

Washoe County Board of Adjustment



---

COMMUNITY  
SERVICES DEPARTMENT

---

# WADMIN23-0002 (La Croix Barn)

March 2, 2023

# Request

This is a request for an administrative permit for a 2,867 SF detached accessory structure that is larger than the existing 2,490 SF main residence, as required per Washoe County Code 110.306.10(d).

# Vicinity Map

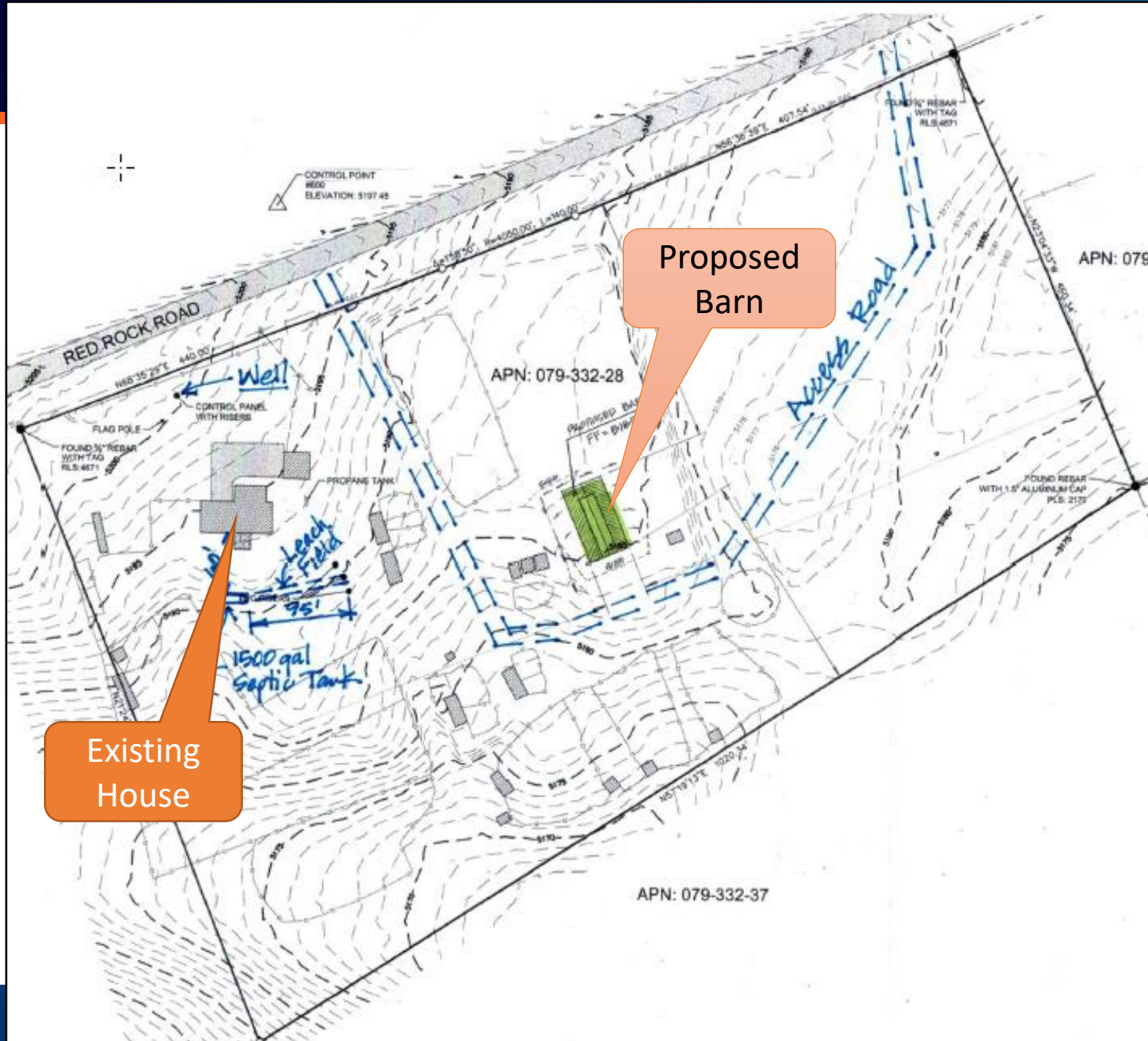


# Evaluation

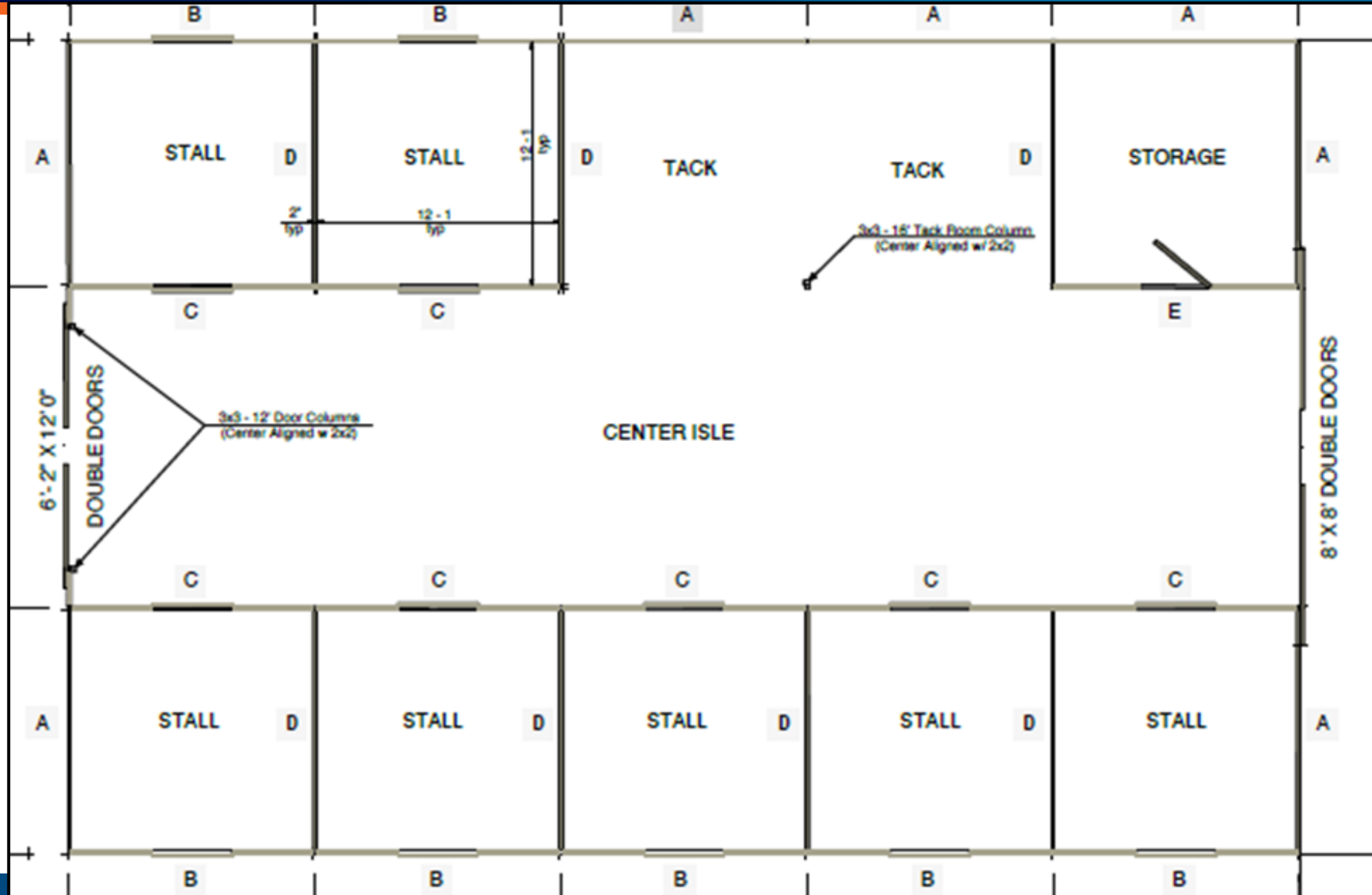


- The parcel has a regulatory zone of GR as do the surrounding parcels.
- The size of the 12.64-acre parcel requires the structure to comply with the minimum low density rural (LDR) requirements, per Washoe County 110.306(a)(7).
- The setbacks for LDR are 30 feet in the front and rear and 50 feet on the sides, with a 35-foot height requirement and the proposed structure will meet the setbacks and the height of the building will be 18' 7½".
- The allowed lot coverage is based on the total building footprint on the lot and cannot exceed ten percent of the total lot acreage or 80,000 square feet, whichever is less per Washoe County code.
- The total square footage of the existing and proposed building is 5,933 SF, which is less than 8,000 SF and 10% of the 12.64 acres parcel.
- The proposed structure is a prefabricated metal barn and walls are painted light grey and the roof is forest green, and the barn will have 7 stalls and a tack area.
- The barn will not have electricity or be connected to water.

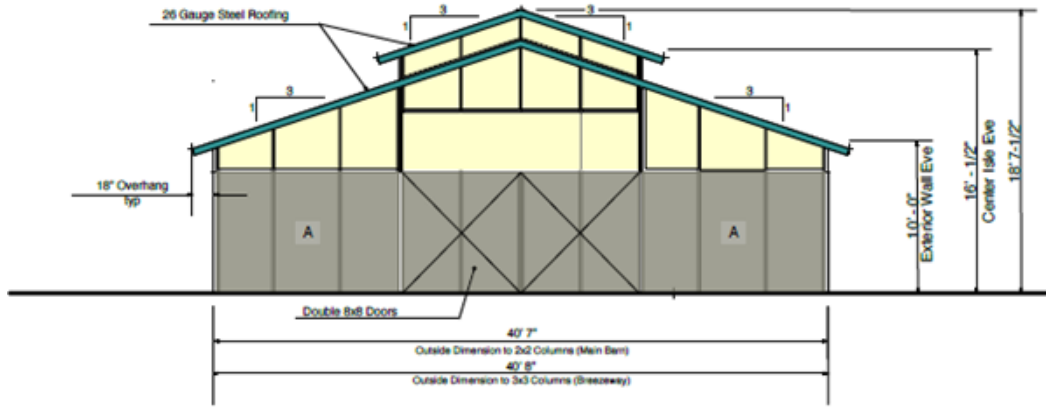




# Floor Plan

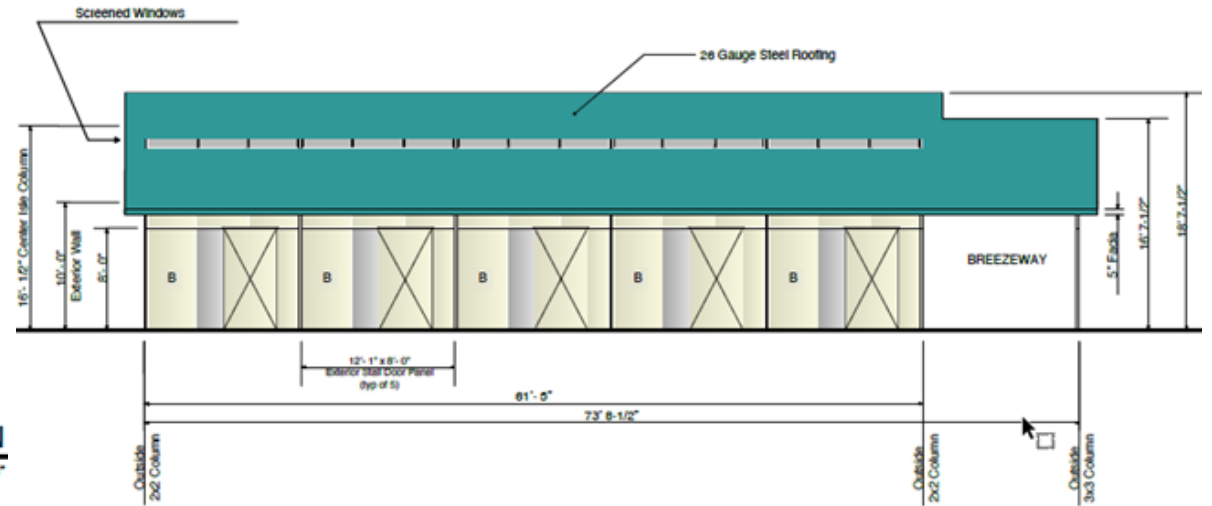


# Elevations



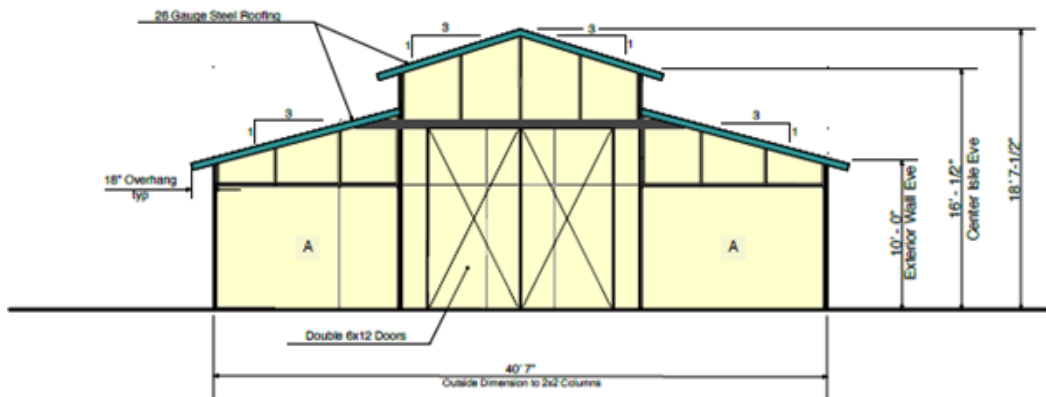
**NORTH ELEVATION**

Scale: 1/4" = 1' - 0"



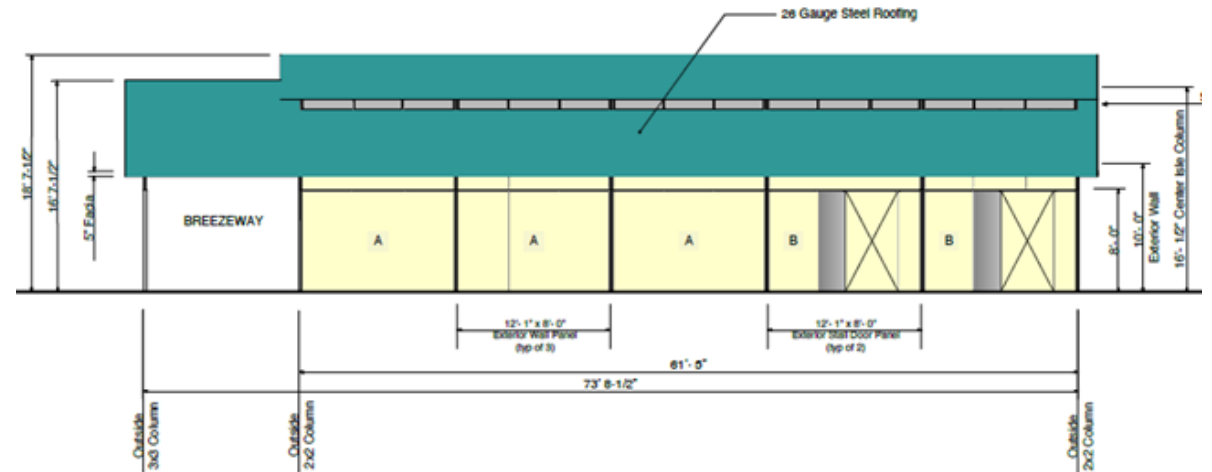
**EAST ELEVATION**

Scale: 1/4" = 1' - 0"



**SOUTH ELEVATION**

Scale: 1/4" = 1' - 0"



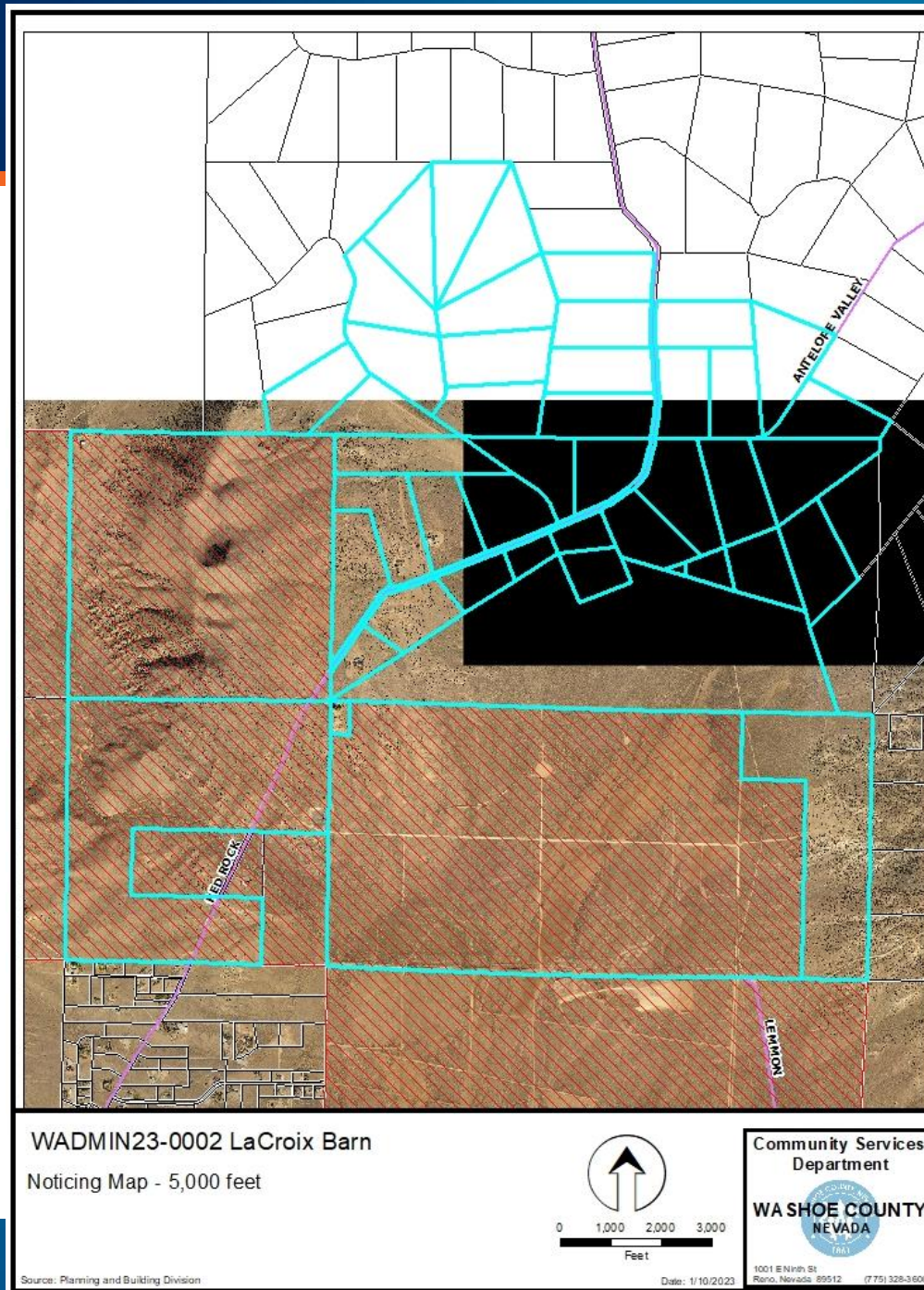
**WEST ELEVATION**

Scale: 1/4" = 1' - 0"



# Noticing

- No neighborhood meeting was required.
- 39 parcels were noticed, and no emails or phone calls were received.





# Agency Review & Findings



- Various agencies reviewed the application, their comments are included in the staff report
- Agencies with conditions, are included in the Conditions of Approval
- Staff is able to make all the Findings as detailed in the Staff Report

# 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 WADMIN23-0002 for Elizabeth La Croix, with the conditions included as Exhibit A to this matter, having made all five findings in accordance with Washoe County Development Code Section 110.808.25

# Thank you

Julee Olander, Planner  
Washoe County CSD – Planning Division  
E-mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)  
775-328-3627



---

COMMUNITY  
SERVICES DEPARTMENT

---