

Memo to File

Date: October 3, 2024

To: File

From: Tim Evans, Planner

RE: Comment from Rob Eikelberger, Owner of 0 Melarkey Way; APN 049-040-10

On September 24, 2024, comment was received via a voicemail from Rob Eikelberger inquiring about the proposed variance for 6745 Rock Farn Road. On September 25, 2024, planning staff left Mr. Eikelberger a voicemail informing him of the purpose of the variance and that should he have any questions or comments, to reach out to Tim Evans, Planner, at 775-328-2314 or TEvans@washoecounty.gov.

On October 1, 2024, Mr. Eikelberger left a voicemail requesting a call back to discuss the proposed variance.

On October 2, 2024, Planning staff spoke with Mr. Eikelberger and discussed that the variance is in relation to constructing a barn that was permitted in the early 2000s and was never completed, and that the location of the property subject to the proposed variance is the fourth parcel directly to the east of his property. He informed Planning staff that he has no concerns with the proposed variance.

From: [Evans, Timothy](#)
To: [Albarran, Adriana](#)
Subject: FW: WPVAR24-0007
Date: Thursday, October 3, 2024 12:55:27 PM
Attachments: [image001.png](#)

Hi Adriana – public comment received for the variance going before BOA today.



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Won Sook Woo <flg@sbcglobal.net>
Sent: Thursday, October 3, 2024 12:53 PM
To: Evans, Timothy <TEvans@washoecounty.gov>
Subject: WPVAR24-0007

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You have not previously corresponded with this sender.

Tim,
Good afternoon.

This barn is nearly completed, has not and currently does not eliminate clutter in view of neighbors - put a set of eyes on the place it is very similar to a wrecking yard. In addition, the water run off from the barn is a concern with direction of the water flow. The request to move from 30' to 15' and now to zero' set - why?

A. Variance Number WPVAR24-0007 (Angella Barn Variance) [For Possible Action] – 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/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
- Staff: Tim Evans, Planner
Washoe County Community Services Department
Planning and Building
- Phone: 775.328.2314
- E-mail: tevans@washoecounty.gov

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.

Thanks,
Won Woo