

MASON DETACHED ACCESSORY DWELLING – SPECIAL USE PERMIT

INTRODUCTION

This application is for a **Special Use Permit** for a proposed one-story detached accessory dwelling approximately 584 square feet in size, to be located at 7295 Lingfield Drive in Hidden Valley. A Special Use Permit is required because the subject property is located in the Medium Density Suburban (MDS) zoning district.

PROJECT LOCATION

The subject property is located at 7295 Lingfield Drive (APN 051-561-08) and is 15,156± square feet in size. The parcel is located approximately 1,200 northeast of the intersection of Parkway Drive and Lingfield Drive. Figure 1 (below) depicts the property location.



Figure 1 – Vicinity Map

EXISTING CONDITIONS

The subject property is located in the MDS zoning district and contains an existing single-family residence with an attached four-car garage, of which the assessed square footage (excluding garage) is 2,514 square feet. The property is surrounded by single-family residential uses on all sides, with an average lot size of approximately 20,104 square feet. Figure 2 (Page 2) shows the existing conditions of the property.



Figure 2 – Existing Site Conditions

PROJECT DESCRIPTION

The applicant is proposing a detached accessory dwelling approximately 584 square feet in size northeast of the existing residence. The proposed accessory dwelling is less than the maximum allowed size of 800 square feet in the MDS zoning district. The purpose for the accessory dwelling is to provide a separate complete living space for the applicant’s adult son. The applicant’s son has special needs and is not able to live independently off-site. The addition of an accessory dwelling on-site will allow him to have some independence while maintaining the direct support of his family.

The accessory dwelling has been designed to be architecturally compatible with the primary residence and complies with the required setbacks for the MDS zoning district including 20 feet for the rear and 8 feet for the side. The height of the structure is proposed at approximately 21 feet, which is well below the maximum height limit in the MDS zoning district of 35 feet and approximately the same height as the surrounding residences, including the primary.

The existing residence has a four-car garage, providing four parking spaces for the property. The required parking for a single-family residence is two spaces, one of which must be in an enclosed garage. A detached accessory dwelling requires one additional parking space. A total of three parking spaces are required for the combined uses, which is one less than the existing parking on site.

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Figure 3 (below) shows the proposed detached accessory dwelling site plan. Figure 4 (Pages 4 and 5) shows the building's elevations. A drawing including the site plan, floor plan and elevations is included in both full size and 11x17 with this application.

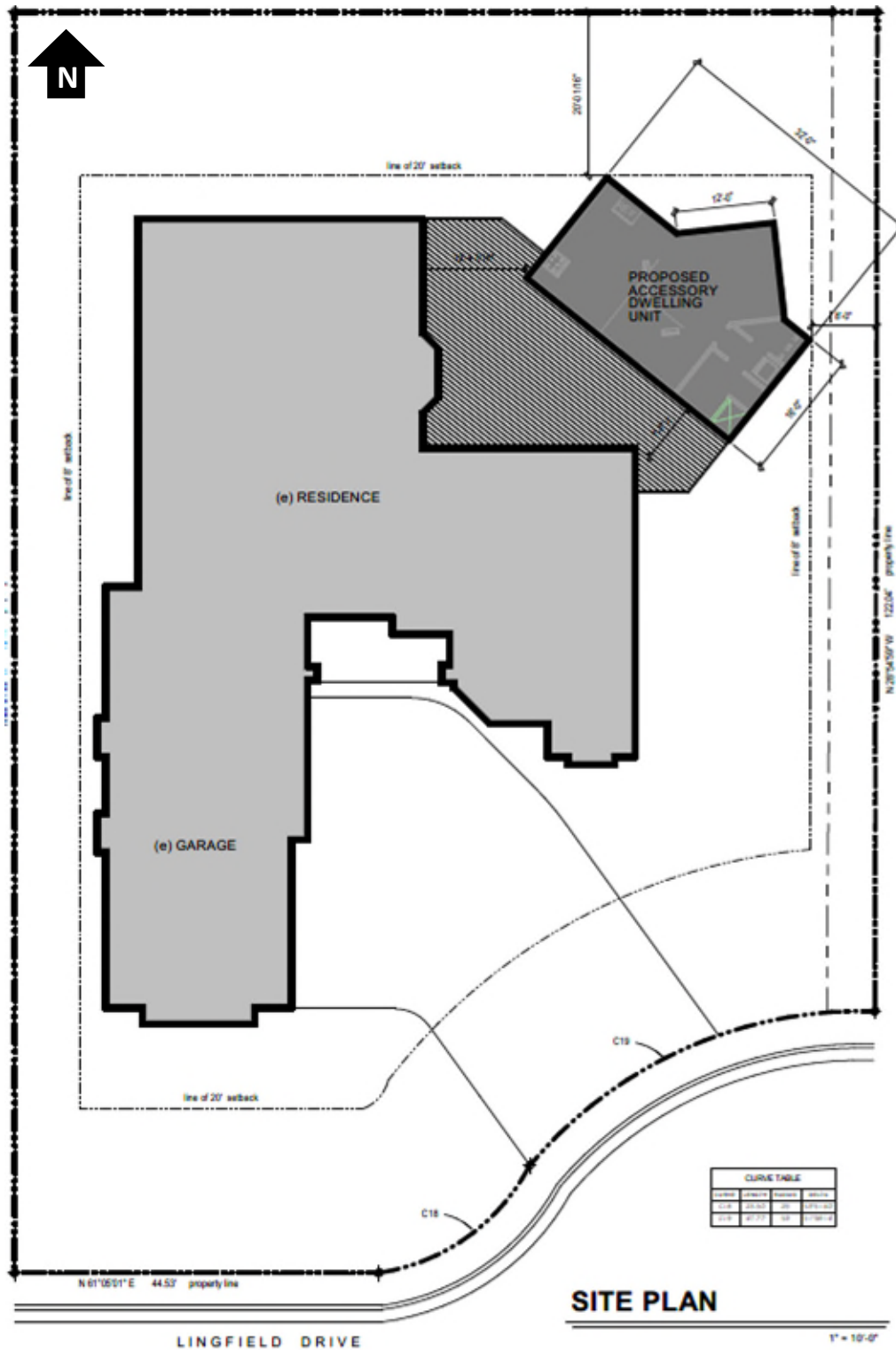
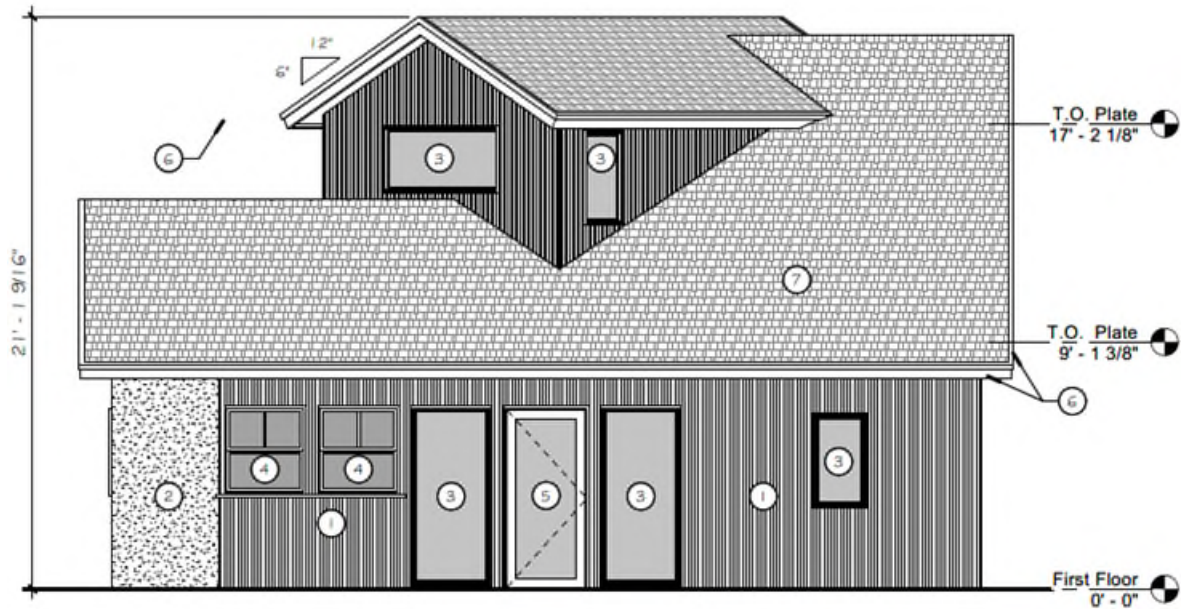
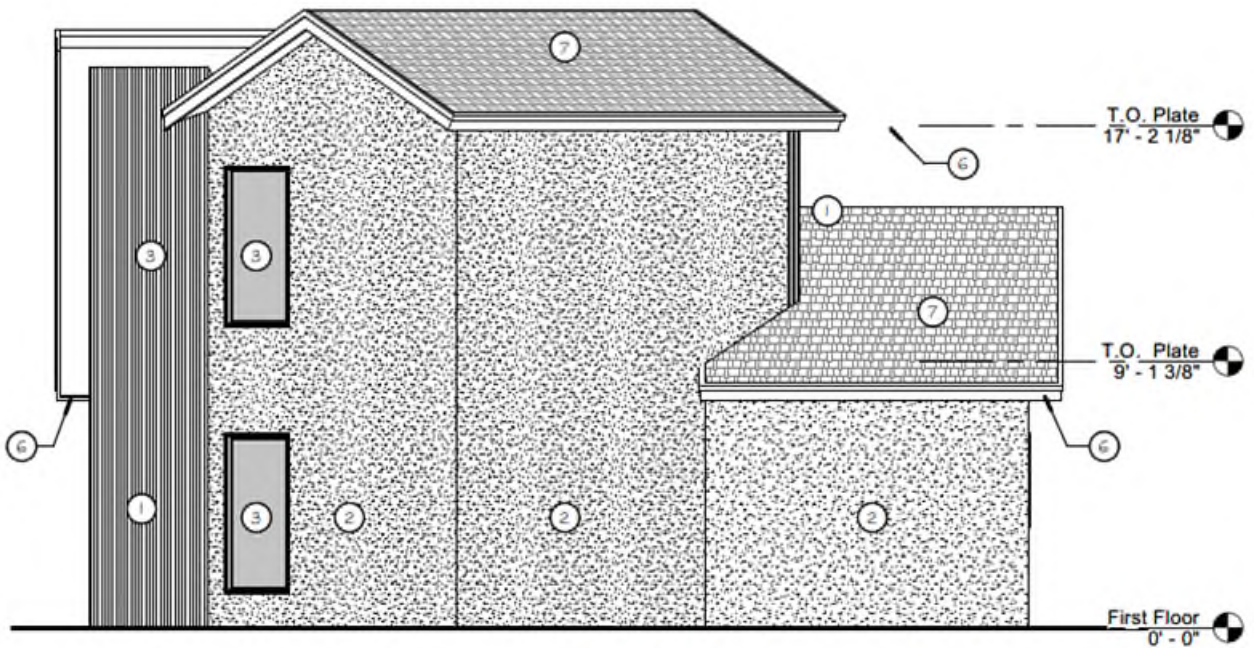


Figure 3 – Detached Accessory Dwelling Proposed Site Plan

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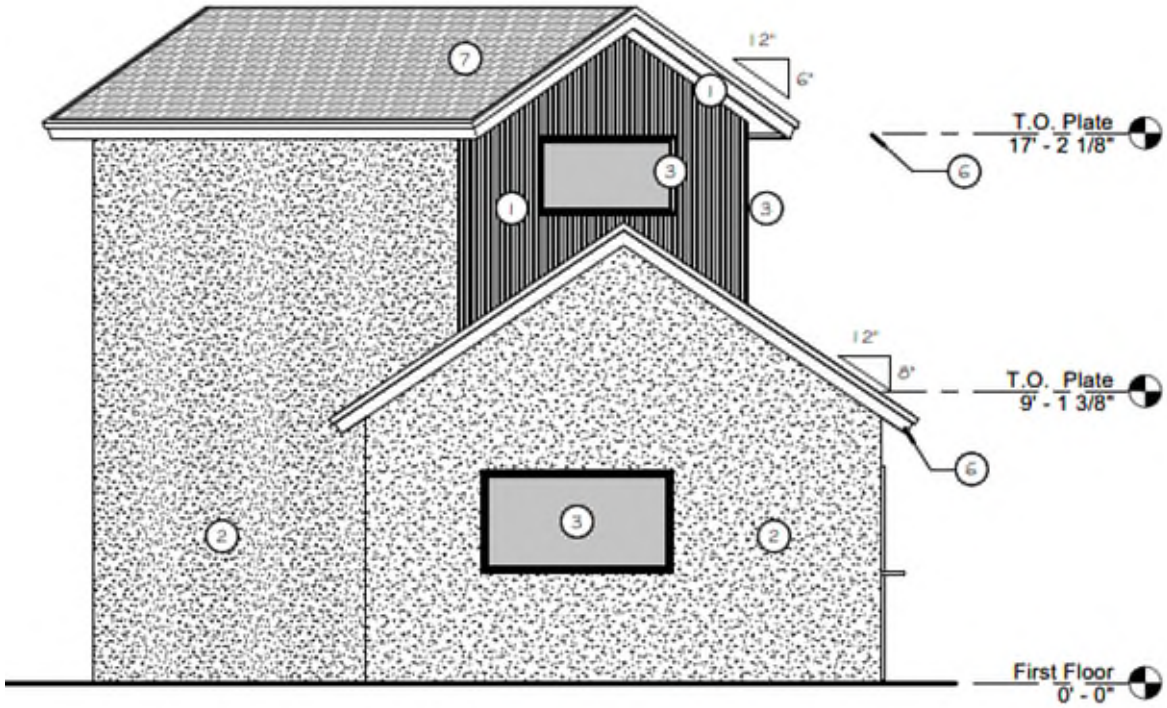


FRONT ELEVATION

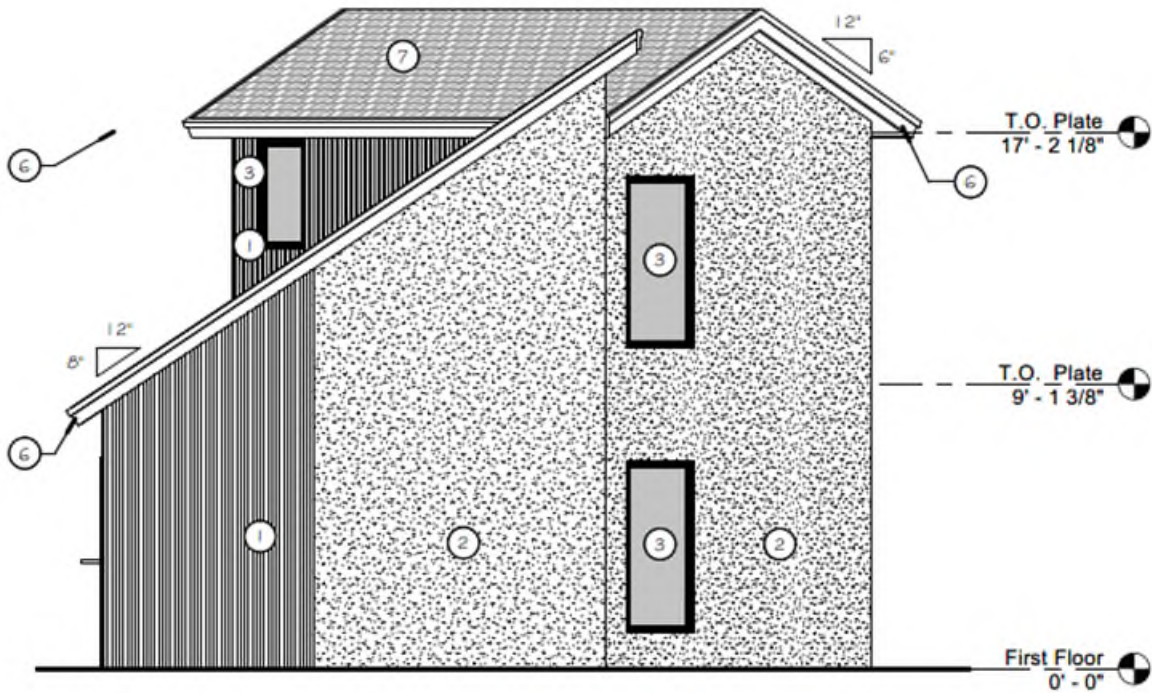


BACK ELEVATION

Figure 4 – Proposed Elevations



LEFT ELEVATION



RIGHT ELEVATION

Figure 4 – Proposed Elevations, Continued

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REQUIRED FINDINGS

The following findings as identified in Washoe County Development Code are addressed in support of the Special Use Permit for the proposed detached accessory dwelling. Each finding is listed in *italic type* below and is addressed in **bold type** immediately following each finding.

Special Use Permit Findings (Washoe County Development Code 110.810.30):

1. *Consistency. The proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the applicable area plan;*

The proposed detached accessory dwelling is consistent with the action programs, policies, standards and maps of the Master Plan and the Southeast Truckee Meadows Area Plan. The project is located within the Suburban Residential land use area, which allows for detached accessory dwelling units on parcels of 12,000 sf or more in the MDS zoning district. The site is previously developed with a single-family residence and has adequate space to accommodate the accessory dwelling within the required setbacks. Specific action programs, policies or standards from the Master Plan and/or Southwest Truckee Meadows Area plan that the project is consistent with are as follows:

Policy 1.1: Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.

Allowing a detached accessory dwelling meets the policy of allowing more flexibility in the zoning, building, and land use regulations so that additional affordable housing options may be provided.

Policy 3.8: Allow for the construction of supportive housing for seniors, disabled persons and others that need special housing accommodations.

Allowing a detached accessory dwelling in this case will be providing supportive housing for a person with special needs that will afford him some independence will maintaining the support of his family on the subject property.

2. *Improvements. 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;*

The proposed detached accessory dwelling will be located on a parcel with an existing residence that is located in a developed subdivision. All typical utilities including water, sewer, power, gas, phone, and cable are available at the site. The parcel is located on an improved county street with adequate access and drainage facilities. The parcel is located within the current service area of Waste Management for sanitation services.

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3. Site Suitability. *The site is physically suitable for the type of development and for the intensity of development;*

The subject property is 15,156 square feet in size and currently contains a 2,514 square foot single family residence with four car garage. The minimum lot size for a detached accessory dwelling in the MDS zoning district is 12,000 square feet. The subject property is flat and has a vacant area northeast of the existing residence to accommodate an accessory dwelling within the required setbacks. The accessory dwelling is proposed to be 584 square feet in size. The maximum size of a detached accessory dwelling in the MDS zoning district is a maximum of 50 percent of the main residence, or 800 square feet. The proposed structure meets the intensity requirements outlined in the Washoe County Development Code.

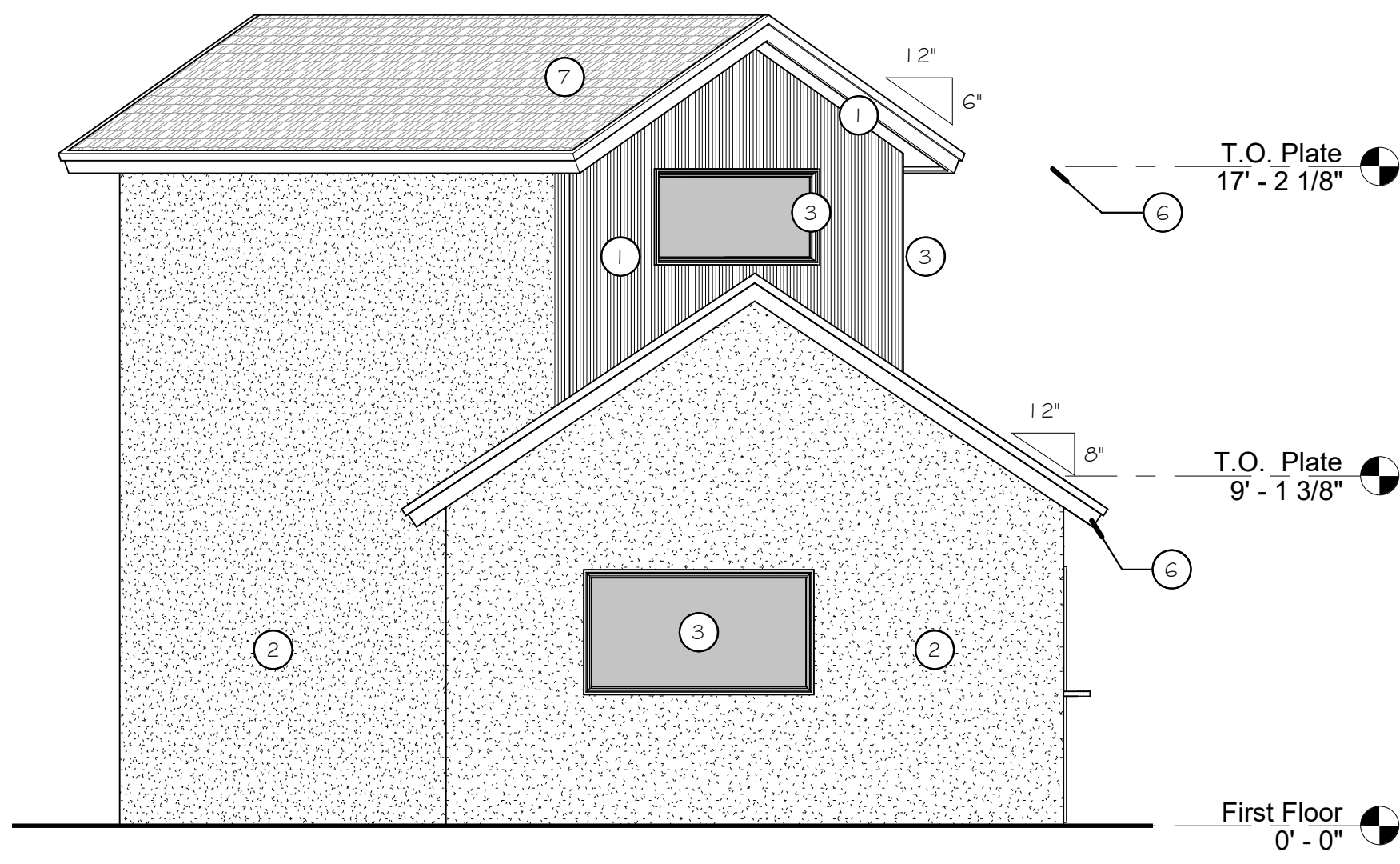
4. Issuance Not Detrimental. *Issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties, or detrimental to the character of the surrounding area; and*

The issuance of a Special Use Permit to support the proposed accessory dwelling unit will not be detrimental to the public or community character, or be injurious to the surrounding property owners. The structure is located within the required setbacks for the MDS zoning district and will be located in the rear yard of the subject property. The combined structures (primary and proposed accessory) do not exceed 30% of the total land area of the parcel. Three surrounding property owners will likely be able to see portions of the proposed accessory dwelling. However, the rear landscaping in all three of the surrounding yards is relatively mature and provides suitable screening.

The proposed structure has been designed to be compatible with the primary structure and the surrounding properties with similar roof lines, and similar or complementary building materials. The detached accessory dwelling is one story, is just over 21 feet high and will not be higher than the existing structures. It is well below the maximum height of 35 feet allowed in the MDS zoning district and meets the Hidden Valley modifier that requires a only a one story structure when adjacent to other existing one story structures.

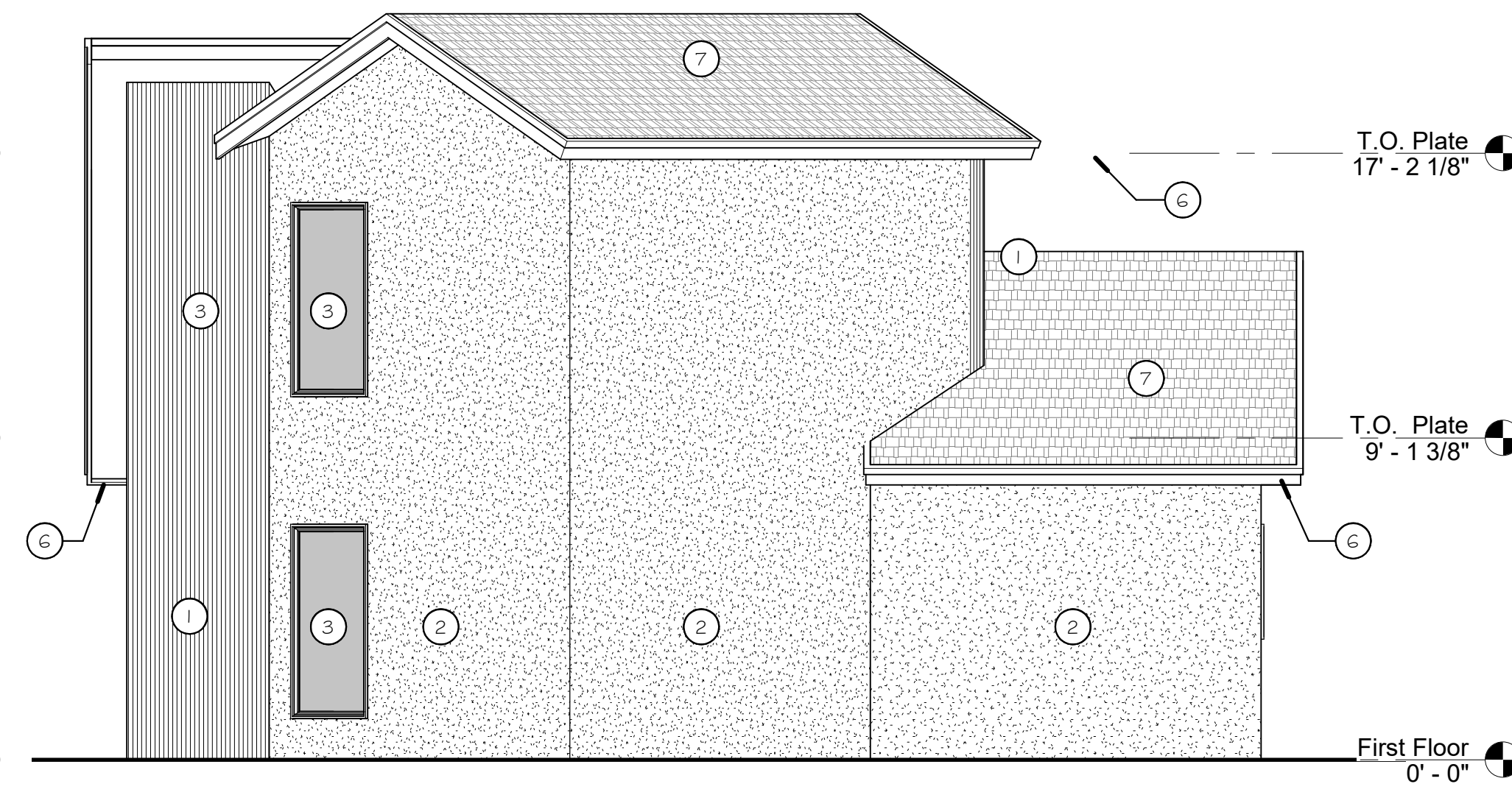
5. Effect on a Military Installation. *Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.*

The proposed accessory dwelling is not located near a military installation.



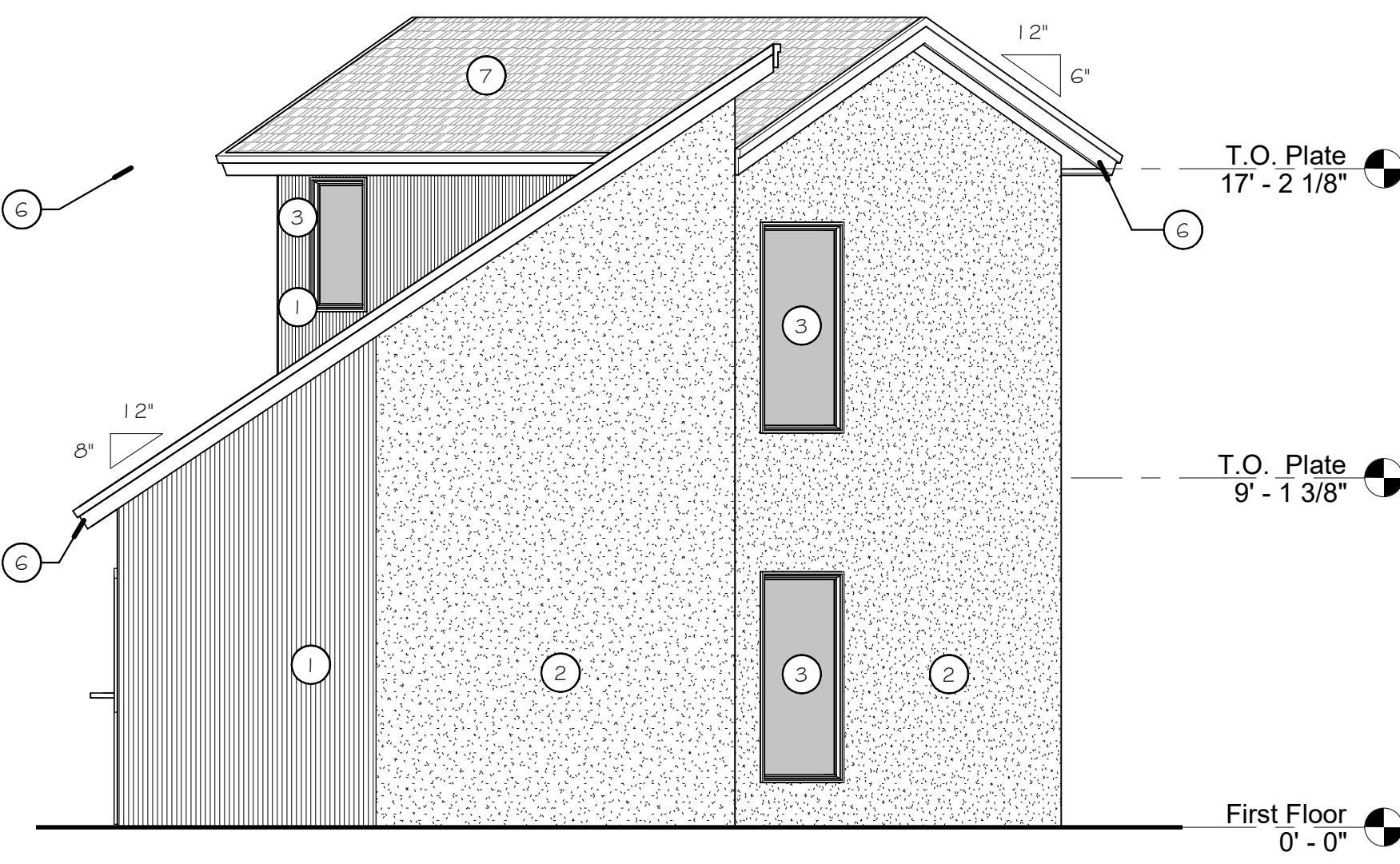
LEFT ELEVATION

1/4" = 1'-0"



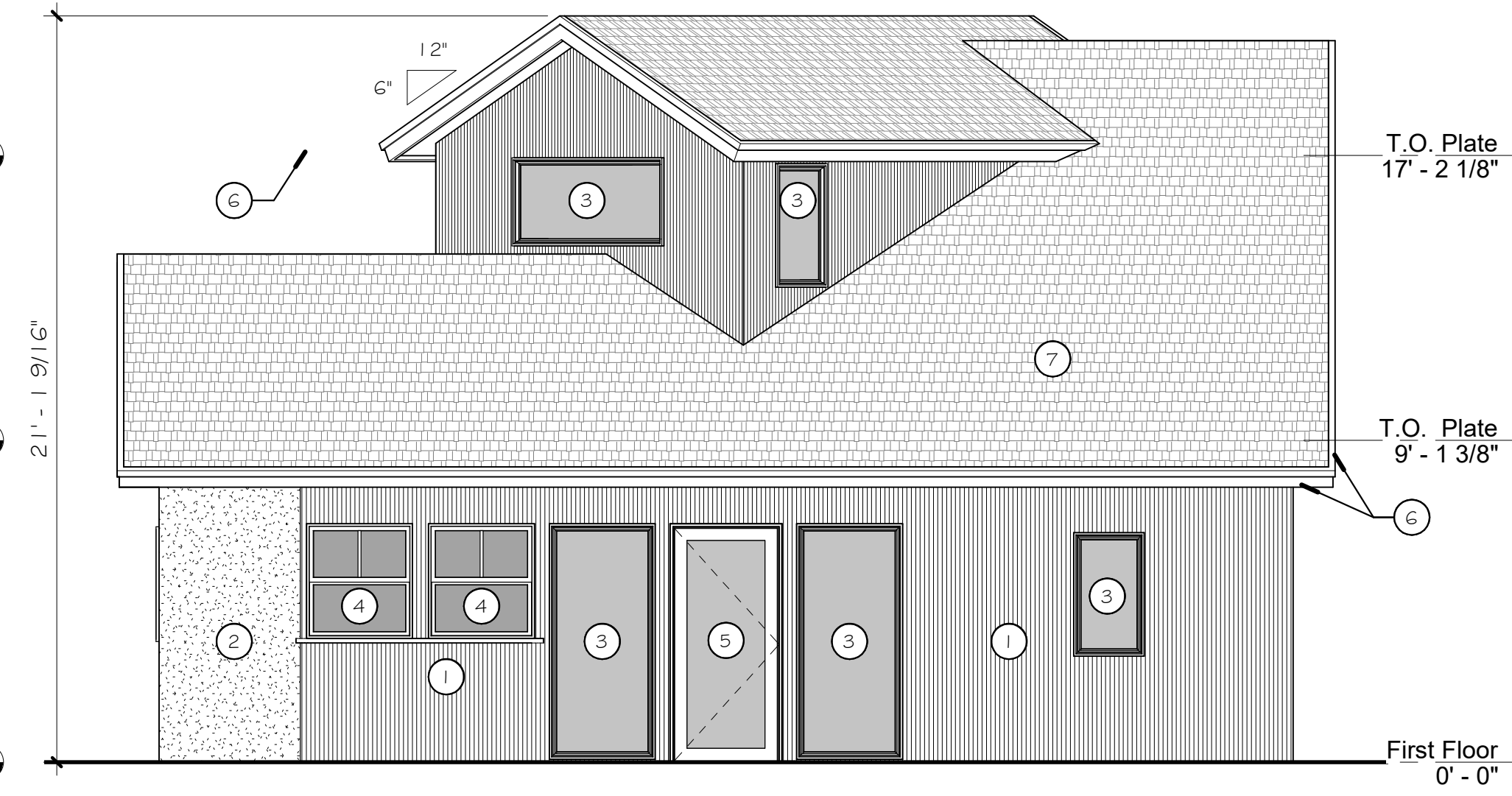
BACK ELEVATION

1/4" = 1'-0"



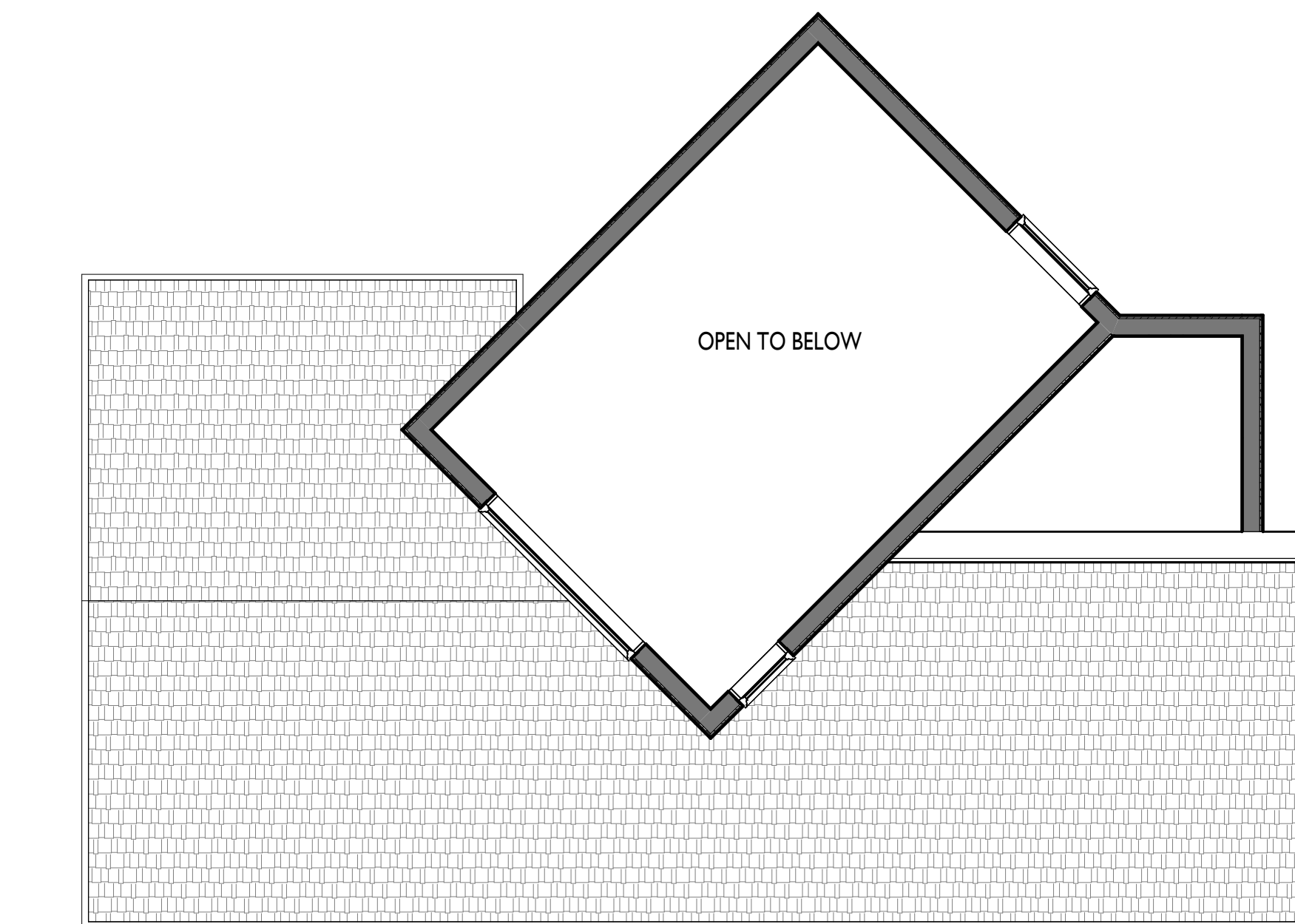
RIGHT ELEVATION

1/4" = 1'-0"



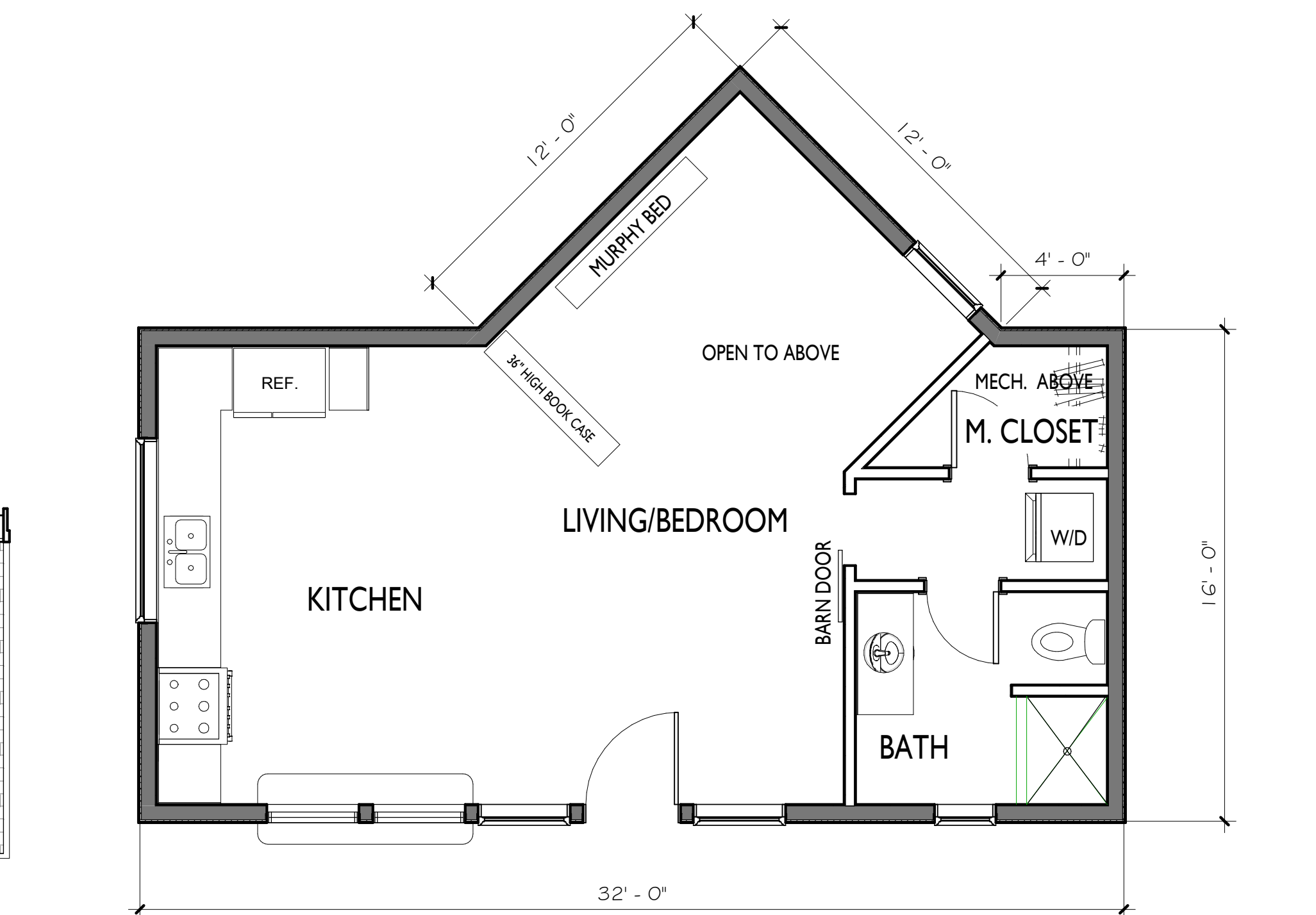
FRONT ELEVATION

1/4" = 1'-0"



UPPER FLOOR PLAN

1/4" = 1'-0"



MAIN FLOOR PLAN

1/4" = 1'-0"

BUILDING INFORMATION

OWNER: MASON FAMILY TRUST, ROBER & SHARI
 STRUCTURE: ACCESSORY DWELLING UNIT
 ADDRESS: 7295 LINGFIELD DR., WASHOE CO., NV, 89502
 A.P.N.: 051-561-08
 SUBDIVISION: SHARON HILL
 UNIT: 8
 LOT: 14
 ZONING: MDS - MEDIUM DENSITY SUBURBAN
 LAND USE CODE: 200

REQUIRED SETBACKS:

FRONT: 20'-0"
 SIDES: 8'-0"
 REAR: 20'-0"
 LOT SIZE: 348 AC. ± (15,156 s.f. ±)

BUILDING SQ. FT.

(e) RESIDENCE 2,514.0 SQ. FT.
 (e) GARAGE 1,158.0 SQ. FT.
 (e) RESIDENCE TOTAL: 3,672.0 SQ. FT.

PROPOSED ACCESSORY DWELLING UNIT:

SQUARE FOOTAGE 584 SQ. FT.

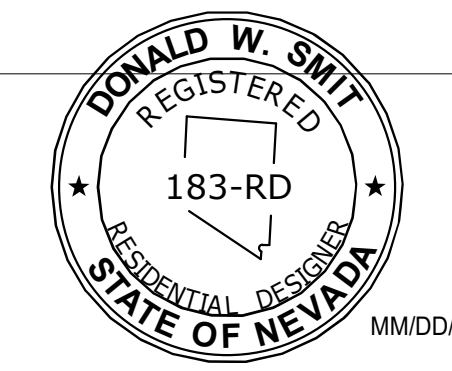
ADDITIONAL SUPPORTING REFERENCE DOCUMENTS

1. ORIGINAL SITE PLAN, BASIS FOR EXISTING STRUCTURE LOCATION, APPROVED BY WASHOE COUNTY BUILDING DEPARTMENT 10.28.2004#: RKH2554G03

2. SUBDIVISION TRACT MAP, 4316, FILED MARCH 05, 2004.

MATERIAL INDEX

- CORRUGATED WALL PANEL
- STUCCO FINISH
- FIXED WINDOW
- DOUBLE HUNG WINDOW
- FULL GLAZED EXTERIOR DOOR
- PAINTED WOOD FASCIA
- SHINGLE ROOFING



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consultant:

project:

MASON RESIDENCE ADDITION

7295 lingfield drive
 reno, nevada 89502
 051.561.08

CONSTRUCTION DOCUMENTS

submitted to: owner

date:

notes:

project no.: 2208-02

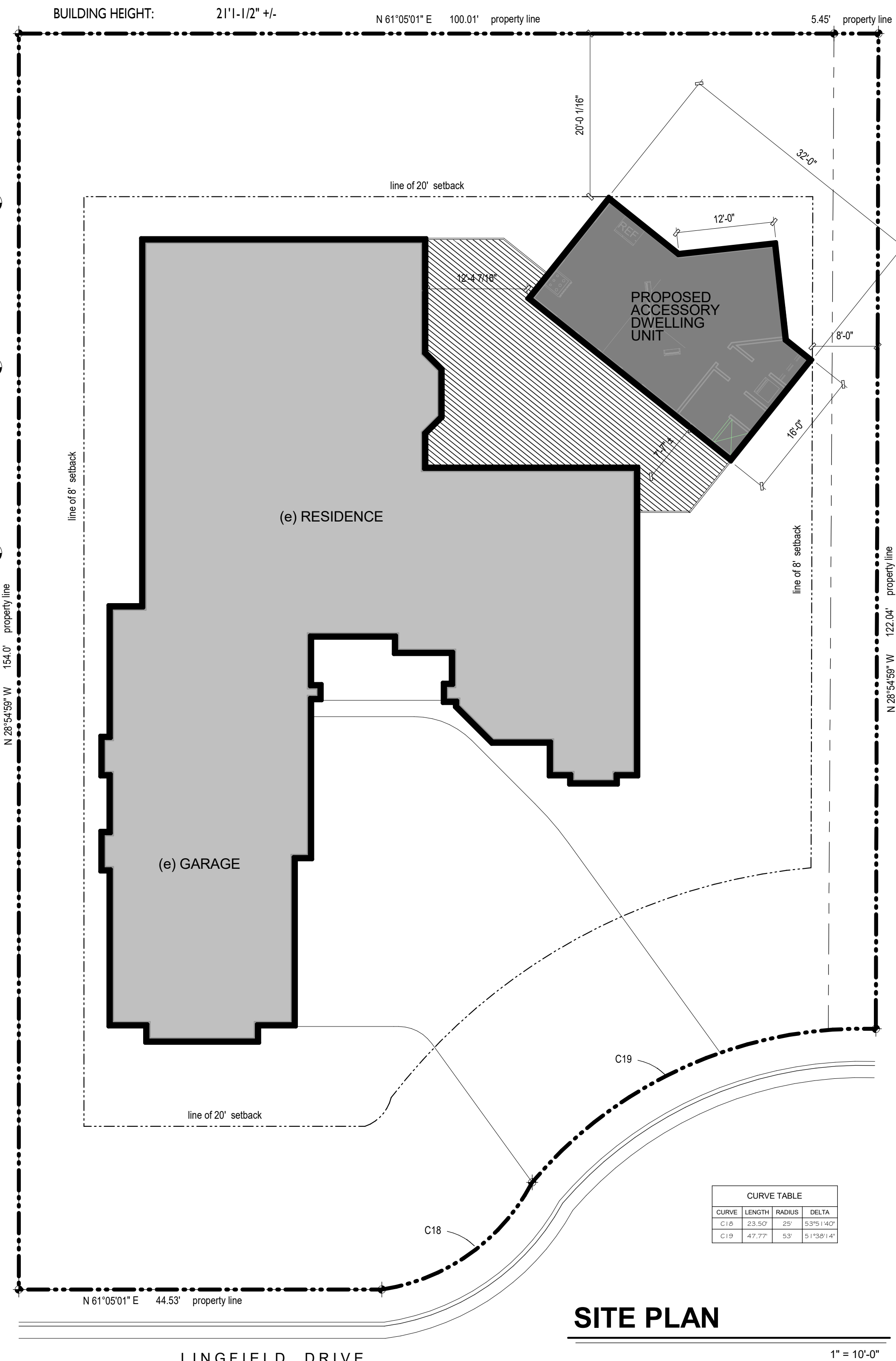
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drawn: Author

checked: Checker

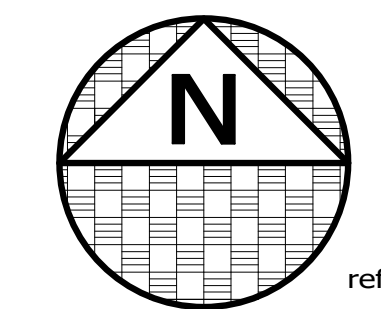
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SITE PLAN

1" = 10'-0"



sheet title:

PROPOSED ACCESSORY DWELLING UNIT

sheet number: of

A1.1

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