

Washoe County Board of Adjustment



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COMMUNITY  
SERVICES DEPARTMENT

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**Amendment of Conditions WAC24-0011  
(Rose ADU Expansion) for  
Special Use Permit WSUP22-0023**

January 2, 2025

# Background

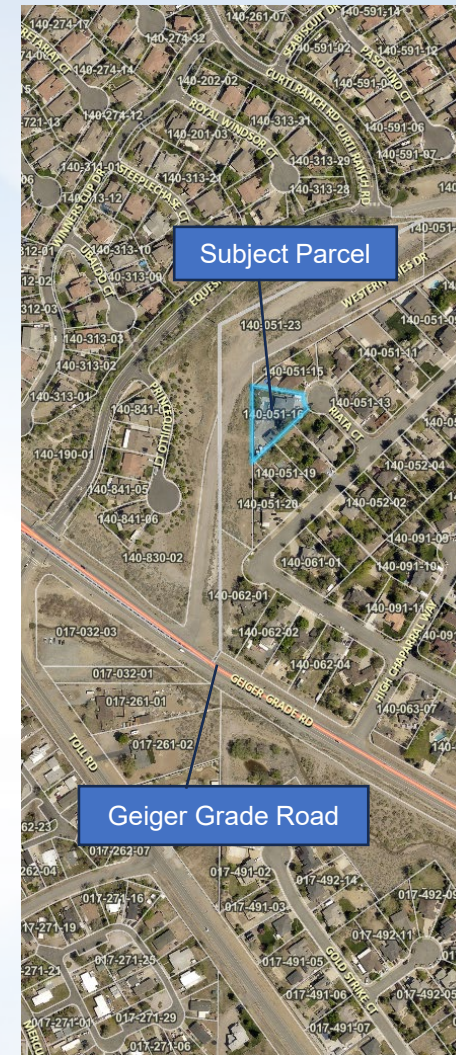


In 2022, the Board of Adjustment approved Special Use Permit WSUP22-0023, with conditions of approval, for:

- 1) The expansion of the second floor of an existing detached accessory structure to be remodeled into a detached accessory dwelling (DAD).

In 2023, the Board of Adjustment approved Amendment of Conditions WAC23-0004 for Special Use Permit WSUP22-0023 to:

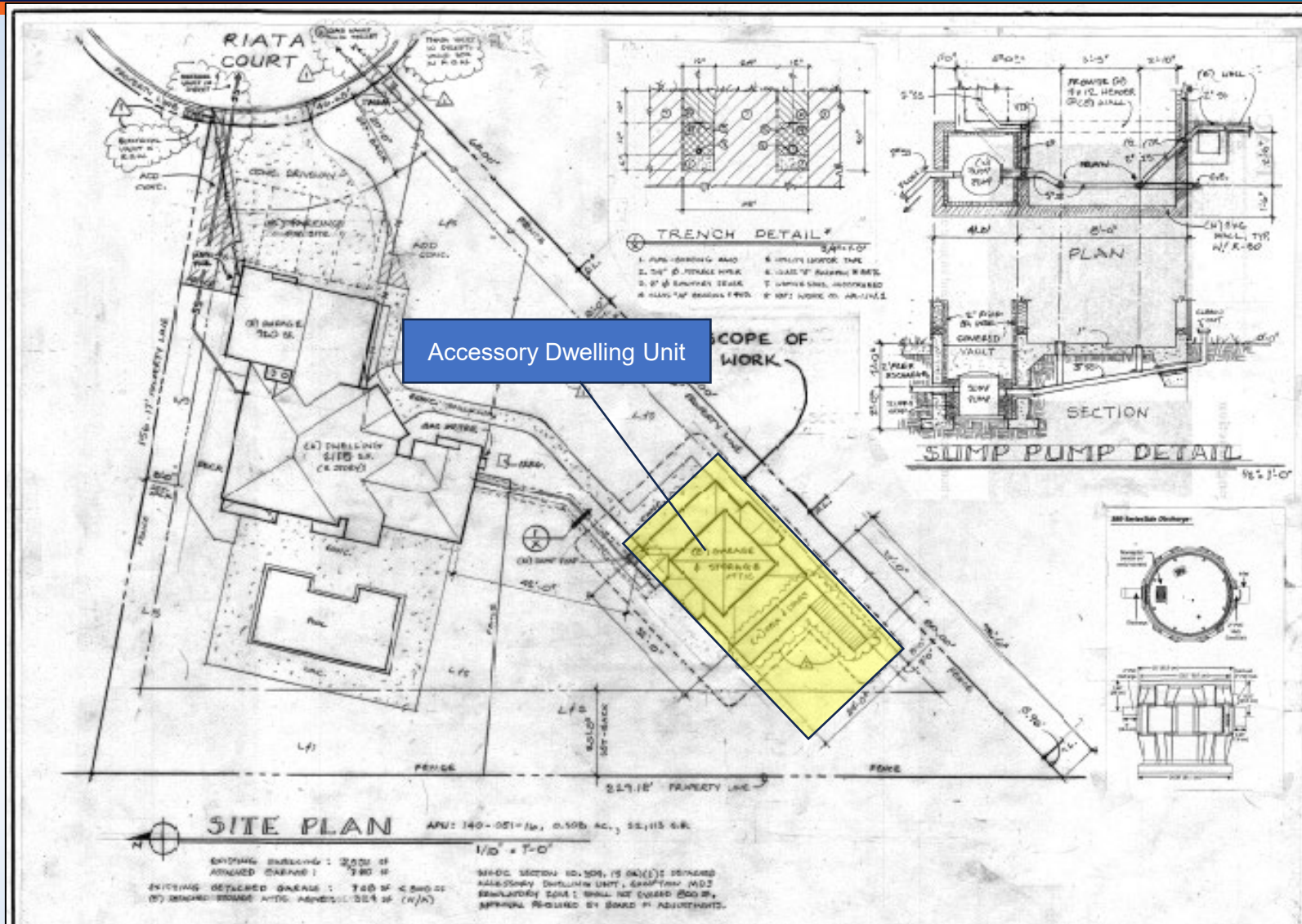
- 1) Allow the detached accessory dwelling on the first floor, rather than the second floor of the existing detached accessory structure.



The request is for:

The increase in square footage allowed from 800 square feet (WSUP22-0023) to 1,200 square feet in conformance with Washoe County Code Section 110.304.15, *Residential Use Types*.

# Site Plan



# Reviewing Agencies

- The project application was sent to ten (10) agencies for review.
- Four (4) of the agencies provided conditions - Exhibit A of the staff report.

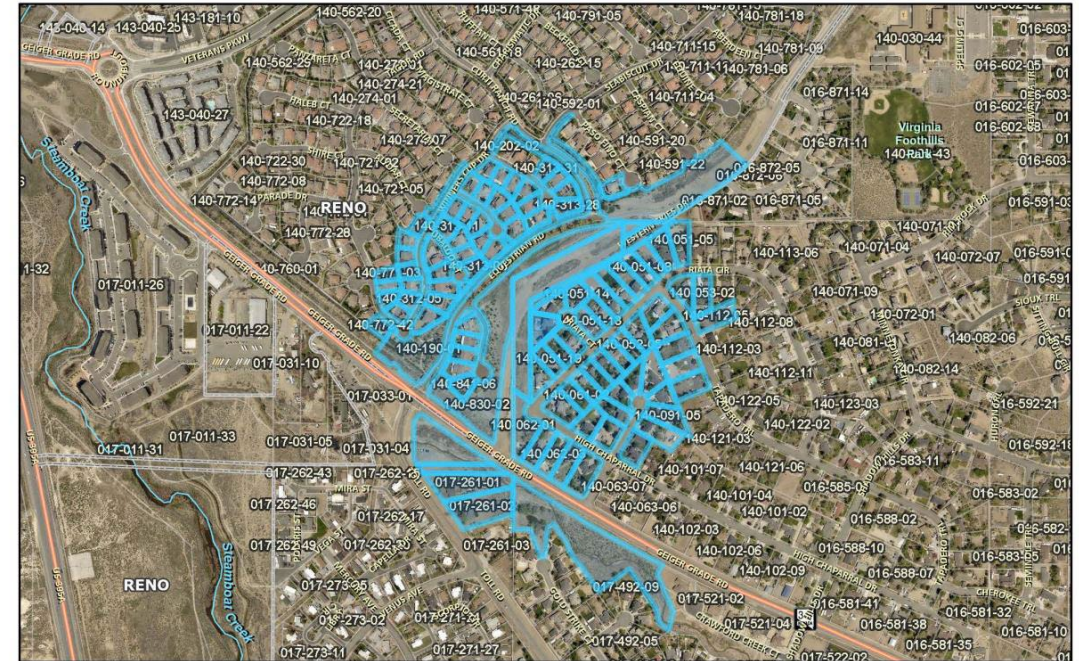
Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X	X	X	Scott Huntley; shuntley@washoecounty.gov, Fred Lustenberger, flustenberger@washoecounty.gov
Washoe County Sewer	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Environmental Health	X	X		
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,
AT&T	X			
NV Energy	X			
Truckee Meadows Water Authority	X	X	X	No specific contact - engr@tmwa.com; sourcewater@tmwa.com

# Public Notice

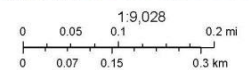


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- 110 property owners noticed
- No public comments



November 13, 2024



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

This information for illustrative purposes only. Not to be used for boundary.

## Staff is able to make all 5 required findings, as detailed in the staff report.

(a) Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Planning Area.

(b) Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven.

(c) Site Suitability. That the site is physically suitable for a detached accessory dwelling, and for the intensity of such a development.

(d) Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area.

(e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

## Staff recommends approval and provides the following 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 Amendment of Conditions Case Number WAC24-0011 (Rose ADU Expansion) for Special Use Permit Case Number WSUP22-0023 for Kenneth G. Rose, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Code Section 110.810.30.



# Thank you

Tim Evans, Planner  
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TEvans@washoecounty.gov  
775-328-2314



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