

Washoe County Board of Adjustment



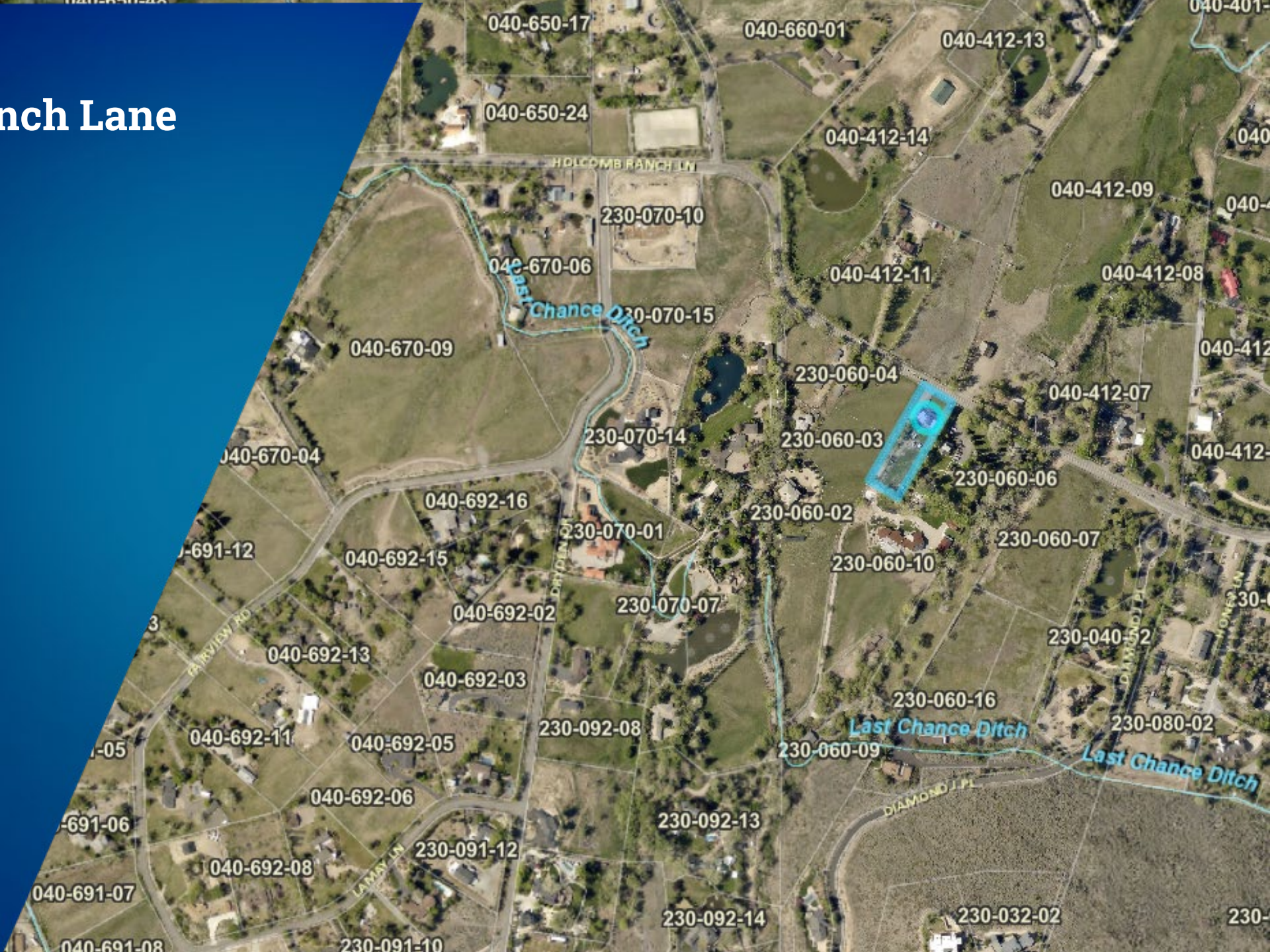
COMMUNITY
SERVICES DEPARTMENT

Variance Case Number WPVAR24-0011 (Manha Variance)

January 2, 2025

2580 Holcomb Ranch Lane

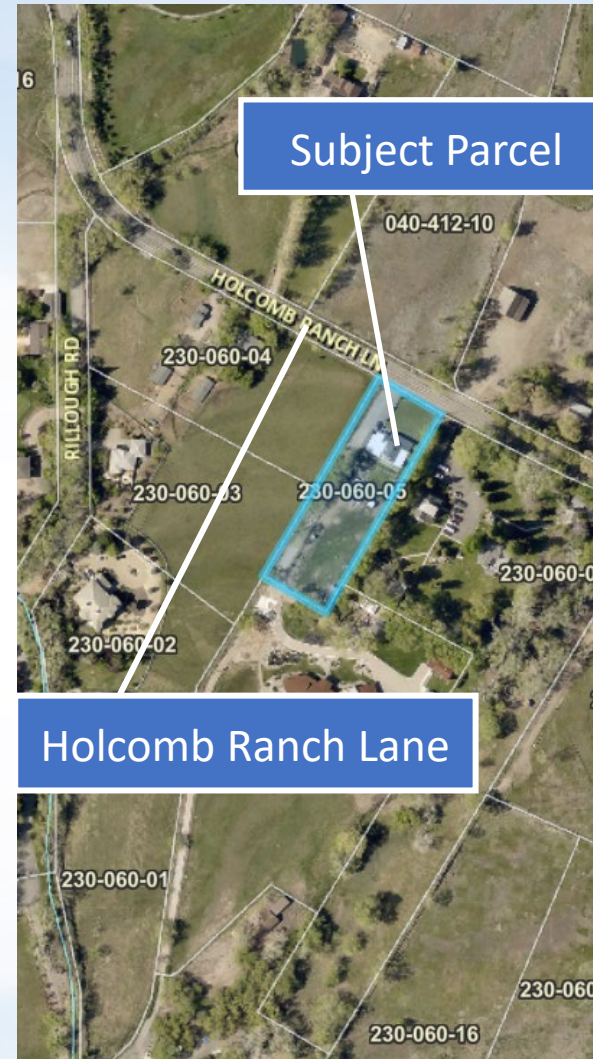
APN 230-060-05



Vicinity Map



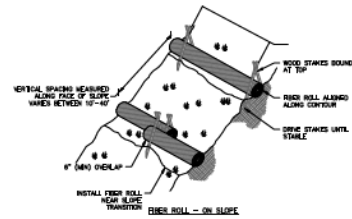
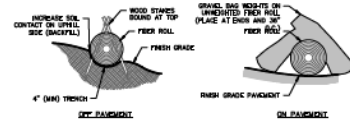
- 1.05-acre parcel
- Surrounding parcels are similarly developed with single-family dwellings
- Southwest Truckee Meadows
- Zoned High Density Rural (HDR)



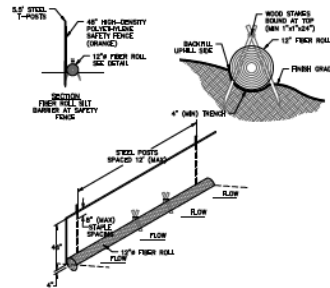
The request is for:

A variance to reduce the front yard setback from thirty (30) feet to zero (0) feet to bring an existing legal nonconforming dwelling that was constructed in 1951 into conformance with current setback requirements in order to allow the construction of an addition on an existing dwelling.

Site Plan

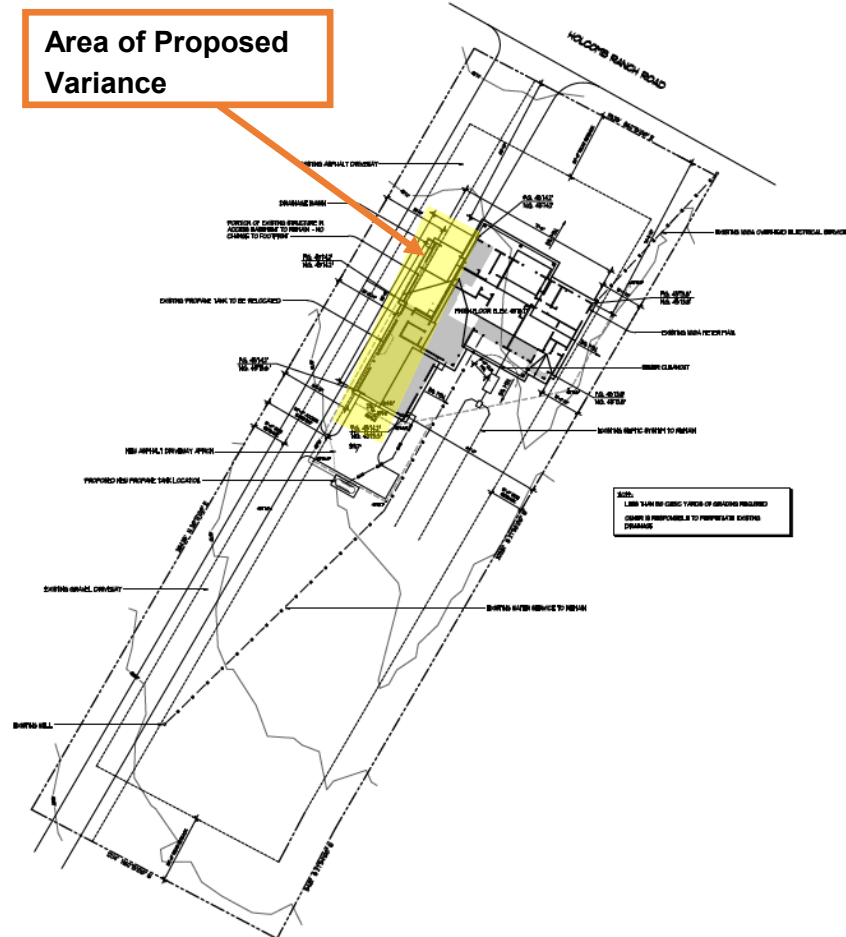


FIBER ROLL SILT BARRIER



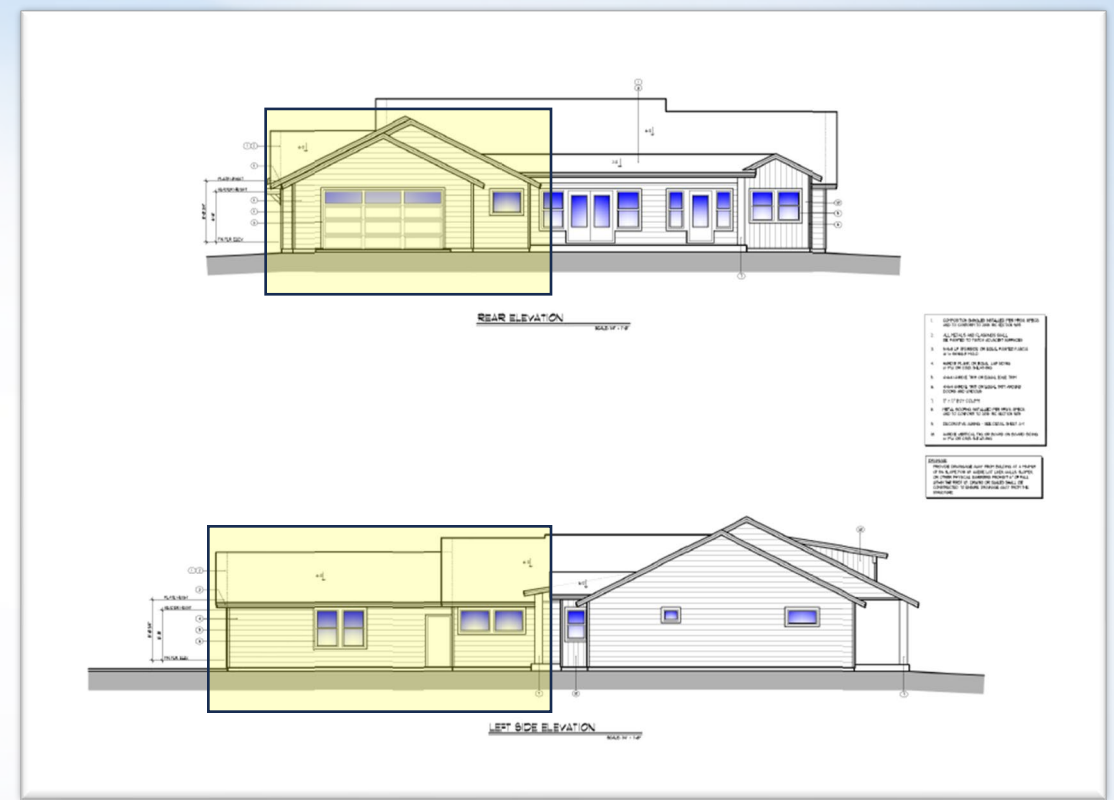
- NOTES:**
1. FIBER ROLL SHALL NOT BE MADE FROM STRAW. FIBER ROLLS SHALL BE BOUND BY HIGH STRENGTH COIR NETTING AND HAVE A MINIMUM HEIGHT OF 6' FOR EACH FOOT.
 2. ORANGE SAFETY FENCE IS REQUIRED TO PROTECT FIBER ROLLS FROM COMPRESSION BY UNAUTHORIZED CONSTRUCTION EQUIPMENT. ALL FENCES SHALL BE HIGH QUALITY POLYETHYLENE WITH A MINIMUM GRAIN OF APPROXIMATELY 1" THICK BY 4" HEIGHT AND A MINIMUM HEIGHT OF 4 FEET. SAFETY FENCE MAY BE PLASTIC OR LOW TENSILE STRENGTH ALONG CONTOUR AND OR BLENDED IN TO FLATTER UNLESS OTHERWISE APPROVED BY TPA.
 3. FIBER ROLL BARRIER SHALL BE INSTALLED ALONG CONTOUR AND OR BLENDED IN TO FLATTER UNLESS OTHERWISE APPROVED BY TPA.
 4. THE INSTALLATION CONSTRUCTION SHALL PREVENT SILT FROM LEAVING THE SITE OR ENTERING A WATERCOURSE WITHOUT PASSING THROUGH A SILT BARRIER.
 5. THE MAXIMUM LENGTH OF SLOPE SPANNING TO THE SILT BARRIER SHALL BE 100 FEET.
 6. FIBER ROLL SHALL BE INSTALLED BY SHARPEN A 4" HIGH DEEP FURROW TO MATCH THE SHAPE OF THE LOG. EQUIPMENT IS FURNISH WITH WOOD STAKES AND TAMPING THE GROUND AROUND THE FIBER ROLL TO FILL VOIDS BETWEEN THE LOG AND THE GROUND.

FIBER ROLL SILT BARRIER



Area of Proposed Variance

Elevations



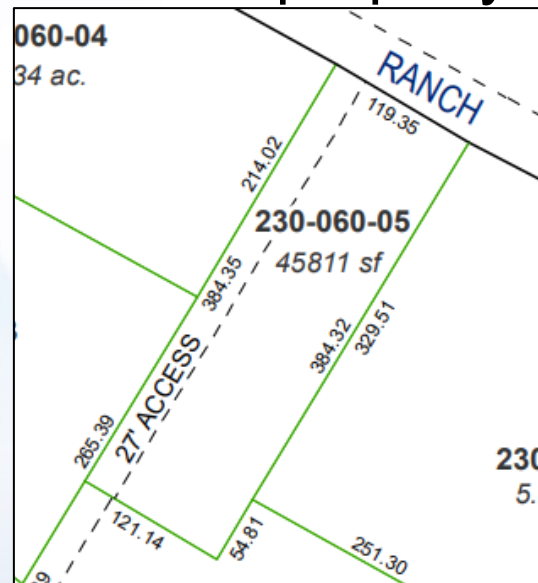
Approval of a variance is limited to particular circumstances. Nevada Revised Statutes (NRS 278.300) limits the power of the Board of Adjustment to grant variances and only under particular circumstances.

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.

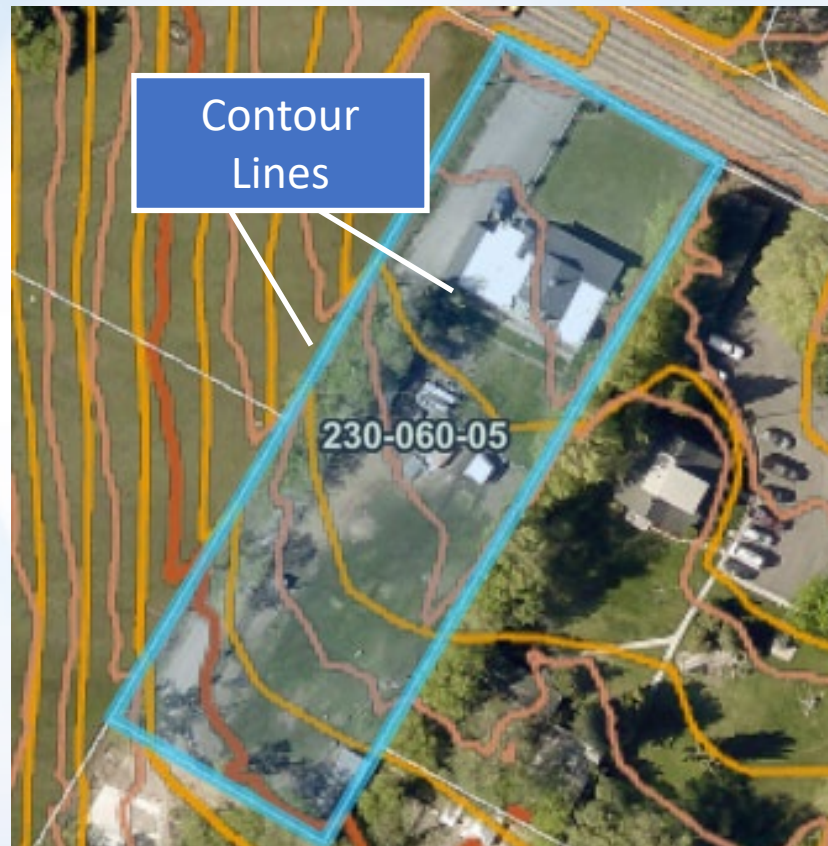
Exceptional Narrowness and Shape of the Property

- Narrowest width of the rectangular-shaped parcel is 119.35 feet.
- Washoe County Code Table 110.406.05.1, *Standards, Part Two: Lot Size*, requires a minimum width of 150 feet for the HDR zoning.
- 27-foot access easement, 30-foot front setback, and 15-foot side setback leaves 47.35 feet between the west and east property lines.



Exceptional Topographic Conditions

- Property has gently sloping topography as indicated by the contour lines.



Extraordinary & Exceptional Situation or Condition

- Applicant states the following on the application:
 1. “Neighborhood requires 2.5 acre lots. Our lot is an existing, nonconforming lot of 1.05 acres. The 30-foot setback rule has made the entire existing property noncompliant resulting in significant hardship for improvement.”
 2. “Inability to improve/renovate existing structure built in 1951.”
 3. “There is a 27’ easement that already exists and this variance will allow us to build only to the easement line, not all the way to the property line.”
- Dwelling legally constructed in 1951 prior to the adoption of planning and zoning regulations for Washoe County in 1957.
- Considered a legal nonconforming structure.
- WCC Section 110.904.30, *Nonconforming Structure*, subsection (b), *Adding New Uses of Structure*:

“When a nonconforming structure exists on any lot, no new use or structure shall be established or built on such land unless the lot area, dimensions and yards provided for each existing and proposed use or structure conform to the requirements of this Development Code for the regulatory zone in which the lot is located.”
- Property owner would not be able to make additions to the structure and would be deprived of utilizing the property in the same manner as surrounding properties.

Reviewing Agencies



- The project application was sent to fourteen (14) agencies for review.
- Three (3) agencies provided conditions which are included in Exhibit A of the staff report.

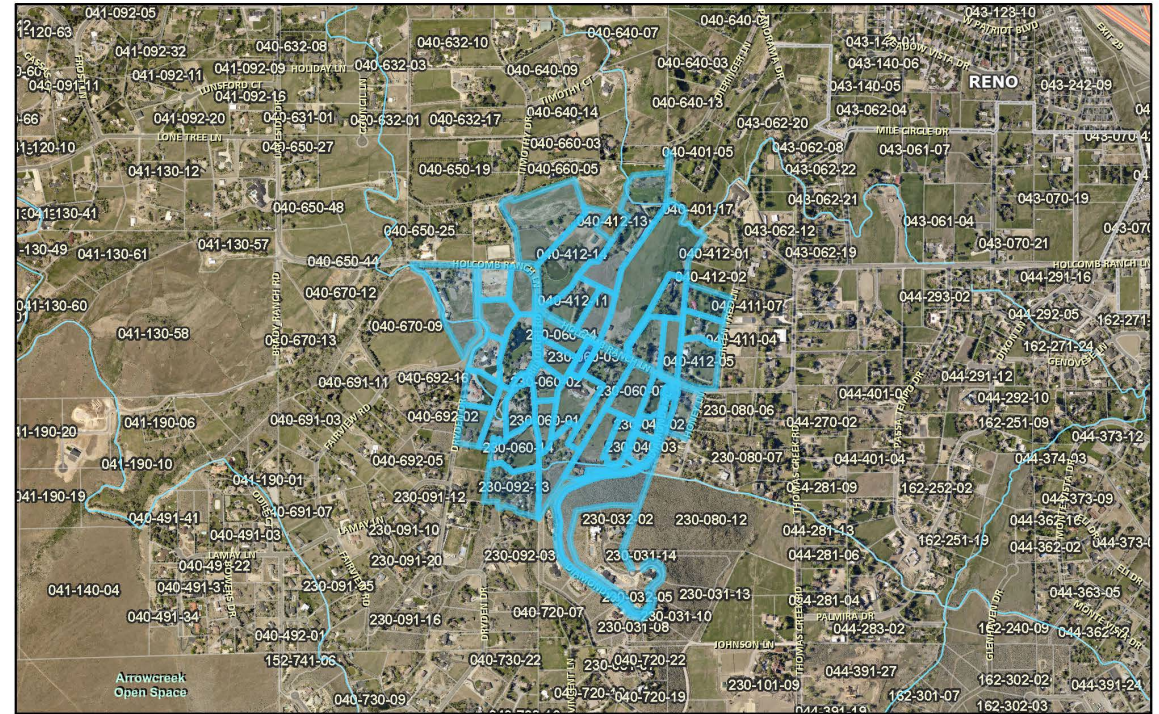
Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X	X	X	Scott Huntley; shuntley@washoecounty.gov, Fred Lustenberger, flustenberger@washoecounty.gov
Washoe County Sewer	X			
Washoe County Street Naming	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X		
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All Apps)	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X	X	X	Kristen deBraga, kdebraga@washoecounty.gov
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon,
AT&T	X			
NV Energy	X			

Public Notice

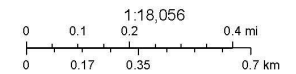


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- Forty-two (42) parcels noticed
- Seven (7) public comments



November 14, 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 five (5) required findings, as detailed on pages 10 & 11 in the staff report.

- 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;
- 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 the Board of Adjustment approve Variance Case Number WPVAR24-0011 and provides the following motion:

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Variance Case Number WPVAR24-0011 for Matt and Amanda Manha, 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.

Thank you

Tim Evans, Planner
Washoe County CSD – Planning Division
TEvans@washoecounty.gov
775-328-2314



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