PUBLIC HEARING ITEMS

(Complete case descriptions are provided beginning on page two of this agenda)

- Administrative Case Number WADMIN20-0001 (Mays Building Residential Conversion)
- Special Use Permit Case Number WSUP19-0026 (Sun Valley North Cellular Communication Tower)
- Special Use Permit Case Number WSUP19-0029 (Summit Christian Church)
- Code Enforcement Appeal Case Number WVIO-PLA19-0176 (3765 Moorpark)
Posting of Agenda: Location of Website: Pursuant to NRS 241.020, the Agenda for the Board Meeting has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street, Bldg. A); Washoe County Courthouse – Second Judicial District Court (75 Court Street); Washoe County – Reno Downtown Library (301 South Center Street); Sparks Justice Court (1675 East Prater Way); https://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php; and https://notice.nv.gov.

How to Get Copies of Agenda and Support Material: Copies of this agenda and supporting materials may be obtained through the Planning and Building Division website (http://www.washoecounty.us/csd/planning_and_development/board_commission/board_of_adjustment/index.php) or at the Planning and Building Division Office (contact Donna Fagan, 1001 E. Ninth Street, Building A, Room A275, phone 775.328.3616 or e-mail dfagan@washoecounty.us). If you make a request, we can provide you with a link to a website, send you the material by email or prepare paper copies for you at no charge. Support material is available to the public at the same time it is distributed to Board of Adjustment members. If material is distributed at a meeting, it is available within 24 hours after the meeting.

Special Accommodations: Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language, interpreters, or assisted listening devices) at the meeting should notify the Planning and Building Division, at 775.328.6100, two working days prior to the meeting.

Appeal Procedure: Most decisions rendered by the Board of Adjustment are appealable to the Board of County Commissioners. If you disagree with the decision of the Board of Adjustment and you want to appeal its action, call the Planning staff immediately at 775.328.6100. You will be informed of the appeal procedure, and application fee. Appeals must be in writing and must be delivered to the Planning and Building Division within 10 calendar days from the date that the decision being appealed is signed by the Secretary of the Board of Adjustment, and mailed to the original applicant in the proceeding being appealed.

AGENDA

1:30 p.m.

1. *Determination of Quorum

2. *Pledge of Allegiance

3. *Ethics Law Announcement

4. *Appeal Procedure

5. *General Public Comment and Discussion Thereof

   Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

6. Possible action to approve Agenda

7. Possible action to approve February 6, 2020 Draft Minutes

8. Public Hearings

   The Board of Adjustment may take action to approve (with or without conditions), modify and approve (with or without conditions), or deny a request. The Board of Adjustment may also take action to continue an item to a future agenda.

   A. Administrative Case Number WADMIN20-0001 (Mays Building Residential Conversion) – For possible action, hearing, and discussion to approve an administrative permit to allow
the conversion of the first floor of an existing commercial office building into two residential apartments. There are six existing residential apartments on the second and third floors of the building. The first floor of the building is 3662 square feet in size.

- **Applicant/Property Owner:** Tim Carlson
- **Location:** 795 Mays Blvd, Incline Village NV. Approximately 150 feet south of the intersection of Mays Boulevard and Southwood Boulevard
- **APN:** 127-090-04
- **Parcel Size:** ± 0.54 acres
- **Master Plan:** Urban Residential (UR)
- **Regulatory Zone:** Medium Density Urban (MDU)
- **Area Plan:** Tahoe
- **Citizen Advisory Board:** Incline Village/Crystal Bay
- **Development Code:** Authorized in Article 808
- **Commission District:** 1 – Commissioner Berkbigler
- **Staff:** Roger Pelham, Senior Planner
  Washoe County Community Services Department
  Planning and Building Division
- **Phone:** 775.328.3622
- **E-mail:** rpelham@washoecounty.us

B. **Special Use Permit Case Number WSUP19-0026 (Sun Valley North Cellular Communication Tower)** – For possible action, hearing, and discussion to approve the expansion of the ground area of an existing telecommunications facility, to install additional equipment on the ground and to install additional antennas on the existing tower.

- **Applicant:** New Cingular Wireless PCS
dba AT&T Mobility
- **Property Owner:** Affordable Storage Solutions
- **Location:** 5465 Sun Valley Blvd, Sun Valley, NV
- **APN:** 085-582-36
- **Parcel Size:** ±1.4 acres
- **Master Plan:** Commercial
- **Regulatory Zone:** General Commercial (GC)
- **Area Plan:** Sun Valley
- **Citizen Advisory Board:** Sun Valley
- **Development Code:** Authorized in Article 324, Communication Facilities
- **Commission District:** 3 – Commissioner Jung
- **Staff:** Roger Pelham, Senior Planner
  Washoe County Community Services Department
  Planning and Building Division
- **Phone:** 775-328-3622
- **E-mail:** rpelham@washoecounty.us

C. **Special Use Permit Case Number WSUP19-0029 (Summit Christian Church)** – For possible action, hearing, and discussion to approve a special use permit to allow for the expansion of religious assembly uses to include the construction of a 34,225 sq. ft. worship center at 7075 Pyramid Highway. The proposed expansion will also involve grading which includes ±50,000 cubic yards of cuts from the site with ±30,000 cubic yards to be placed on the north end of the site and ±20,000 cubic yards to be exported.
Applicant/Property Owner: Summit Christian Church
Location: 7075 Pyramid Highway
APN: 083-730-13
Parcel Size: 36.7 acres
Master Plan: Suburban Residential (SR) & Rural (R)
Regulatory Zone: Medium Suburban Density (MDS) and General Rural (GR)
Area Plan: Spanish Springs
Citizen Advisory Board: Spanish Springs
Development Code: Authorized in Article 810, Special Use Permits and Article 438, Grading
Commission District: 4 – Commissioner Hartung
Staff: Julee Olander, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3627
E-mail: jolander@washoecounty.us

D. Code Enforcement Appeal Case Number WVIO-PLA19-0176 (3765 Moorpark) – For possible action, hearing, and discussion to affirm, modify, reverse, or remand an Administrative Hearing Officer’s confirmation of a code enforcement violation concerning an alleged violation of WCC Section 110.306.35(j), placement of a manufactured home on vacant property without the required set up permit.

Appellant/Property Owner: William Anthony
Location: 3765 Moorpark Ct., Sun Valley
APN: 026-021-36
Parcel Size: ± 0.62 acre (± 27,007 square feet)
Master Plan: Suburban Residential
Regulatory Zone: Medium Density Suburban (MDS)
Area Plan: Sun Valley
Development Code: Authorized in Articles 306, 910, and 912
Commission District: 5 – Commissioner Herman
Staff: Chad Giesinger, Planning Manager
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3626
E-mail: cgiesinger@washoecounty.us

9. Chair and Board Items
*A. Future Agenda Items
*B. Requests for Information from Staff

10. Director’s and Legal Counsel’s Items
*A. Report on Previous Board of Adjustment Items
*B. Legal Information and Updates

11. *General Public Comment and Discussion Thereof
Any person is invited to speak on any item on or off the agenda during this period. Action may not be taken on any matter raised during this public comment period until the matter is specifically listed on an agenda as an action item.

12. Adjournment