



Codd Garage

Administrative Permit

BOARD OF ADJUSTMENTS PRESENTATION

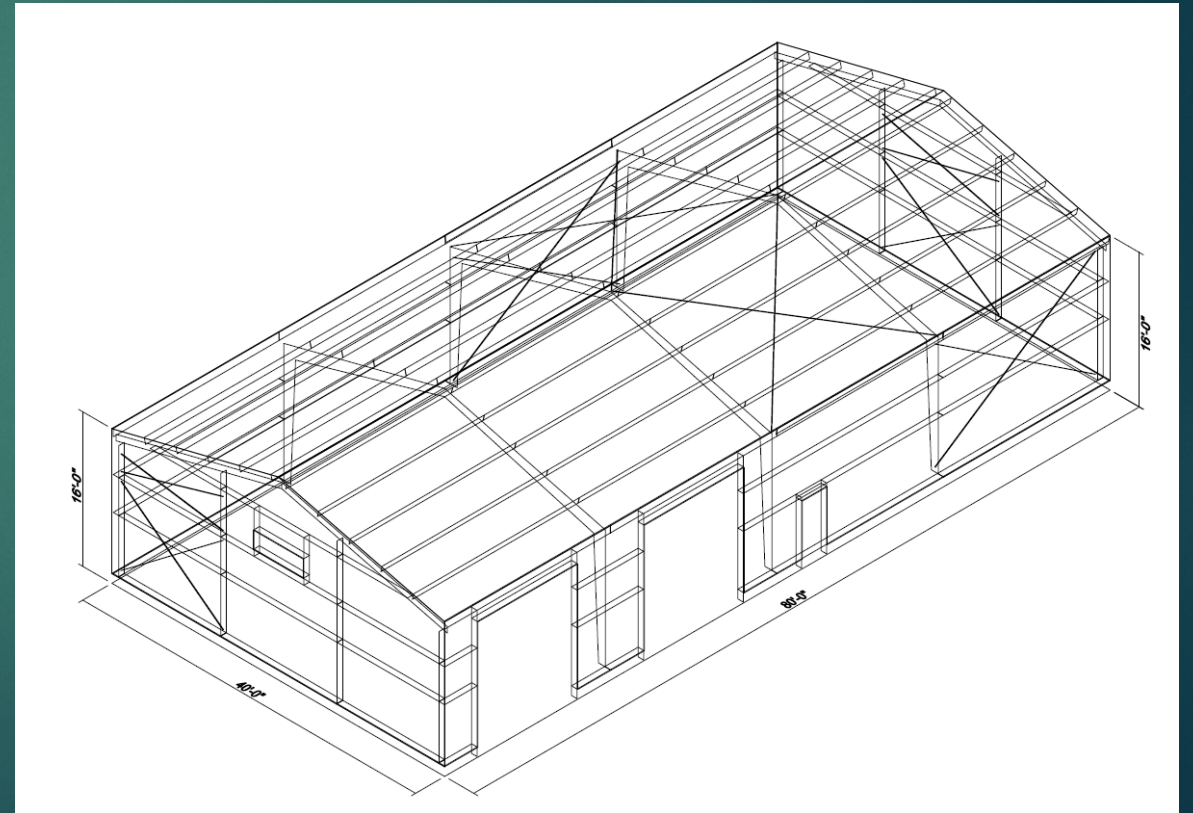
Property Description

- ▶ Property Size = 1.02 ac
- ▶ An existing $\pm 1,442$ sf single-family residence with a ± 576 sf detached garage
- ▶ Surrounding Development
 - ▶ North: Wayne Road
 - ▶ South: Vacant
 - ▶ East: Oro Loma Road
 - ▶ West: Single-Family Residential
- ▶ Zoning Designation
 - ▶ Low Density Suburban
- ▶ Master Plan Designation
 - ▶ Suburban Residential

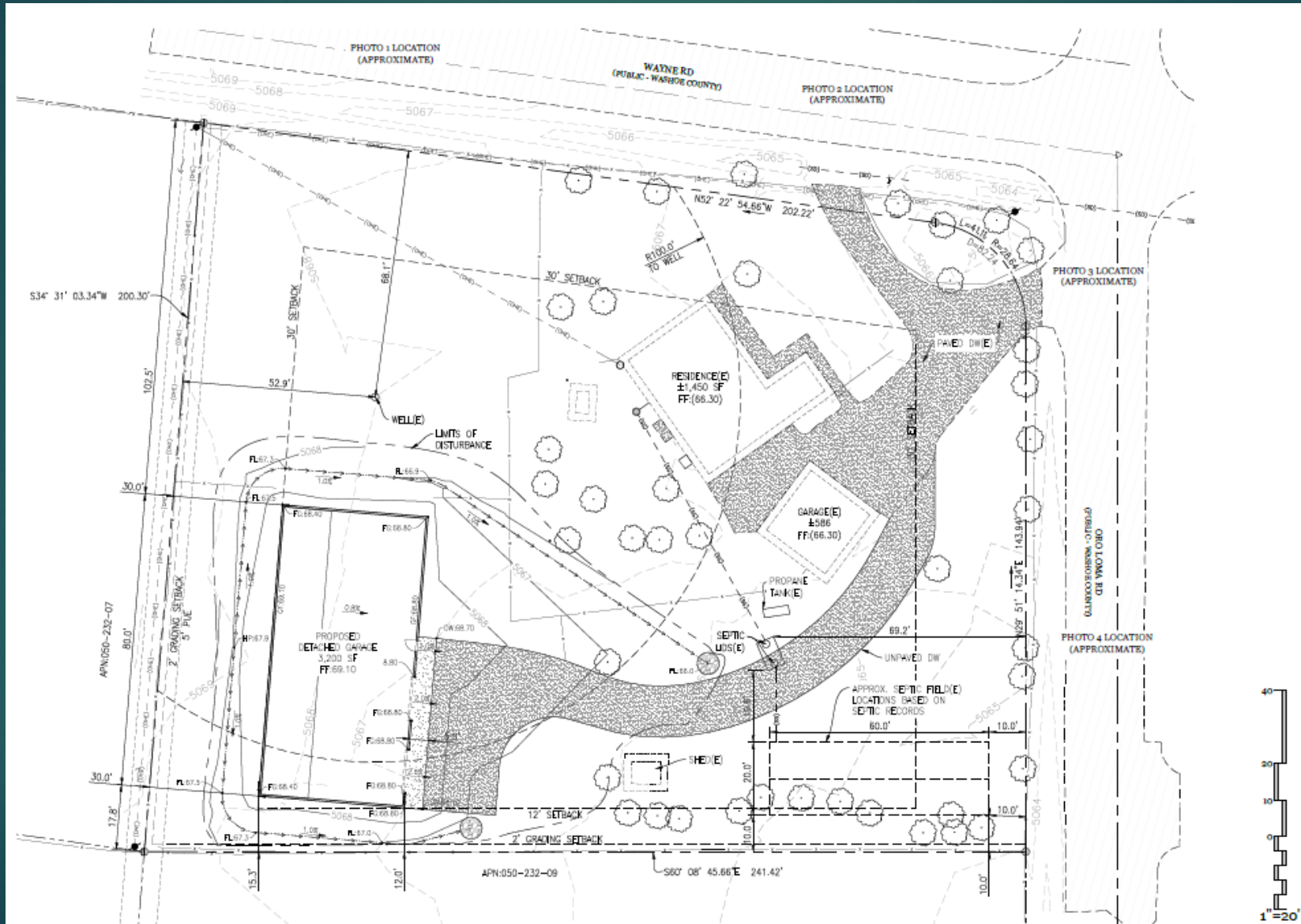


Project Details

- ▶ Development of a $\pm 3,200$ sf detached garage
- ▶ Prefabricated metal building will be painted to match existing residence with non-reflective roof
 - ▶ Plate height of $\pm 16'$ and ridge height of $\pm 21'$



Proposed Site Plan



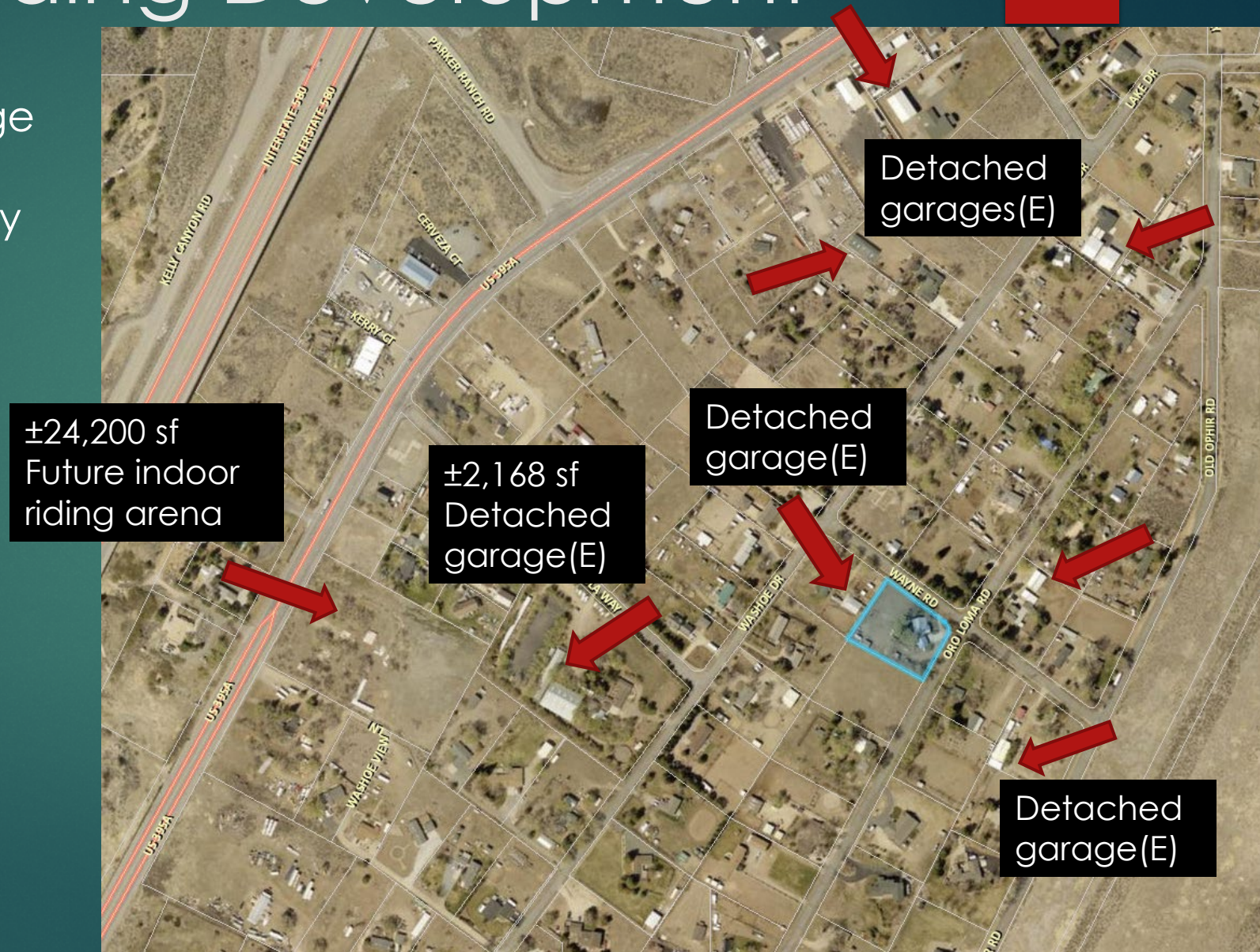
Access Details

- ▶ No roadway improvements are required
 - ▶ Access to proposed garage from Wayne Road to existing driveway
 - ▶ Existing driveway extends into an unpaved driveway to proposed garage



Similar Surrounding Development

- ▶ An Administrative Permit is being requested for a garage that is larger than the main structure per Washoe County Code 110.306.10(d)
 - ▶ In conformance with surrounding uses



Thank You

- ▶ We have reviewed and agree to the conditions of approval recommended by staff.
- ▶ We request approval of this Administrative Permit application and are available to answer questions you may have about the project.