

Washoe County Board of Adjustment



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COMMUNITY  
SERVICES DEPARTMENT

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**Administrative Permit**  
**WADMIN22-0024**  
**(Dach Garage)**

December 1, 2022

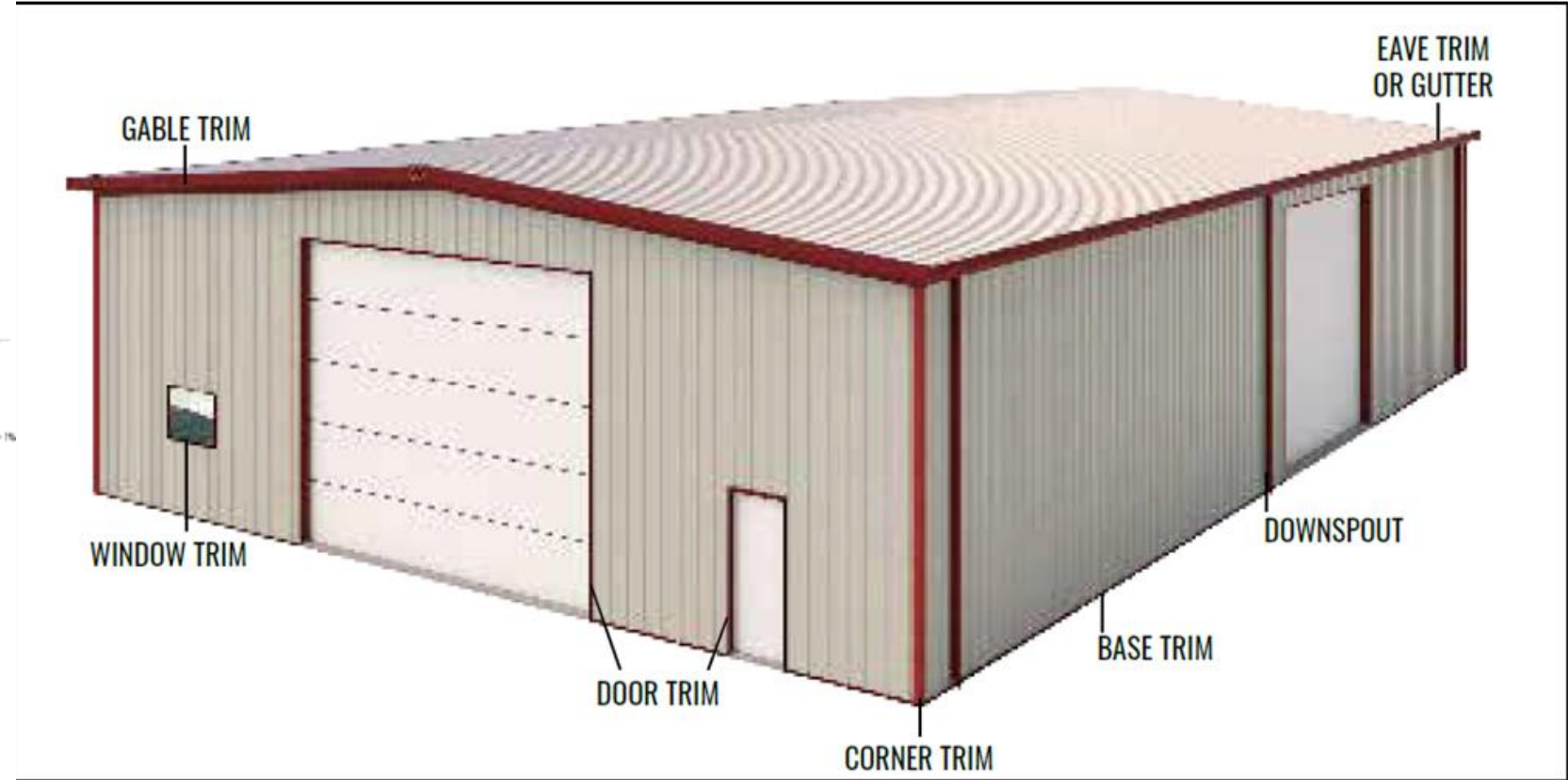
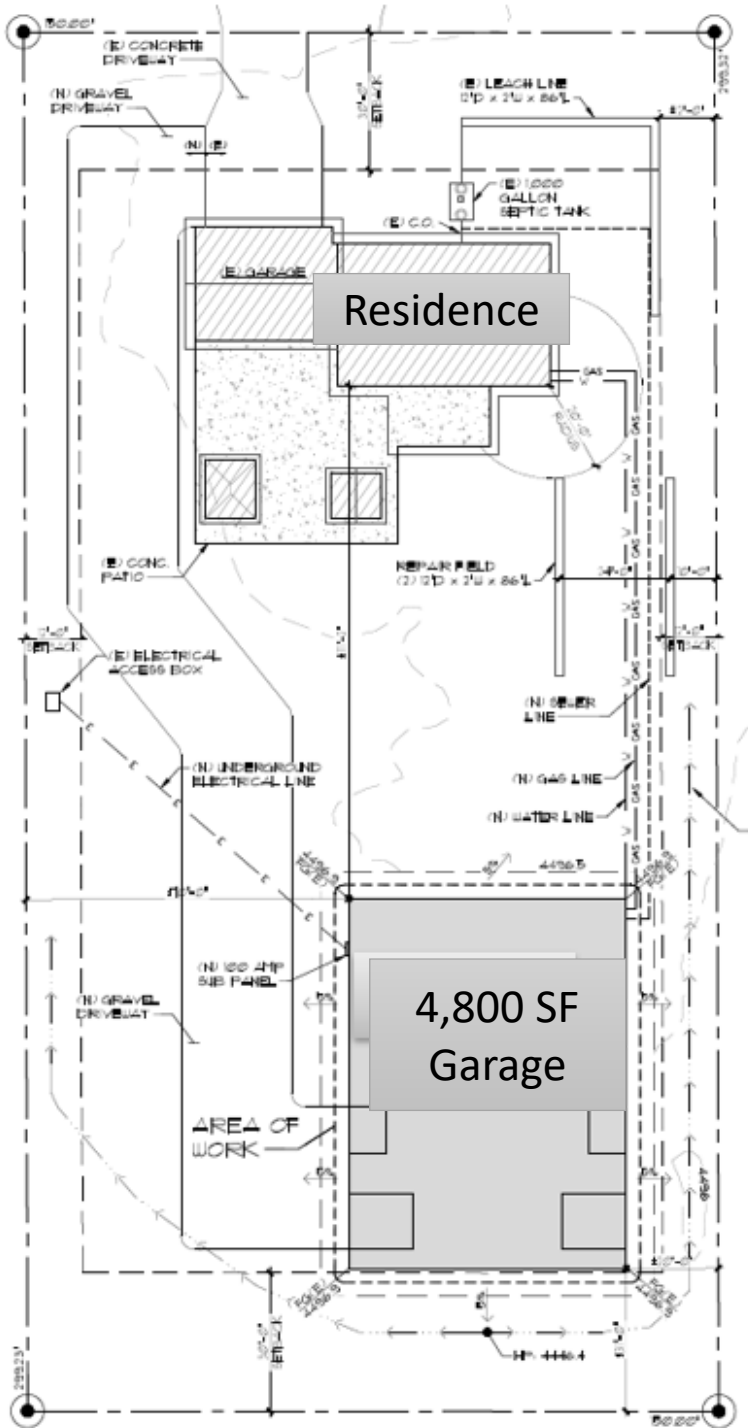
This is a request for an administrative permit for a 4,800 SF detached accessory structure that is larger than the existing 2,144 SF main residence as required per Washoe County Code 110.306.10(d).



- The parcel has a regulatory zone of Low-Density Suburban (LDS) as do the surrounding parcels.
- The proposed structure will comply with the LDS setbacks of 30 feet in the front and rear and 12 feet on the sides and will meet the required 35-foot height requirement.
- The allowed lot coverage for LDS building footprint is 25% and total square footage of the existing and proposed building is  $\pm 6,944$  SF, which is approximately 15% of the  $\pm 1.08$  lot.
- The applicant indicates that the structure will be used as a garage to store trailers and other vehicles.

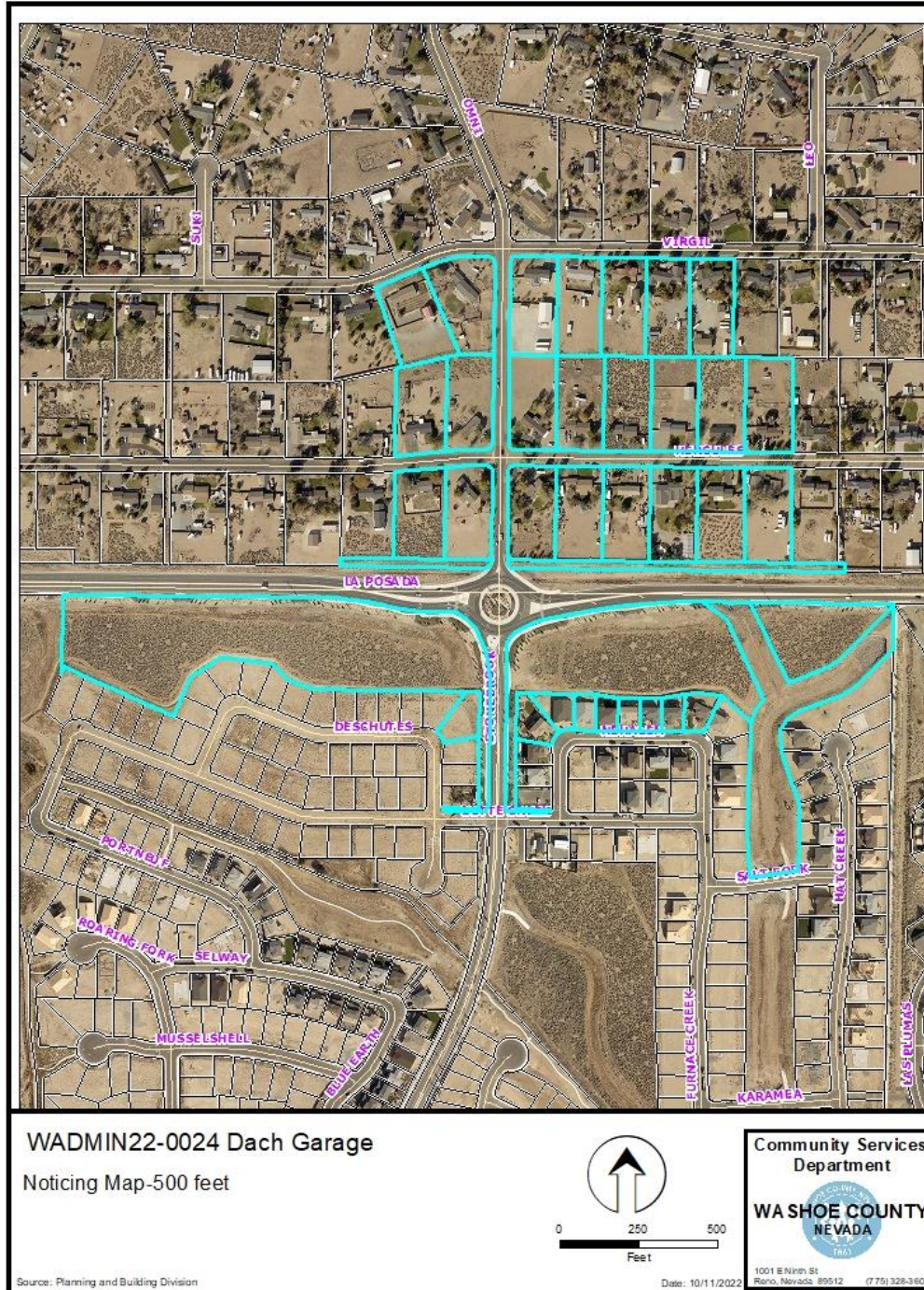
# Evaluation cont.

- The parcel is relatively flat, and the proposed detached accessory structure will be located to the rear of the parcel, behind the residence.
- The structure will have electric and gas to power a heater and will be connect to the septic and community water for a bathroom with a toilet and sink.
- A condition has been included which requires the applicant obtain a deed restriction at the time of the building permit to prevent the structure from being used as a detached accessory dwelling.
- The area on the north and south side of the garage will be landscaped and the structure will be painted a similar gray color as the house.



# Noticing

- No neighborhood meeting was required.
- 31 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 WADMIN22-0024 for Kevin Dach, 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

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