



# Washoe County Board of Adjustment

## October 5, 2017



**Administrative Permit Case Number WADMIN17-0007**  
**Dunham Detached Accessory Structure**



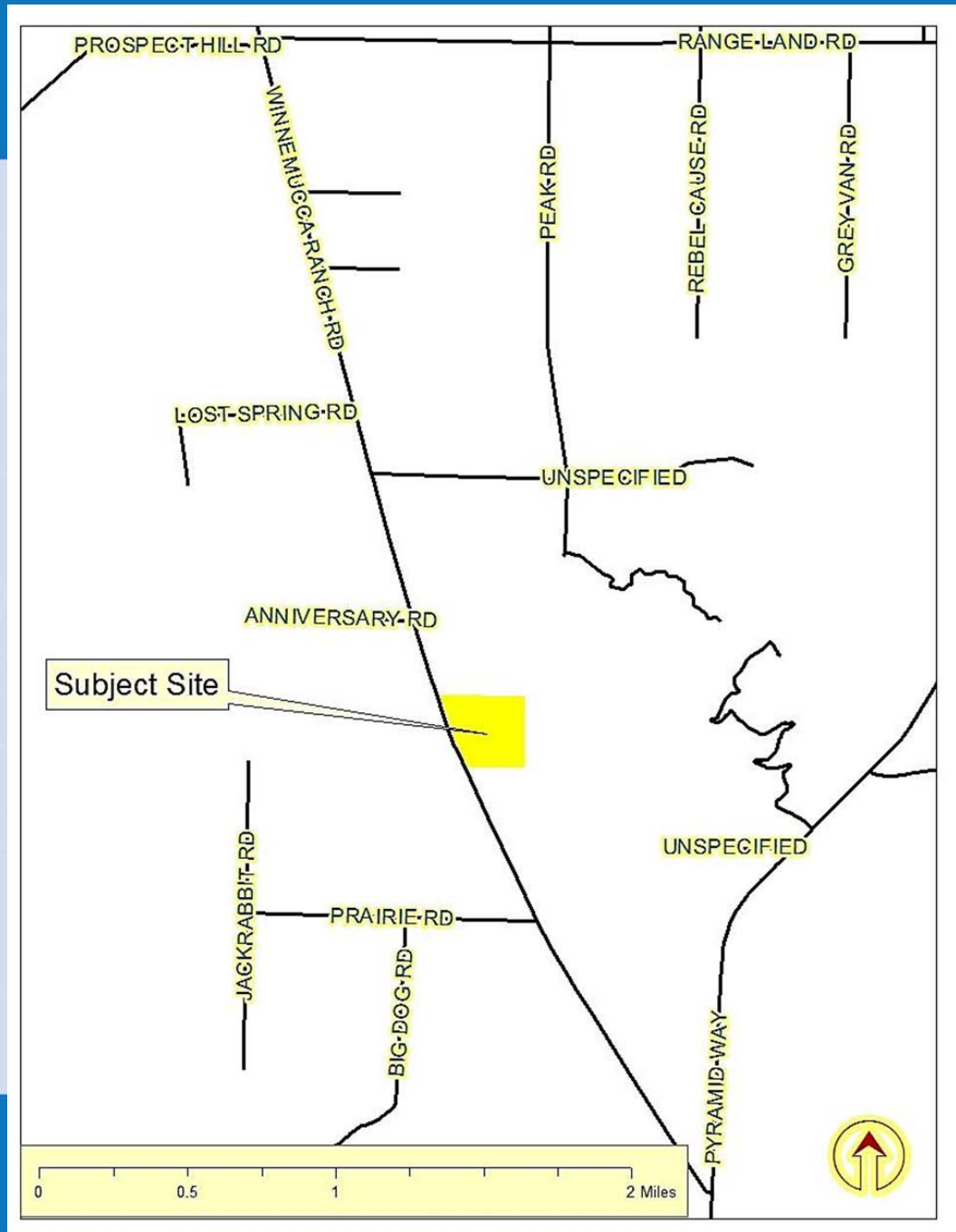


# Case Description

**Administrative Permit Case Number**  
**WADMIN17-0007 (Dunham Detached**  
**Accessory Structure)** – For possible action, hearing, and discussion to approve an Administrative Permit to allow the construction of a detached accessory structure that has a larger building footprint than the main dwelling on the same parcel of land, in accordance with Washoe County Code Section 110.306.10.

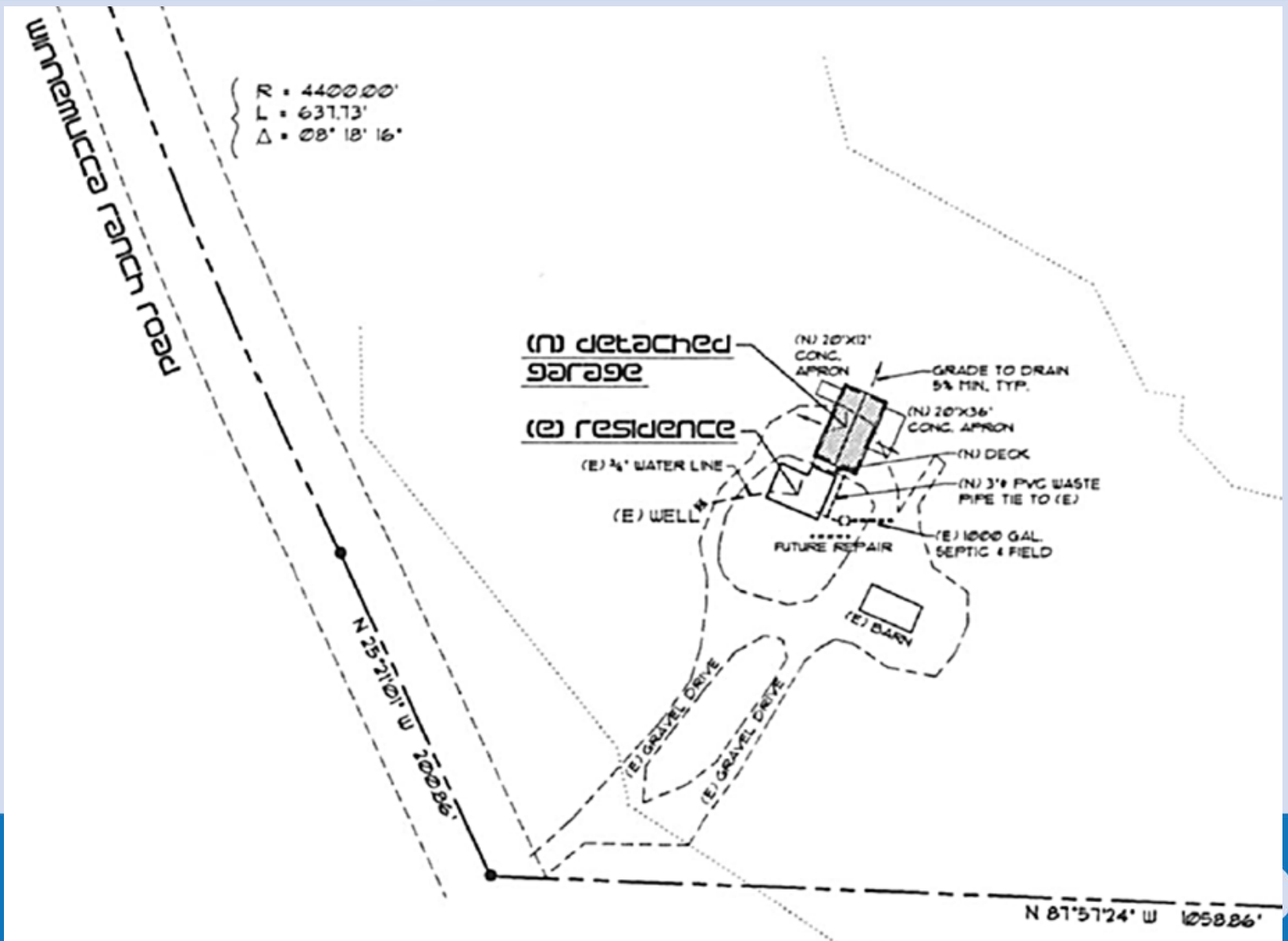


# Vicinity Map





# Site Plan





# Project Detail

- Existing dwelling is approximately 1858 square feet in size.
- Proposed accessory structure is approximately 2040 square feet in size.
- The proposed detached accessory structure has a larger building footprint than the main dwelling on the same parcel.
- WCC 110.306.10(d) requires an Administrative Permit.
- That section exempts parcel 40 acres or larger within the GRA zone, this parcel is 38.375 acres in size.

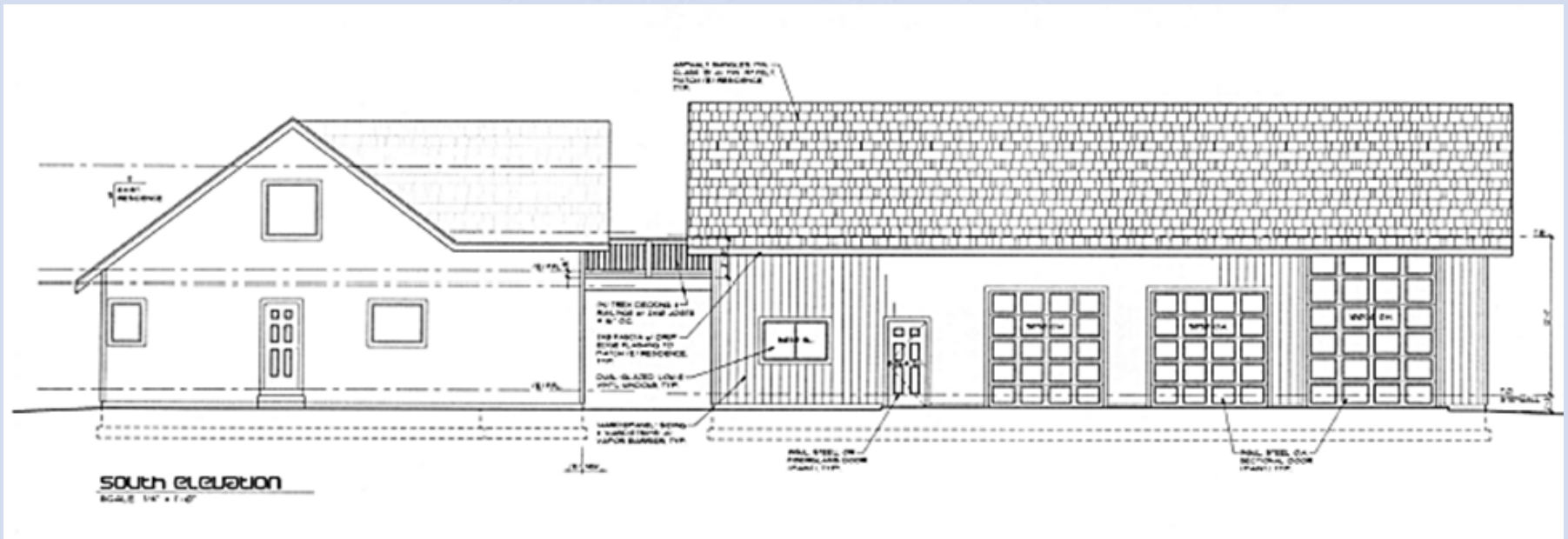


# Current Photo of Subject Site



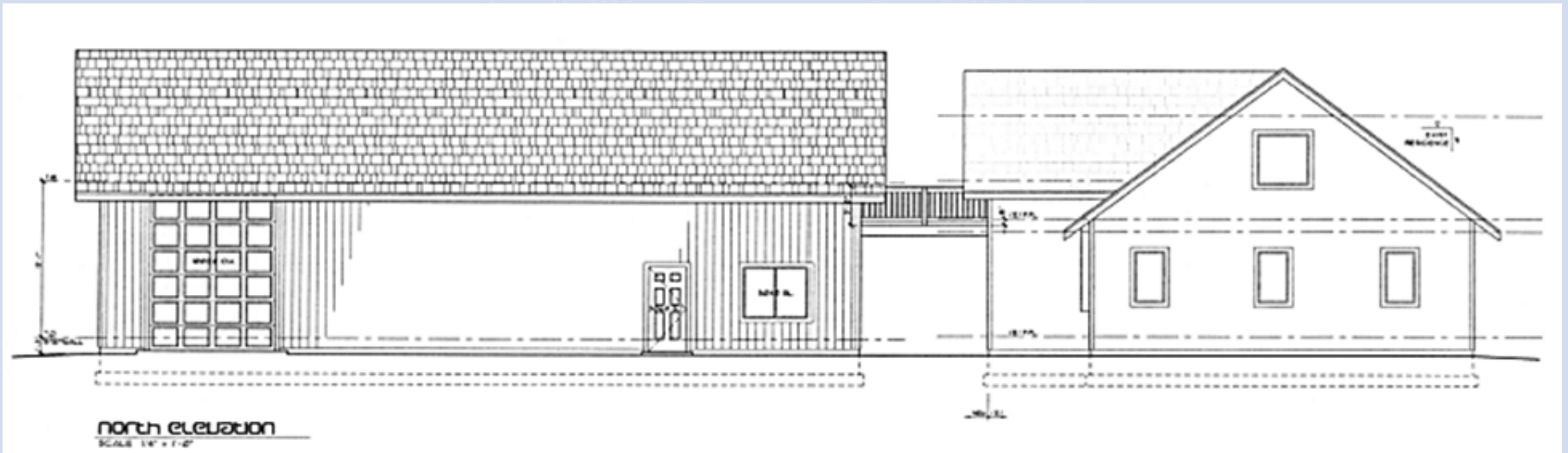


# Proposed Building Elevations





# Proposed Building Elevations







# Analysis

WCC 110.306.10(d) requires that a review of:

- 1) Building Height: The proposed structure is the same height as the existing dwelling.
- 2) Architectural Compatibility: The proposed structure includes siding and roofing materials to match the existing dwelling.

**Staff believes that the proposal is consistent with Code requirements.**



# Analysis

There are many detached accessory structures on many parcels that are larger than the main dwellings, in the general area of the proposed project.

The proposal is consistent with the character of the area.

# Public Notice



Mailing Label Map

Administrative Permit Case Number WADMIN17-0007  
Dunham Detached Accessory Structure

30 Parcels selected at 3000 feet.



Community Services  
Department  
Planning and  
Development Division

WASHOE COUNTY  
NEVADA

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8754 028 0000



# Conditions of Approval

- **Standard conditions of approval are included with the staff report.**
- **Two additional trees are proposed to be required between the structure and Winnemucca Ranch Road.**



# Administrative Permit Findings

Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Warm Springs Area Plan.

Staff Comment: There are no policies or action programs in the Warm Springs Area Plan that are applicable to the requested detached accessory structure.



# Administrative Permit Findings

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.

Staff Comment: Electrical connection is available on the subject site. Water will be provided by an existing domestic well and sewer by means of an existing individual septic system.



# Administrative Permit Findings

Site Suitability. That the site is physically suitable for a detached accessory structure, larger than the main dwelling, and for the intensity of such a development.

Staff Comment: All standard setbacks and applicable building requirements will be met prior to approval of the building permit for the proposed detached accessory structure.



# Administrative Permit Findings

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.

Staff Comment: Detached accessory structures are common in the surrounding area, therefore there is no significant detriment anticipated.





# Administrative Permit Findings

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 Comment: There is no military installation in the required notice area of the proposed detached accessory dwelling, so this finding is not required to be made by the BOA.



# Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project, or provided no comment. Therefore, after a thorough analysis and review, Administrative Permit Case Number WADMIN17-0007 is being recommended for approval with conditions.



# 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 Board of Adjustment approve Administrative Permit Case Number WADMIN17-0007 for David Dunham, with the conditions of approval included as Exhibit A to this matter, having made all four required findings in accordance with Washoe County Code Section 110.808.25



# Questions?