep: Don Young, (775) 328-3620. (This item is informational only)
12. **OLD BUSINESS**
 - A.* **Vector-Borne Diseases Program Update** – Judith Saum, will present an update on the Vector-Borne Diseases program.
 - B. **City of Reno Case - LDC05-00086 (Furniture Row Store)** – Kenneth Krater, K. Krater Consulting, will present the request for annexation of a +/-five (5.0) acre parcel located at 11565 Old Virginia Road, +/-780 feet east of South Virginia Street and +/-1,500 feet north of Damonte Ranch Parkway, Washoe County, Nevada. This property will be zoned SPD (Specific Plan District South Virginia Street Corridor Specific Plan) upon annexation. The application is within the Cooperative Planning area and the South Virginia Corridor Specific Plan is being brought back to the SWTMCAB for additional consideration and possible recommendations.
 - C.* **Ormat, Inc., Geothermal Complex** - Don Schochet, Ormat, Inc. will make a slide presentation regarding the geothermal complex located on the South Side of Mt. Rose Highway, west of South Virginia St. followed by questions and discussion with the audience and the board. (This item is informational only)
- 13.* **MEMBER ITEMS/COMMITTEE REPORTS/CORRESPONDENCE**
 - SETMCAB/SWTMCAB Liaison Reports – Neil Upchurch, SETMCAB and Faith Fessenden, SWTMCAB
 - RTC 2030 Plan Committee Report – Report on the status of the RTC 2030 Plan Committee– Steve Cohen
 - Regional Transportation Commission CAC Report – Herbert Rubenstein and Steve Cohen, Alternate

- Regional Planning Commission (RPC) Report – Report on the Regional Planning Commission actions.
- Reno Planning Commission Report – Report on the Reno Planning Commission Actions - Marc Marenghi
- Washoe County Planning Commission – Report on the Washoe County Planning Commission Actions – Robbin Palmer
- Ward 2 Neighborhood Advisory Board (NAB) – Report on recent Ward 2 NAB – Elaine Steiner and Robbin Palmer
- Cooperative Planning Update – Report on the status of the Cooperative Planning Process
- **Next Agenda Items** - Items for the February 17th meeting must be submitted to the Chair. by February 3rd)
Agenda items can be e-mailed to Ellen Steiner at: Steiner@unr.edu or faxed to (775-853-4059)

14. ADJOURNMENT

Unless otherwise indicated by asterisk (*), all items on the agenda are action items upon which the CAB will take action.

NOTE: Items on the agenda may not necessarily be considered in the order that they appear.

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters or assisted listening devices) at the meeting should notify Washoe County Community Development, at 328-3600, 24 hours prior to the meeting. PURSUANT TO NRS 241.020, THIS NOTICE HAS BEEN POSTED AT THE FOLLOWING LOCATIONS: WASHOE CO. LIBRARY, 15650a WEDGE PARKWAY – SCOLARI'S MARKET ON SOUTH VIRGINIA, RALEY'S MARKET ON MT. ROSE HWY. and the WASHOE COUNTY ADMINISTRATIVE BUILDING

Ellen Steiner, Chair. 853-4059

CAB Program - 328-3623

CAB Agendas can be accessed at: www.washoecounty.us (Citizen Advisory Boards)

Dutton, Sandra

From: Joan Presley [presleyj@ci.reno.nv.us]
Sent: Thursday, January 13, 2005 11:24 AM
To: SDutton@MAIL.co.washoe.nv.us
Subject: VA04-024



Joan Presley.vcf

Hi Sandy,

This one belongs to NDF.



WASHOE COUNTY

Department of Public Works
"Dedicated to Excellence in Public Service"

TOM GADD, Public Works Director

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: January 12, 2005
TO: Sandra Dutton, Department of Community Development
FROM: Kimble O. Corbridge, P.E., Engineering Division *KOC*
SUBJECT: *VA04-024*
APN 150-260-42
ANGELLA

I have reviewed the referenced variance and have no comments or conditions.

KOC/hp

Kenny C. Guinn
Governor

Steve Robinson
State Forester Firewarden

Tim Rochelle
Acting Regional Forester



STATE OF NEVADA
DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES
DIVISION OF FORESTRY
885 Eastlake Blvd.
Carson City, Nevada 89704-9167
Phone 775-849-2500 * Fax 775-849-2391

RECEIVED
JAN - 3 2005
WASHOE COUNTY
COMMUNITY DEVELOPMENT

December 28, 2004

Washoe County
Department of Community Development
Attn: Sandra Dutton
1001 E/Ninth Street
P.O.Box 11130
Reno, Nevada 89520-0027

Re: VA04-024 (Peter & Amy Angella)

The Sierra Forest Fire Protection District Prevention Bureau has reviewed the request for this variance.

This office has no objections.


R.M.(Rich)Riolo
Captain/F.P.B.

Regional Transportation Commission

Planning Department ♦ 600 Sutro Street ♦ Mailing Address: P.O. Box 30002 ♦ Reno, Nevada 89520-3002
Telephone 775.348.0480 ♦ FAX 775.348.0450

Dwight Dortch, Chair
James M. Shaw, Commissioner

John R. Mayer, Vice Chair
David Humke, Commissioner

David Aiazzi, Commissioner
Gregory H. Krause, Executive Director

December 30, 2004

FR: Chrono/SH 83-05

Mr. Adrian P. Freund, Community Development Director
Washoe County Community Development
P.O. Box 11130
Reno, NV 89520-0027

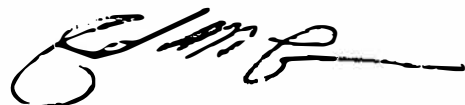
RE: REVISION TO TENTATIVE SUBDIVISION MAP CASE NO. TM04-007 (STAMP MILL ESTATES) PK
VARIANCE CASE NO. VA04-022 (STAMP MILL ESTATES) PK S-L
ABANDONMENT CASE NO. AB04-010 (SPANISH SPRINGS ASSOCIATES L.P./WASHOE COUNTY SCHOOL DISTRICT/WASHOE COUNTY PARKS AND RECREATION DEPARTMENT) Dy
SPECIAL USE CASE NO. SW04-031 (WASHOE WINDS) PK
VARIANCE CASE NO. VA04-020 (JAMES AND SHARON FOLEY) RP
VARIANCE CASE NO. VA04-021 (RICHARD K. AND ALEXANDRA COOPER) SD
VARIANCE CASE NO. VA04-024 (PETER AND AMY ANGELLA) SD
SPECIAL USE PERMIT CASE NO. SB04-023 (JAMES W. AND SUZAN R. WEAVER) RP
SPECIAL USE PERMIT CASE NO. SB04-024 (ROBERT AND LISA RICHESON) RP
SPECIAL USE PERMIT CASE NO. SB04-025 FOR MORROS HOMES SALES OFFICE AT SKY RANCH NORTH (J.E. MORROS CONSTRUCTION AND DEVELOPMENT CO.) Dy

Dear Adrian

Staff has reviewed the subject applications, and we have no comments.

Thank you for the opportunity to comment on these projects. Please feel free to contact Julee Olander of my staff at 348.0480 if you have any questions or comments.

Sincerely



Jack M. Lorbeer
Principal Planner

JML/JCO/rd

Copies to: Washoe County Commission
Washoe County Planning Commission
Debra Goodwin, RTC Planning

J:/files/jolander/letters/washoe.no.comment 12-29-04.doc

Providing Quality Transportation Systems Since 1965



**Washoe County
Department of
Water Resources**

4930 Energy Way
Reno, NV 89502
Tel: 775-954-4600
Fax: 775-954-4610

December 28, 2004

TO: Sandra Dutton, Community Development
FROM: Kathy Laster, Office Asst. III
SUBJECT: VA04-024 (Peter and Amy Angella) APN: 150-260-42

The Department of Water Resources (DWR) has reviewed the referenced proposal and has neither comments nor conditions.

If you have any questions, please do not hesitate to call me at 954-4626.

/kl

Department of



Water Resources

c:\documents and settings\dutton\local settings\temporary internet files\k308\va04-024_angella.doc

To: Washoe County Department of Community Development

Re: Variance request for parcel no. 150-260-42 (Angella)

Date: December 13, 2004

As a neighboring landowner to parcel no. 150-260-42 (Angella); I have been informed of the proposed construction of a barn on the afore mentioned property, and the variance that is being requested. I have no objections to the proposed variance or the structure.

Gene L. Stewart
Property Owner

*6025 Rock Farm Rd.
Reno, NV 89511*

12-13-04
Date

Property Owner

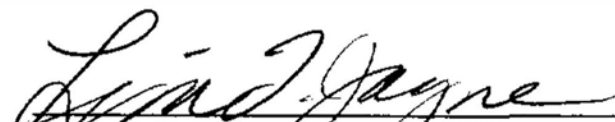
Date

To: Washoe County Department of Community Development

Re: Variance request for parcel no. 150-260-42 (Angella)

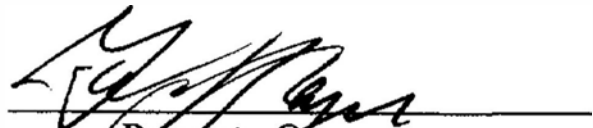
Date: December 13, 2004

As a neighboring landowner to parcel no. 150-260-42 (Angella); I have been informed of the proposed construction of a barn on the afore mentioned property, and the variance that is being requested. I have no objections to the proposed variance or the structure.



Property Owner
6125 MIT. ROSE HWY
RENO NV 89511

12/13/04
Date



Property Owner


12-13-04
Date

To: Washoe County Department of Community Development


Re: Variance request for parcel no. 150-260-42 (Angella)

Date: December 13, 2004

As a neighboring landowner to parcel no. 150-260-42 (Angella); I have been informed of the proposed construction of a barn on the afore mentioned property, and the variance that is being requested. I have no objections to the proposed variance or the structure.


Property Owner
62955 Mt Rose Hwy

12-13-04
Date


Property Owner

12/13/04
Date

To: Washoe County Department of Community Development

Re: Variance request for parcel no. 150-260-42 (Angella)

Date: December 13, 2004

As a neighboring landowner to parcel no. 150-260-42 (Angella); I have been informed of the proposed construction of a barn on the afore mentioned property, and the variance that is being requested. I have no objections to the proposed variance or the structure.

Heidi Bates
Property Owner
6740 Rock Farm Rd
Owner

12/13/04
Date

L. Vell Bates
Property Owner

12/13/04
Date

To: Washoe County Department of Community Development

Re: Variance request for parcel no. 150-260-42 (Angella)

Date: December 13, 2004

As a neighboring landowner to parcel no. 150-260-42 (Angella); I have been informed of the proposed construction of a barn on the afore mentioned property, and the variance that is being requested. I have no objections to the proposed variance or the structure.

Harold J. Decker
Property Owner
6150 Snelarky Way
 Reno NV. 89511

12-15-04
Date

Property Owner

Date

PARCEL ID	AREA MC DEL	LAND	IMPROVED	DECLARED	EXEMPTIONS	ASSESSED
150-260-42	3005 05	28,000	69,169	0	0	97,169

ANGELLA, PETER N & AMY M 6745 ROCK FARM RD RENO NV 89511		YEAR	TAXING AGENCY.....	RATE...	TAX AMOUNT
		2004	COUNTY GENERAL	1.2902	1,253.69
			ANIMAL SHELTER OP	.0300	29.15
			COUNTY DEBT	.0715	69.48
			SCHOOL DEBT	.3885	377.50
			SCHOOL GENERAL	.7500	728.77
			SIERRA FOREST FPD	.4200	408.11
			STATE OF NEVADA	.1700	165.19
			TRUCK MDW UNGR WT	.0005	.49

INS DATE DUE	AMOUNT DUE	DATE PAID
1 08/16/2004	758.38	08/17/2004
2 10/04/2004	758.00	10/13/2004
3 01/03/2005	758.00	
4 03/07/2005	758.00	

PENALTY.	.00	INTEREST...	.00
ADV.COST....	.00	MAIL COST.....	.00
SUPP.	AG/DEF.	ADJUST.DATE.	

SITUS. 06745 ROCK FARM RD

COMMENTS (1).

(2). 02/09/2004

TOTAL.. 3.1207 3,032.38

PRINT SCREEN THEN PRESS ENTER TO CONTINUE OR E TO EXIT

CASE NO. VADY-024

CASE PLANNER Jandy

AGENCY REVIEW CHECKLIST

FEDERAL

- Army Corps of Engineers
- Bureau of Indian Affairs
- Bureau of Land Management
- US Fish & Wildlife
- US Forest Service
- US Postal Service

STATE

- Bureau of Mining
- Department of Transportation
- Department of Wildlife
- Environmental Protection
- Division of Parks
- Division of Water Resources
- NDF - Endangered Species

COUNTY

- County Manager
- Building & Safety Division
- District Attorney, Civil Division
- District Health
 - Air Quality
 - Environmental
 - Mosquito/Vector Control
- Library
- Open Space Program
- Parks & Recreation
- Public Works
 - Engineering
 - Roads
 - Traffic
 - Street Naming
- Sheriff
- Water Resources
 - Flood Control
 - Utility Services
 - Water Planning

FIRE PROTECTION

- NDF Fire
- Reno Fire
- Volunteer Fire Departments
 - Brown Huffaker
 - Cold Springs
 - Gerlach
 - Hidden Valley
 - Lemmon Valley
 - Palomino Valley
 - Pleasant Valley, Carson
 - Pleasant Valley, Reno
 - Red Rock
 - Silver Lake
 - Sutcliffe
 - Wadsworth
 - Washoe Valley

CITIZEN ADVISORY BOARDS

- Cold Springs
- East Washoe Valley
- Galena/Steamboat
- Gerlach/Empire
- North Valleys
- Southeast Truckee Meadows
- Southwest Truckee Meadows
- Spanish Springs
- Sun Valley
- Truckee River Advisory Board
- Truckee River Canyon
- Verdi Township
- Warm Springs
- West Truckee Meadows
- West Washoe Valley

REGIONAL/CITIES

- Airport Authority
- Regional Transportation Commission
- Reno Community Development
- Reno Public Works
- Sparks Planning Department
- Sparks Public Works
- Truckee Meadows Regional Planning
- Washoe County School District
- Washoe-Storey Conservation District

HISTORIC PRESERVATION

- Pyramid Lake Paiute Tribe
- Reno/Sparks Indian Colony
- State Historic Preservation Office
- Washoe Tribe of NV

GID'S/UTILITIES

- Gerlach GID
- Grandview Terrace GID
- Nevada Bell
- Palomino Valley GID
- Sierra Pacific Power Electric/Gas
- Silver Lake Water Dist. Co.
- Sky Ranch Utility
- South Truckee Meadows GID
- Southwest Gas
- Sun Valley GID
- Truckee Meadows Water Authority
- Utilities, Inc.
- Verdi Meadows Utility Co

TAHOE

- Bldg & Safety (Incline Office)
- Incline Village/Crystal Bay CAB
- IVGID
- Nevada State Lands
- North Lake Tahoe FPD
- Roads
- Tahoe Regional Planning Agency
- Charter Communications
- US Forest Service (LTBMU)

OTHER/STAFF

- _____
- _____
- _____
- _____
- _____
- _____

Date Sent: 12/20/04
 By Staff: cm

OFFICIAL NOTICE OF PUBLIC HEARING

DATE: January 21, 2005

You are hereby notified that the **Washoe County Board of Adjustment** will conduct a public hearing at the following time and location:

1:30 p.m., Thursday, February 3, 2005

Washoe District Health Department, Conference Room B, 1001 East Ninth Street, Reno, NV 89512

RE: **PUBLIC HEARING: VARIANCE CASE NO. VA04-024 (PETER AND AMY ANGELLA)** – To reduce the front setback from 30 feet to no less than 15 feet in order to facilitate the construction of a detached accessory structure (barn) as authorized in Section 110.804.00 of the Washoe County Development Code. **The project is located at 6745 Rock Farm Road, just south of Melarky Way and north of Mountain Daisy Road.** The ±2.47-acre parcel is designated High Density Rural (HDR) in the Southwest Truckee Meadows Area Plan, and is situated in a portion of Section 26, T18N, R19E, MDM, Washoe County, Nevada. The property is located in the Southwest Truckee Meadows Citizen Advisory Board boundary and Washoe County Commission District No. 2. (APN 150-260-42)

As an owner of property in the vicinity, you are invited to present testimony relative to these matters.

STAFF: Sandra Dutton (775) 328-3608

To access additional information about this item, please visit our website at [www/comdev/](http://www.comdev/), choose boards/commissions, board of adjustment, then meeting agendas & minutes. A staff report related to this public hearing will be posted on Friday, four days prior to the meeting.

150-260-42
J.P. 2/4/05
conf. room B



Washoe County
Department of Community Development
 for the



Washoe County Board of Adjustment
 1001 E. Ninth St., Bldg. A
 Post Office Box 11130
 Reno, NV 89520-0027

OFFICIAL NOTICE OF PUBLIC HEARING

RECEIVED

JAN 24 2007

WASHOE COUNTY
 COMMUNITY DEVELOPMENT

VA04-024 SD
 WASHOE COUNTY COMMUNITY
 DEVELOPMENT
 PO BOX 11130
 RENO NV 89520-0027



89520+0027



BOA February 3, 2005 VA04-024 SD

15026042
PETER N & AMY M ANGELLA
6745 ROCK FARM RD
RENO NV 89511

15026023
LAVELL J & HEIDI BATES
6740 ROCK FARM RD
RENO NV 89511

15026012
CHARLES T BECKNER
P O BOX 18023
RENO NV 89511

15026004
ROBERT J III & MARY E CHAUVIN
5750 MELARKEY WAY
RENO NV 89511

4904010
EIKELBERGER INVESTMENTS
2651 LAKERIDGE SHORES EAST
RENO NV 89509

15026041
FABIAN L & WON SOOK GILLOOLY
14270 QUIET MEADOW DR
RENO NV 89511

15026001
DAVID J & CAROLYN L GRAEBENER
6150 MELARKY WAY
RENO NV 89511

15026019
JAMES A & CHARISSA J GRAY
8475 HOLIDAY LN
RENO NV 89511

15026033
GUISTI'S THE
250 BARTLETT ST
RENO NV 89512

15026010
CASEY B HAKANSSON
640 JAMES LN
RENO NV 89503

15026026
MICHAEL & MARGARET HAKANSSON
P O BOX 403
GENOA NV 89411

15026020
NICHOLAS P HARVEY
P O BOX 10263
RENO NV 89510

15026015
MICHAEL E & SUSAN B HEIKKA
5605 MOUNT ROSE HWY
RENO NV 89511

15026008
RICHARD M & MADELYN S HEIKKA
5650 MT ROSE HY
RENO NV 89511

4904009
JOHN C & MARY V HOWDEN
P O BOX 3301
INCLINE VILLAGE NV 89450

15026005
DOUGLAS E & CHRISTINE L HUNT
5700 MELARKEY WAY
RENO NV 89511

15026013
ANITA M IHRIG
4075 DESATOYA
RENO NV 89511

15026002
LISA T JAYNE
6125 MT ROSE HWY
RENO NV 89511

15026014
HOPE L JONES
5695 MT ROSE HWY
RENO NV 89511

15026018
WILLIAM & PATRICIA KITCHEN
PO BOX 19905
RENO NV 89511

15026036
MICHAEL P KUYKENDALL
17170 MAGNETITE DR
RENO NV 89506

15026025
LINDA LAFFERTY
6580 S MCCARRAN BLVD
RENO NV 89509

15026029
SUSAN LUESCHER
GEASAN DENNIS
6015 MOUNT ROSE HWY
RENO NV 89511

15026027
DENVER J JR & LUZ R MILLER
13195 SADDLEBOW WEST
RENO NV 89511

15026028
DENVER J JR & LUZ R MILLER
13195 W SADDLEBOW
RENO NV 89511

15026024
CORY L NEWBLOM
5950 MOUNT ROSE HWY
RENO NV 89511

15026030
GARY D NIGRO
STORTZ DEBRA L
5700 MOUNTAIN RANCH RD
RENO NV 89511

15026009
ROGER J & LISA L PARKINSON
188 CARLETON CT
RENO NV 89511

15026034
SCOTT & ROSALIE G POWELL
436 MORAN ST
RENO NV 89502

15026017
RUDOW & JANIS RUMMLER
5675 MOUNT ROSE HY
RENO NV 89511

BOA February 3, 2005 VA04-024 SD
15026035
RICHARD A & THERESA A SHANNON
P O BOX 19277
RENO NV 89511

4904008
JOAN SINGER
P O BOX 4231
INCLINE VILLAGE NV 89450

4904003
VERA L STEWART
6145 MT ROSE HY
RENO NV 89511

4904006
ROBERT L & SUSAN M THOMASSON
5656 MT ROSE HWY
RENO NV 89511

15026011
KIMBERLEY TURLEY
SLAYTON BARRY
5875 MOUNT ROSE HWY
RENO NV 89511

15026007
UNITED STATES OF AMERICA

15026006
UNITED STATES OF AMERICA

15026003
UNITED STATES OF AMERICA

4904005
UNITED STATES OF AMERICA

4904004
UNITED STATES OF AMERICA

4904001
UNITED STATES OF AMERICA

4904007
UNITED STATES OF AMERICA

15026040
UNITED STATES OF AMERICA

15026039
UNITED STATES OF AMERICA

15026038
UNITED STATES OF AMERICA

15026021
UNITED STATES OF AMERICA

15026016
UNITED STATES OF AMERICA

15026032
UNITED STATES OF AMERICA

15026031
UNITED STATES OF AMERICA

4904002
BRIEN B & MIRTA B WALTERS
2564 TRAILS END LN
RENO NV 89511

15243015
WASHOE COUNTY PARKS DEPARTMENT
2601 PLUMAS ST
RENO NV 89509

15026037
DEANNA M WINARD
15950 MT ROSE HWY
RENO NV 89511

VA04-024 SD
WASHOE COUNTY COMMUNITY
DEVELOPMENT
PO BOX 11130
RENO NV 89520-0027



Washoe County
Department of Community Development
 for the



Washoe County Board of Adjustment
 1001 E. Ninth St., Bldg. A
 Post Office Box 11130
 Reno, NV 89520-0027

I hereby certify that notices for the case number referenced below were delivered to the Washoe County Reprographics for printing and distribution to mailroom for mailing pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Signature: *[Handwritten Signature]* Date: 1-21-05

Mailing List for Case No.: VA04-024 Sandra Dutton

No.	APN	Name and Address of Addressee
1	15026042	PETER N & AMY M ANGELLA 6745 ROCK FARM RD RENO NV 89511
2	15026023	LAVELL J & HEIDI BATES 6740 ROCK FARM RD RENO NV 89511
3	15026012	CHARLES T BECKNER P O BOX 18023 RENO NV 89511
4	15026004	ROBERT J III & MARY E CHAUVIN 5750 MELARKEY WAY RENO NV 89511
5	4904010	EIKELBERGER INVESTMENTS 2651 LAKERIDGE SHORES EAST RENO NV 89509
6	15026041	FABIAN L & WON SOOK GILLOOLY 14270 QUIET MEADOW DR RENO NV 89511
7	15026001	DAVID J & CAROLYN L GRAEBENER 6150 MELARKY WAY RENO NV 89511
8	15026019	JAMES A & CHARISSA J GRAY 8475 HOLIDAY LN RENO NV 89511
9	15026033	GUISTI'S THE 250 BARTLETT ST RENO NV 89512
10	15026010	CASEY B HAKANSSON 640 JAMES LN RENO NV 89503
11	15026026	MICHAEL & MARGARET HAKANSSON P O BOX 403 GENOA NV 89411
12	15026020	NICHOLAS P HARVEY P O BOX 10263 RENO NV 89510
13	15026015	MICHAEL E & SUSAN B HEIKKA 5605 MOUNT ROSE HWY RENO NV 89511
14	15026008	RICHARD M & MADELYN S HEIKKA 5650 MT ROSE HY RENO NV 89511
15	4904009	JOHN C & MARY V HOWDEN P O BOX 3301 INCLINE VILLAGE NV 89450
16	15026005	DOUGLAS E & CHRISTINE L HUNT 5700 MELARKEY WAY RENO NV 89511
17	15026013	ANITA M IHRIG 4075 DESATOYA RENO NV 89511
18	15026002	LISA T JAYNE 6125 MT ROSE HWY RENO NV 89511
19	15026014	HOPE L JONES 5695 MT ROSE HWY RENO NV 89511
20	15026018	WILLIAM & PATRICIA KITCHEN PO BOX 19905 RENO NV 89511
21	15026036	MICHAEL P KUYKENDALL 17170 MAGNETITE DR RENO NV 89506
22	15026025	LINDA LAFFERTY 6580 S MCCARRAN BLVD RENO NV 89509
23	15026029	SUSAN LUESCHER GEASAN DENNIS 6015 MOUNT ROSE HWY RENO NV 89511
24	15026027	DENVER J JR & LUZ R MILLER 13195 SADDLEBOW WEST RENO NV 89511
25	15026024	CORY L NEWBLOM 5950 MOUNT ROSE HWY RENO NV 89511
26	15026030	GARY D NIGRO STORTZ DEBRA L 5700 MOUNTAIN RANCH RD RENO NV 89511
27	15026009	ROGER J & LISA L PARKINSON 188 CARLETON CT RENO NV 89511
28	15026034	SCOTT & ROSALIE G POWELL 436 MORAN ST RENO NV 89502
29	15026017	RUDOW & JANIS RUMMLER 5675 MOUNT ROSE HY RENO NV 89511
30	15026035	RICHARD A & THERESA A SHANNON P O BOX 19277 RENO NV 89511



Washoe County
Department of Community Development
 for the



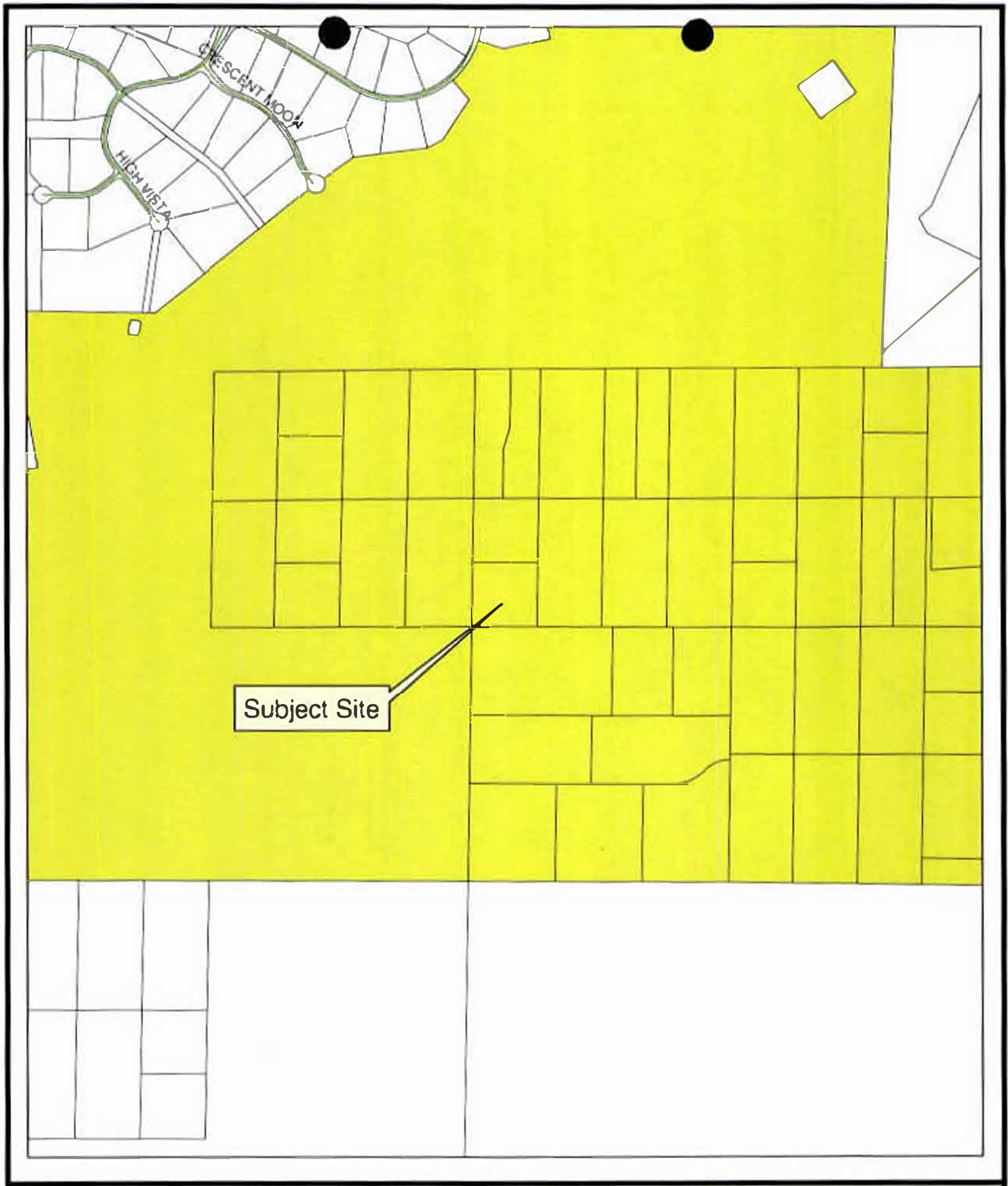
Washoe County Board of Adjustment
 1001 E. Ninth St., Bldg. A
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 Reno, NV 89520-0027

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Signature: _____ **Date:** _____

Mailing List for Case No.: VA04-024 Sandra Dutton

31	4904008	JOAN SINGER P O BOX 4231 INCLINE VILLAGE NV 89450
32	4904003	VERA L STEWART 6145 MT ROSE HY RENO NV 89511
33	4904006	ROBERT L & SUSAN M THOMASSON 5656 MT ROSE HWY RENO NV 89511
34	15026011	KIMBERLEY TURLEY SLAYTON BARRY 5875 MOUNT ROSE HWY RENO NV 89511
35	4904002	BRIEN B & MIRTA B WALTERS 2564 TRAILS END LN RENO NV 89511
36	15243015	WASHOE COUNTY PARKS DEPARTMENT 2601 PLUMAS ST RENO NV 89509
37	15026037	DEANNA M WINARD 15950 MT ROSE HWY RENO NV 89511



Mailing Label Map

Variance Case No. VA04-024
 Mr. & Mrs. Angella
 52 Parcels selected



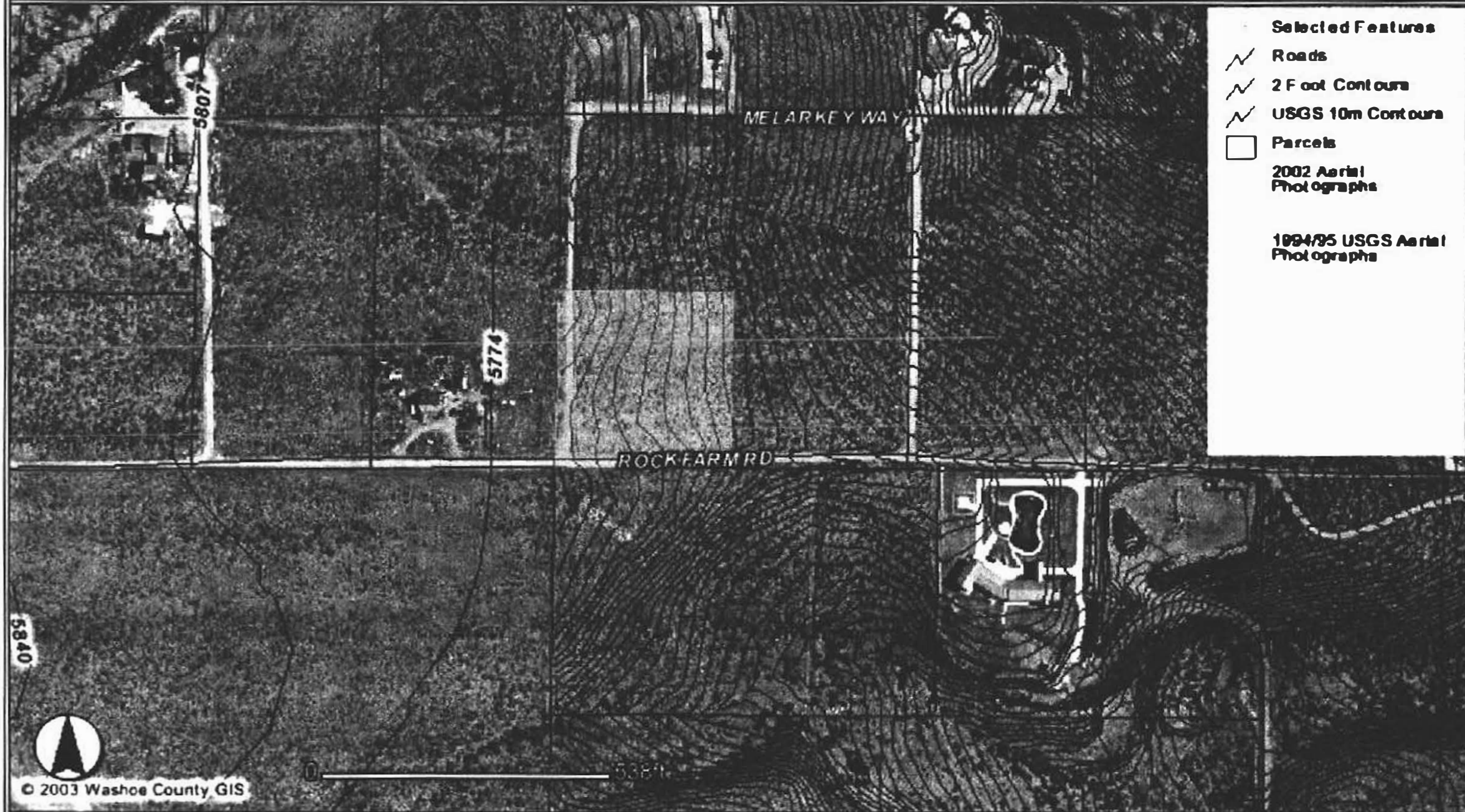
Department of
 Community
 Development

**WASHOE COUNTY
 NEVADA**

4341 Orville Blvd. #1104
 Reno, Nevada 89520
 (775) 338 3800

Date: February 2005

VARIANCE CASE NO. VA04-024



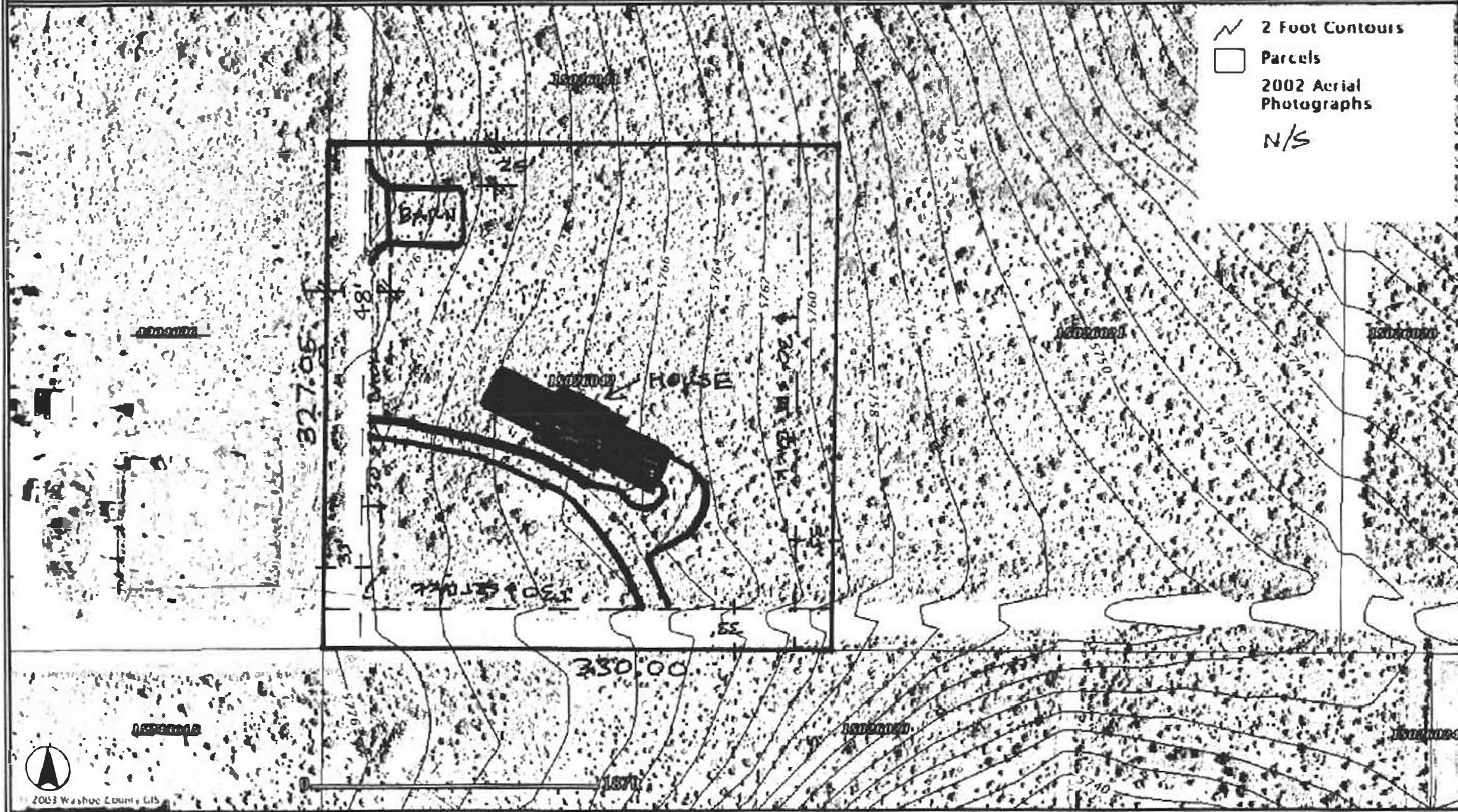
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Angella / 6745 Rock Farm Rd. / 150-260-42

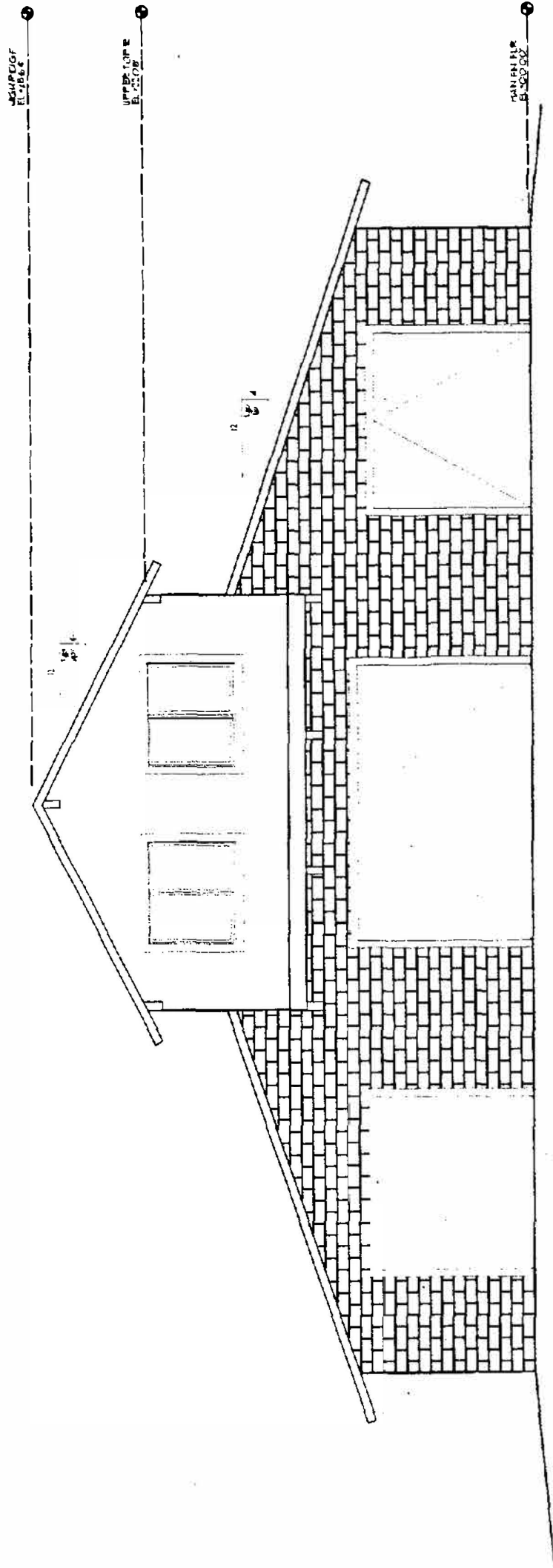


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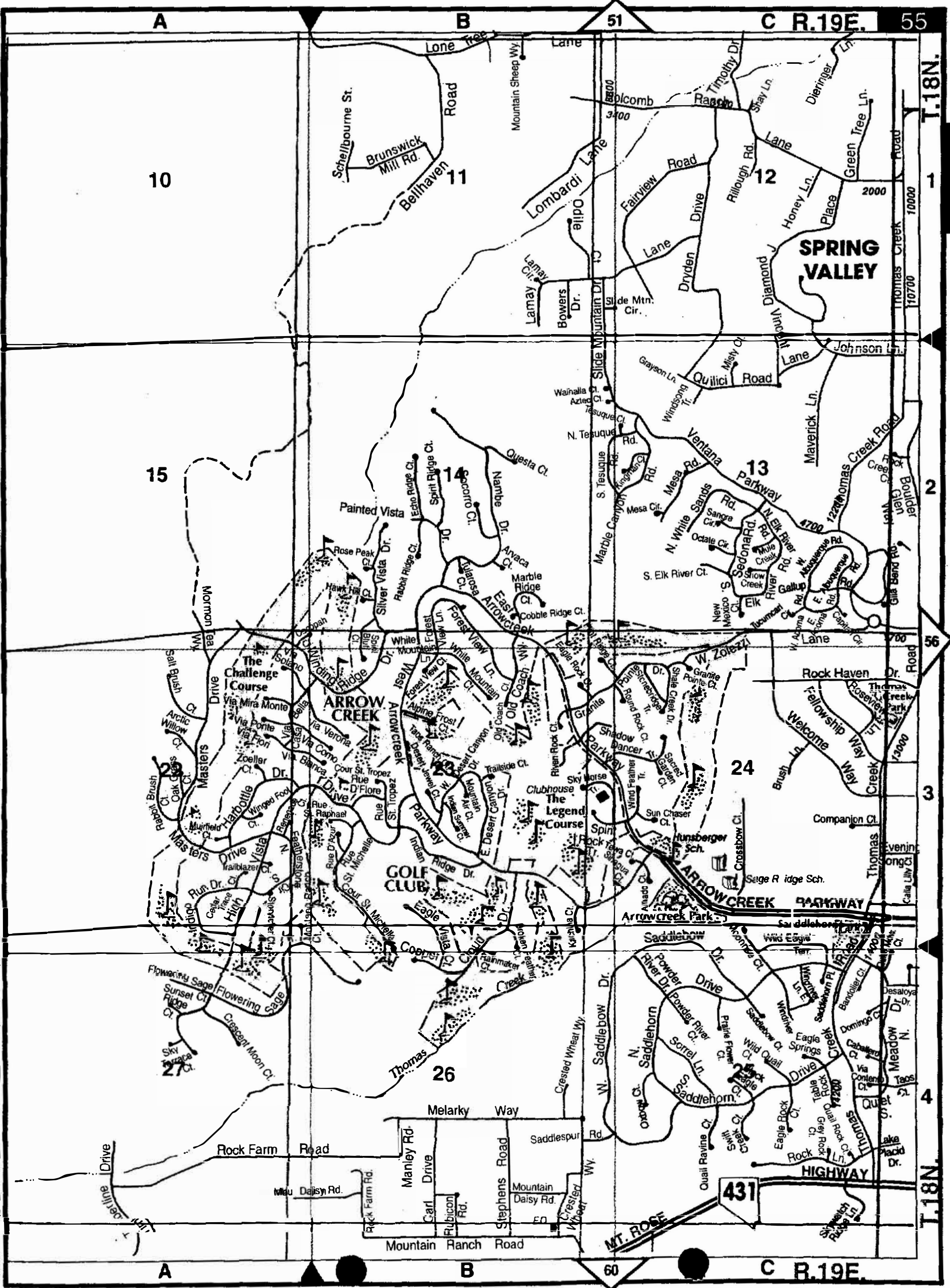
PROPRIETARY INFORMATION: Any resale of this information is prohibited, except in accordance with a licensing agreement.

N



WEST ELEVATION

Upper Bar on Left Elevation 1'-0" 6'145 Rock Farm Road APN 150-260-42

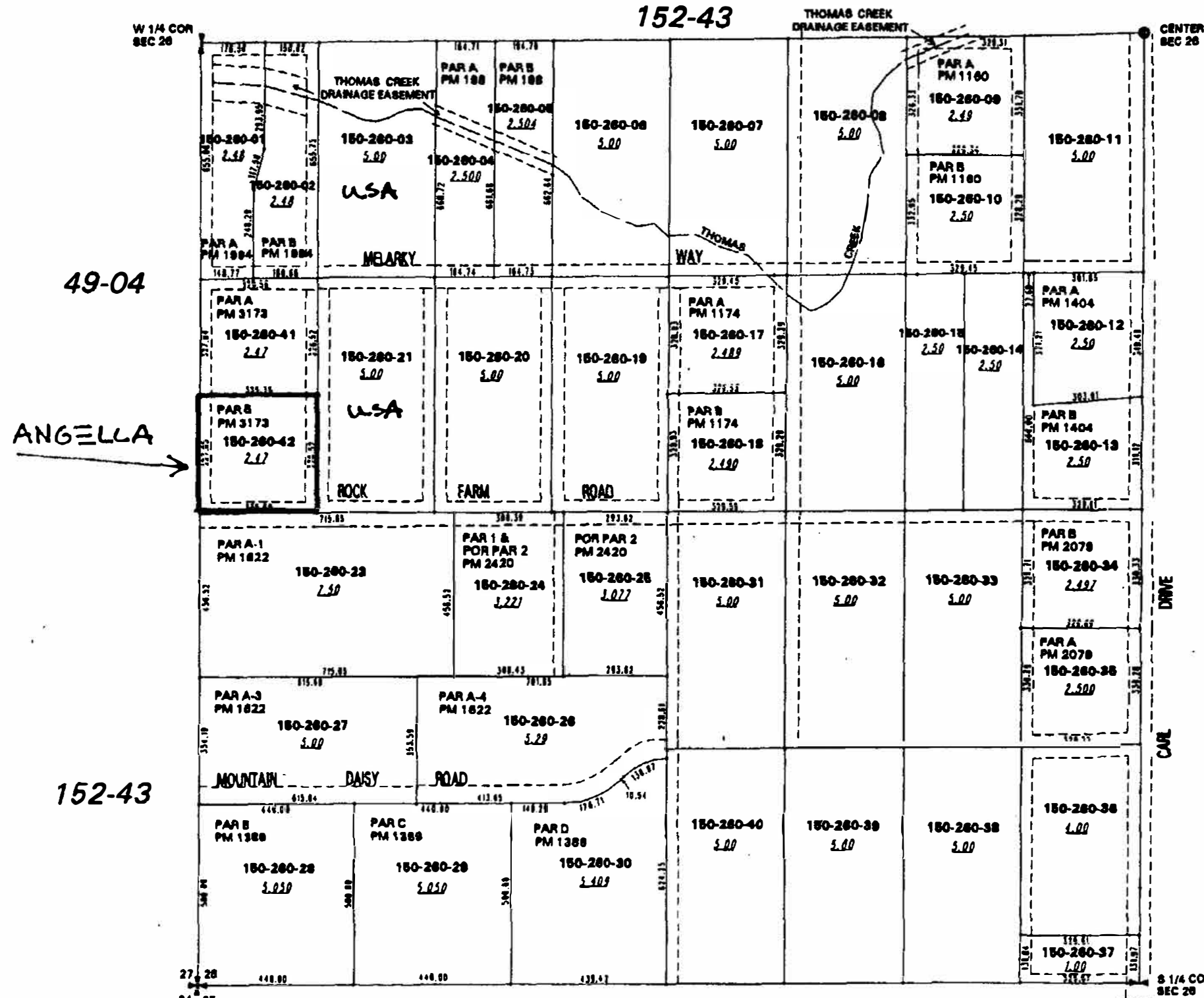


DETAIL
MAPS

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SW 1/4 SECTION 26, T18N - R19E

150-26



NOTE: This map is prepared for the use of the Washoe County Assessor for assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed as to the sufficiency or the accuracy of the data delineated hereon.

Office of Washoe County Assessor, Nevada - Robert W. McGowan

This area previously shown on 49-04

NOTE: Areas of parcels which are less than 2 acres are shown in square feet.

Drawn by LS/RT 6/95
 Revised 1/78 2/83 6/84 7/89 1/87 7/88
 9/86 4/1/87 dar TWT 10/8/02, 1/30/03

ARC/INFO 6.0.1 WORKING WITH STATISTICAL