

# Washoe County Board of Adjustment



## **WPVAR25-0011**

### **(515 Rhodes Wall Height Variance)**

**February 5, 2026**

# Parcel Background



- Location: 515 Rhodes Road
- Parcel Size: 5.03 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)
- Planning Area: South Valleys



# Variance Request



The applicant is seeking a variance on the wall height requirements per section 110.406.50(a) of the Washoe County Code.

## **Section 110.406.50 Fences, Walls or Perimeter Planting.**

(a) The maximum height for fences, walls or perimeter planting is six (6) feet.

Varying the standard would bring into compliance an existing wall located near the applicant's eastern property line.

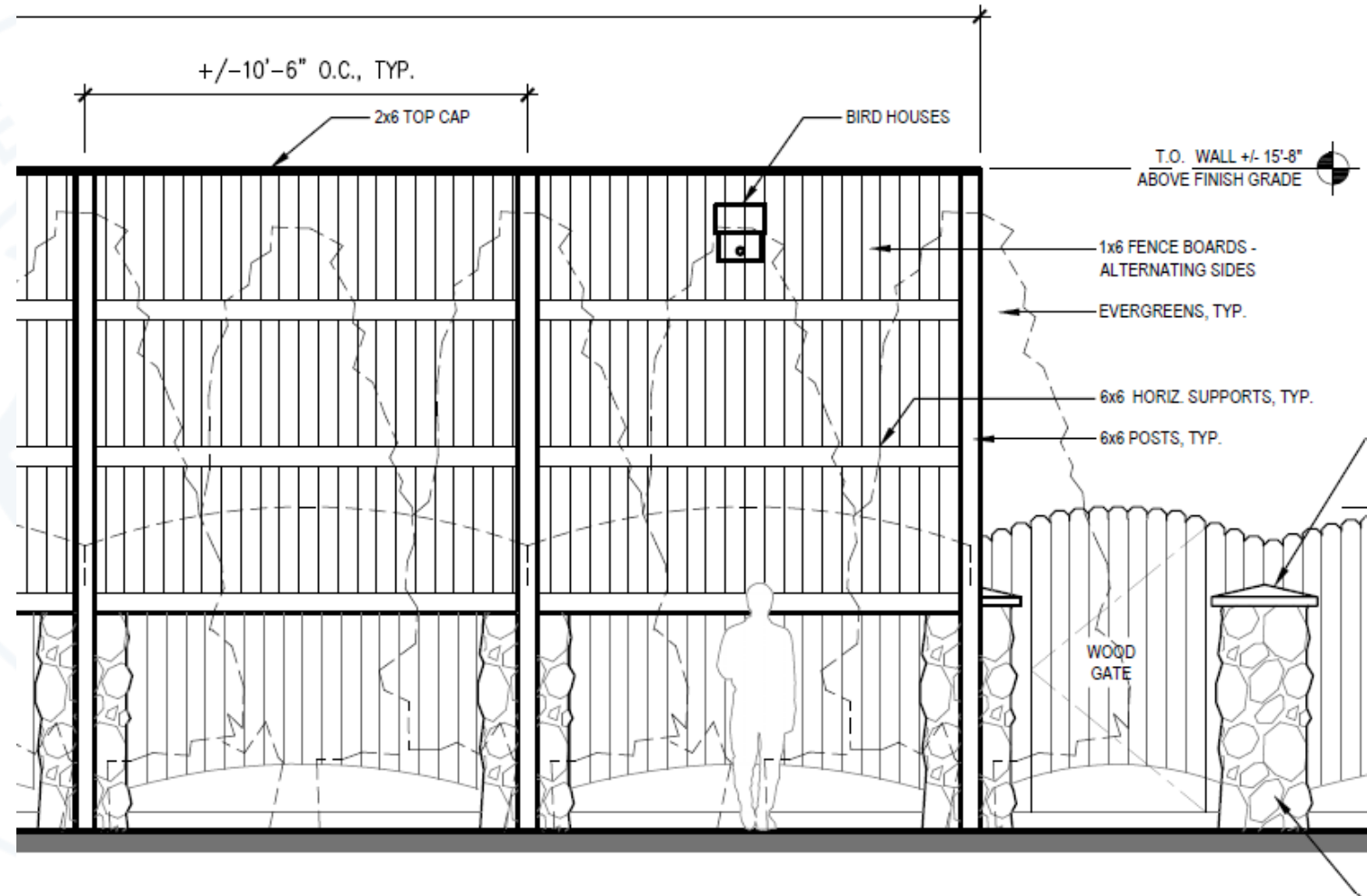
# Site Plan



# 515 Rhodes Wall



- The subject wall is fifteen feet, eight inches (15' 8") in height
- 95 ft. long
- Constructed 8 years ago
- Mounted with bird houses





# Evaluation: Special Circumstances/Hardship



Approval of a variance is limited to special circumstances as described in Nevada Revised Statutes (NRS 278.300).

The applicant has the responsibility to demonstrate that adhering to the code would create a hardship due to one or more of the following characteristics:

1. Exceptional narrowness, shallowness, or shape of a specific piece of property; or
2. By reason of exceptional topographic conditions;
3. Other extraordinary and exceptional situation or condition of the piece of property.

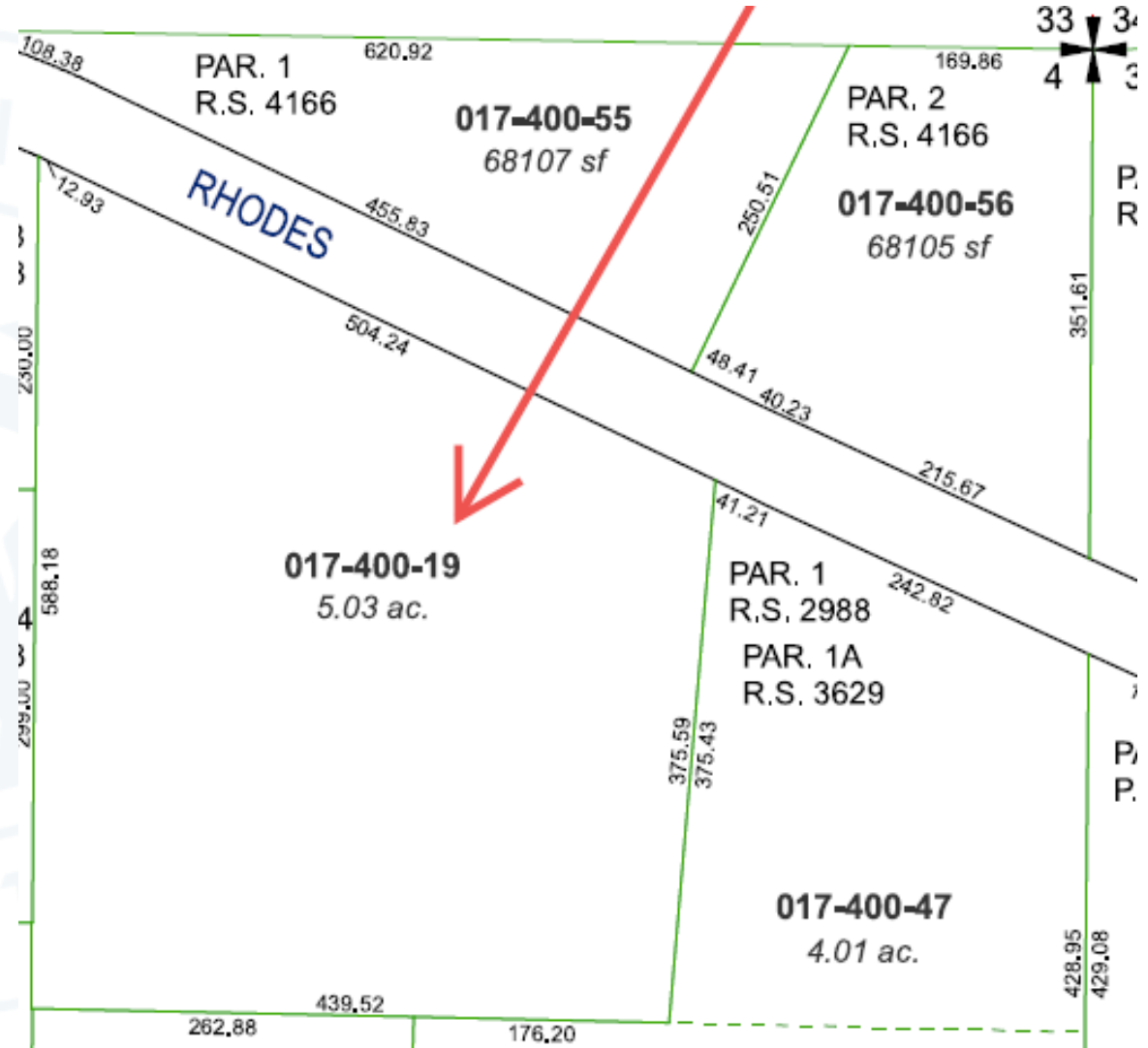
# Narrowness and Shape of Property



Parcel width exceeds minimum width for LDS zones

Parcel size exceeds minimum parcel size

Parcel shape is not unique

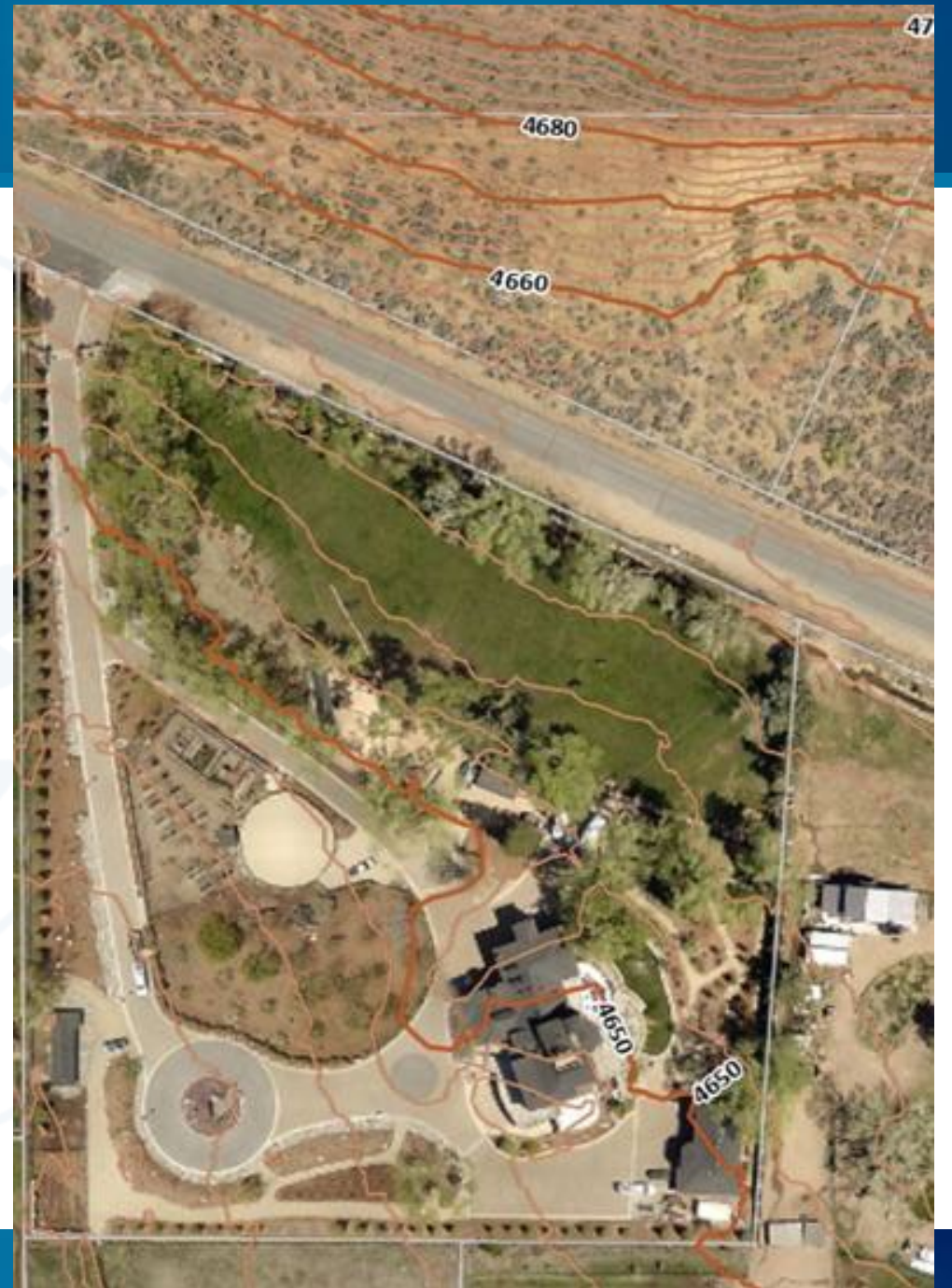


# Topographic Conditions

Parcel's topography is level and gently sloping

Other parcels in the area have similar topography

Topography does not create an exceptional situation.



# Extraordinary Circumstances



Applicant needed to remove a 700 year old tree.

Applicant states they constructed the wall to shield newly planted trees and to cultivate the migratory bird population.

Strict application of the wall height requirements does not result in significant hardship.



# Purpose of Variances



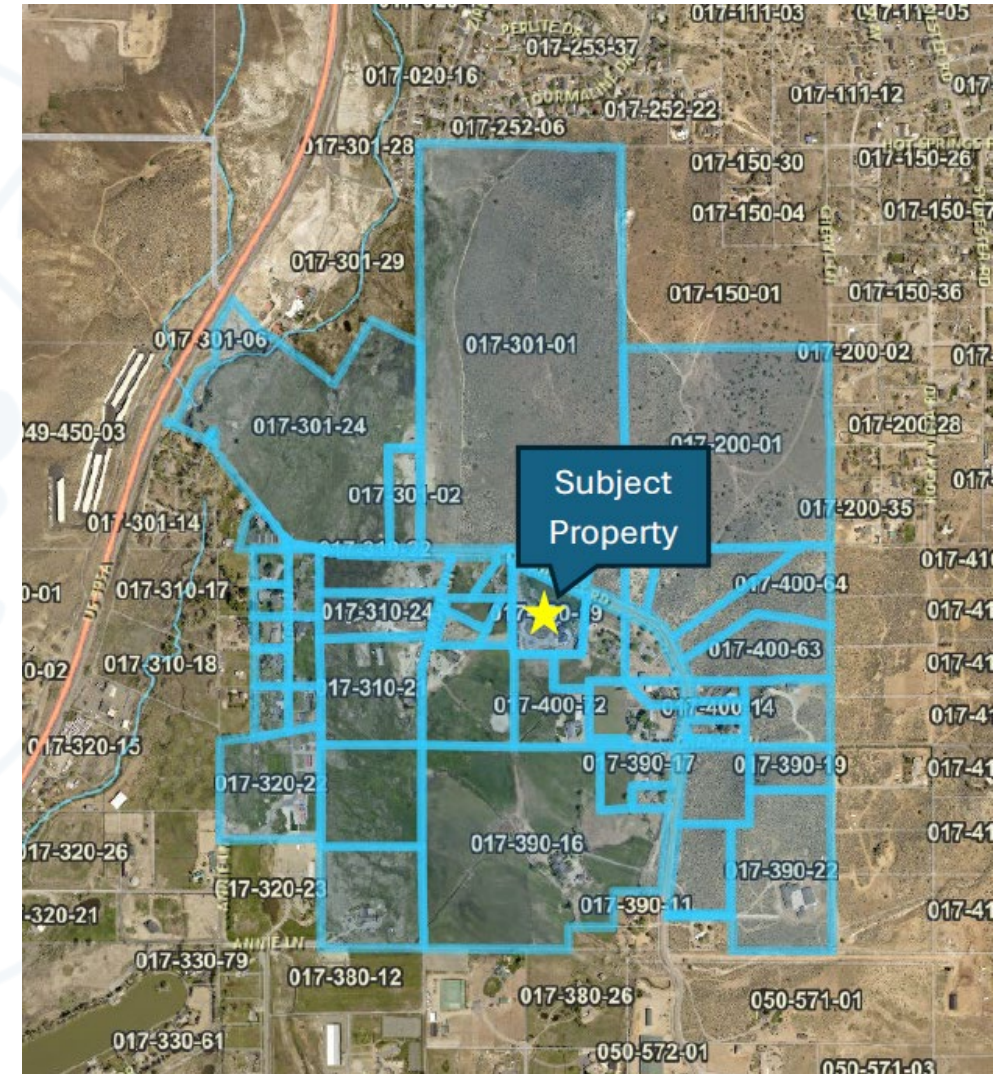
The purpose of Article 804, Variances, is to provide a means of altering the requirements of this chapter in specific instances where the **strict application of those requirements would deprive a property of privileges enjoyed by other properties** with the identical regulatory zone because of special features or constraints unique to the property involved.

# Noticing/Public Comments



33 property owners were noticed in a 1500-ft radius of the property

Received 8 public comments in support of the wall.



## Staff is unable to make Finding A and C

- (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;

# 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 deny Variance Case Number WPVAR25-0011 for the 515 Rhodes Wall Height Variance, having been unable to make all four required findings in accordance with Washoe County Development Code Section 110.804.25.

# Thank you

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