

STAFF REPORT FOR PLANNING COMMISSION MEETING OF OCTOBER 24, 2018

FILE NO: SUP-18-133

AGENDA ITEM: E.2

STAFF AUTHOR: Kathe Green, Assistant Planner

AGENDA TITLE: For possible action: To consider a request for a Special Use Permit for accessory structures to exceed five percent of the parcel size, and for the cumulative square footage of the accessory buildings to exceed 50 percent of the total square footage of the primary building on property zoned Single Family 21,000 (SF21), located at 2183 Gregg Street, APN 008-295-07.

OWNERS: Wilkoswki Family Trust 4/5/15

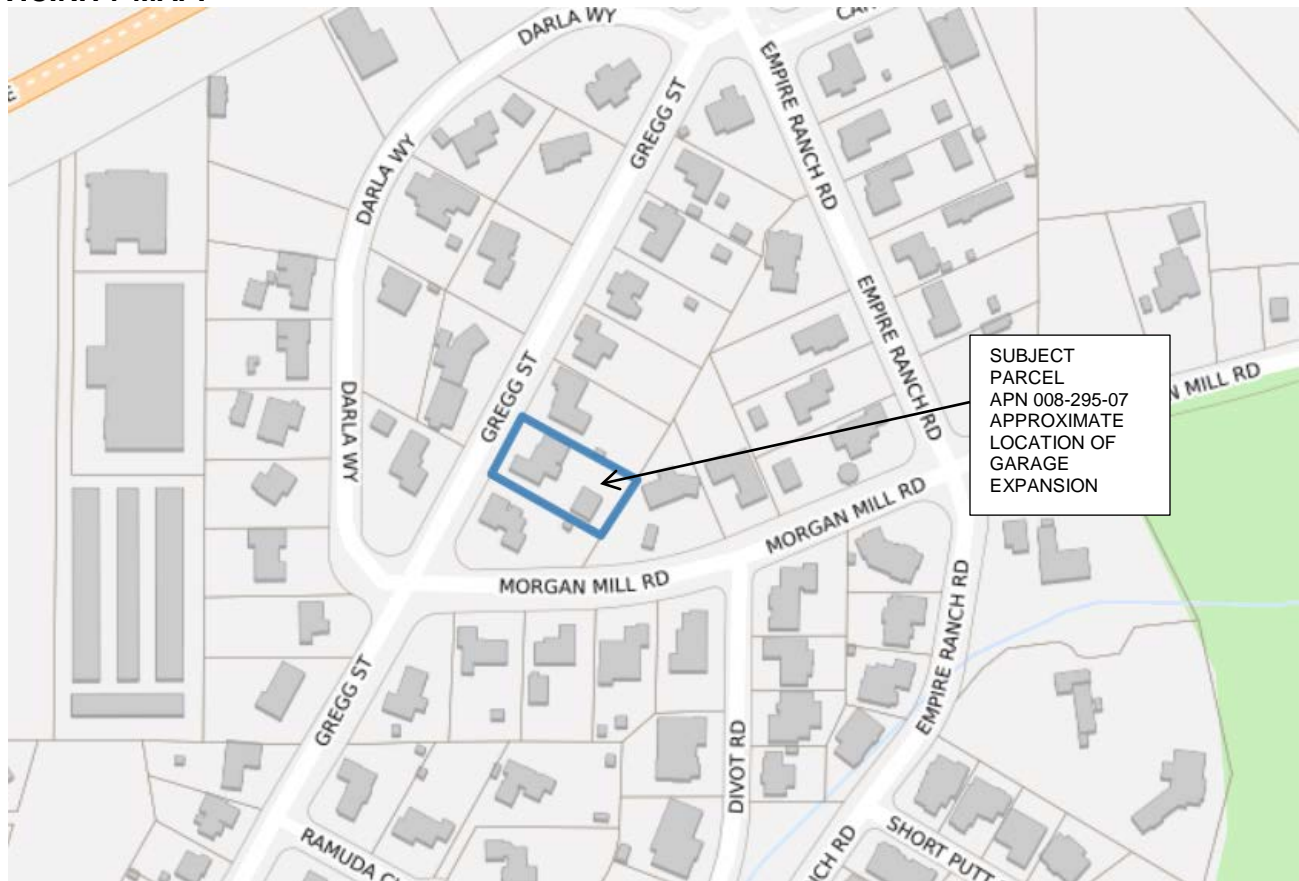
APPLICANT: Brad Bonkowski

LOCATION: 2183 Gregg Street

APN: 008-295-07

RECOMMENDED MOTION: "I move to approve SUP-18-133 a request for a Special Use Permit to allow accessory structures located at 2183 Gregg Street based on findings and subject to conditions of approval contained in the staff report."

VICINITY MAP:



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Building Permit from the Carson City Building Division for the proposed construction. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
5. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
6. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of Administrative Permit Hearing approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.

The following shall be submitted with a Building Permit application:

7. The applicant shall submit a copy of the Notice of Decision and conditions of approval with the Building Permit application.
8. The building height shall not exceed 18 feet, measured to the highest point of the ridge.
9. The addition to the building shall not exceed net 400 square feet (15 x 28 minus 20 foot recessed entry area). The total building shall not exceed 1,408 square feet.
10. The materials and colors of the exterior of the garage expansion will match the existing detached garage. The proposed colors shall be reviewed and approved by the Planning Division during the Building Permit submission.
11. Project must comply with the Carson City fire code and northern Nevada fire code amendments as adopted.
12. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.
13. Building application is for a net 400 square foot building addition, scope of work is 15 x 28

minus a 20 foot recessed access area. Scope of work should reference 28 feet in lieu of 36 feet

14. Fireplace ignition will need to be elevated 18 inches above finish floor.
15. Energy calculations/mechanical compliance will need to be addressed.
16. The increased drainage produced by the proposed structure must not adversely affect neighboring properties.
17. The utility extensions and connections must be shown on the site plan that accompanies the building permit.

The following are general requirements applicable through the life of the project:

18. Any additional detached accessory structures will require review and approval of an Administrative Permit or Special Use Permit prior to construction on the site.
19. The applicant shall comply with the restrictions of Title 18.05.045 Home Occupation for any home based business conducted on the site.
20. All exterior lighting shall be residential in nature. Any proposed exterior light fixtures must be reviewed and approved by Planning Division staff prior to installation.
21. The accessory building is not approved for living quarters or a guest building. Use of this structure as living quarters or a guest building must meet the restrictions and guidelines in the Carson City Development Standards, Division 1.4 Guest Building, and must be reviewed for compliance prior to implementation.

LEGAL REQUIREMENTS: CCMC 18.02.080 (Special Use Permits), 18.04.060.2 (Single Family 21,000, Accessory Permitted Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure) and 18.05.055 (Accessory Structures)

MASTER PLAN DESIGNATION: Low Density Residential (LDR)

PRESENT ZONING: Single Family 21,000 (SF21)

KEY ISSUES: Will the proposed garage expansion have an adverse impact on the adjacent residential neighborhood?

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Single Family 21,000/Single Family Residence
EAST: Single Family 21,000/Single Family Residence
SOUTH: Single Family 21,000/Single Family Residence
WEST: Single Family 21,000/Single Family Residence

ENVIRONMENTAL INFORMATION:

1. FLOOD ZONE: AE, 100 year flood plain
2. EARTHQUAKE FAULT: Moderate, on-site
3. SLOPE/DRAINAGE: Slopes from the west to the east

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 21,780 square feet
2. PROPOSED STRUCTURE SIZE: Addition of 400 square feet to a total of 1,408 square feet
3. PROPOSED STRUCTURE HEIGHT: Addition to be same height as the existing detached garage.
Will not exceed 18 feet at the highest point of the ridge
4. PARKING: Adding storage and parking in the expanded structure
5. SETBACKS: Required/Proposed in feet: Front (northwest) 20/162 (no change), Left (northeast) Side 10/47, Right (southwest) Side 10/10 (no change), Rear (southeast) 20/20 (no change) and Height 26/18 to the highest point of the ridge
6. VARIANCES REQUESTED: None

ADDITIONAL REVIEWS: None

DISCUSSION:

A Special Use Permit is required for the following reasons:

According to Carson City Municipal Code (CCMC) Section 18.05.055 Accessory Structures, an accessory building exceeding 50% but not exceeding 75% of the size of the primary structure requires approval of an Administrative Permit. The structure is proposed at 52.5% of the size of the primary structure. An additional review is related to the size of detached structures and land area. The parcel size is 21,780 square feet. If a parcel is 21,000 square feet or more in size, and more than 5% of the land area is proposed in detached accessory structures, additional review under a Special Use Permit is required. The garage is proposed at 1,408 square feet, or 6.46% of the land area, therefore the Special Use Permit review and approval is required. The applicant has elected to have one review under the Special Use Permit rather than one under an Administrative Permit and a second under a Special Use Permit.

The applicant is proposing an addition of 400 square feet to the detached garage. This addition will also be a garage for storing and protecting vehicles and items owned by the residents of the property. Any new detached accessory structures proposed for the site in the future will require additional review and approval of an Administrative Permit or Special Use Permit, depending on the proposed size of any structure. The applicant is actually proposing a 15 feet by 28 feet, or 420 feet, minus a recessed area for a door opening, to a net addition of 400 square feet, being added to a building with dimensions of 28 feet by 36 feet or 1,008 square feet. It is noted some portions of the application reflect other dimensions. This proposal is to expand the existing detached garage building to a total of 1,408 square feet, which will be 52.5% of the size of the primary residential structure of 2,682 square feet. The residence includes 2,242 square feet of living area, plus an attached garage of 440 square feet. The requested expansion of the detached garage is a permitted accessory use within the Single Family 21 (SF21) zoning district.

The proposed building and roof colors will be reviewed to match the existing detached garage structure during the building permit process. The expansion to the building is shown on the northeast end of the existing detached garage, with no change to the front (northwest) elevation. An existing window on the northeast end of the building is proposed to be removed. A recessed man door access is shown at the junction of the old and new garage sections, on the northwest elevation of the building, which will be 20 square feet in area. The dimensions of the proposed area are 28 feet by 15 feet or 420 square feet, minus the recessed area of 20 feet for the man door, to a net of 400 square feet. Access to the building will continue from the northwest by way of an existing driveway.

This site is adjacent on all sides to identically zoned land and residential uses. The properties surrounding the site have all been developed with residential uses. Traditionally, larger accessory structures are common in the larger zoning districts or on properties which are large.

It does not appear the expansion of the garage will detract from the existing area. The existing garage is at the rear of the property and is screened by mature landscaping, but no trees are proposed to be removed to accommodate the garage expansion. The site and surrounding properties all have mature landscaping. The view of the existing garage and proposed area of expansion are obscured and there is no direct view from the street to the proposed area of expansion. The applicant has stated that the garage expansion area is only visible by one neighbor, who has no objection to the expansion. The applicant proposes off-street storage, vehicle parking, and could also have shop uses within the expanded garage building. The owner will be moving vehicles and materials currently located on the site into covered and secure storage. This will reduce potential clutter and improve the appearance of the site. Included as a recommended condition of approval, the color of the new roof and siding will match the color of the existing detached garage materials. No water or septic system connections are proposed within the new area. The site is on City water but a private septic system. Any new utility connections to this building will require review and approval of a building permit, including review that the septic system is adequate to accommodate any additional facilities if any are proposed in the future. Heating of the site is proposed by a natural gas fireplace.

PUBLIC COMMENTS: Public notices were mailed to 35 property owners within 350 feet of the subject site on September 28, 2018. As of the writing of this report, no comments in favor or opposition to this proposal have been received. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on October 24, 2018, depending on the date of submission of the comments to the Planning Department.

AGENCY COMMENTS: All comments from various city departments and agencies which were received as of date of the writing of this report are included or attached to this report.

Building Department:

1. Building application is for a net 400 square foot building addition, scope of work is 15x28 minus a 20 foot recessed access area. Scope of work should reference 28 feet in lieu of 36 feet.
2. Fireplace ignition will need to be elevated 18 inches above finish floor.
3. Energy calculations/mechanical compliance will need to be addressed.

Engineering Department: All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

Fire Department: Project must comply with the Carson City fire code and northern Nevada fire code amendments as adopted.

Environmental Control: No concerns

Health Department: No concerns

FINDINGS: Staff's recommendation for approval is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The project will be in consistent with Goals 1.2c, 6.1a, 6.2a, 9.3b and 9.4a.

Prioritize Infrastructure Improvements, Durable Materials, Neighborhood Compatibility, Establish Infill and Redevelopment Standards, Use Durable, Long-Lasting Building Materials

The proposed garage, storage and shop will be constructed of colors to match the existing garage structure and be reviewed during the building permit process. The applicant states the garage building will be used to store vehicles and items owned by the owner of the property. The proposed location of the expansion of the garage will be at the rear of the parcel at the northeastern portion of the lot. Access to the structure is proposed from the existing driveway. The proposed expansion of the building will be constructed of materials to match the existing garage. Garages and other detached accessory structures are common in larger zoning districts. The expansion is proposed in an area that will be screened from other properties, with the exception of one neighbor, and will not require the removal of any mature landscaping. This property is zoned Single Family 21,000, although the lot is slightly larger than the minimum at 21,780 square feet.

No water or septic system connections are proposed within the expanded area of the garage. Any proposed modification requiring water or septic system facilities within the garage will require additional review through a building permit.

2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.

Construction will be of limited duration. This construction could be detrimental to the peaceful enjoyment of adjacent properties during this time. Once the construction of the expansion of the garage is complete, it is expected to be residential in nature and is not expected to cause objectionable noise, vibrations, fumes, odors, dust, glare or physical activity. The exterior colors and materials of the building will match the existing detached garage. The expanded building will continue to be used for storage of vehicles, materials and equipment of the owner. The placement of vehicles and storage of materials inside the garage will reduce the potential of clutter on the site. Any lighting fixtures which are to be added to the exterior of the building will require approval by the Planning Division during building permit review and prior to installation, to verify they are consistent with home usage and wattage, as well as Development Standards Division 1.3 Lighting Standards.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

Traffic is not likely to increase due to the construction of a garage building on the site. No additional parking is proposed on the street or right-of-way adjacent to the property when construction of this new building is completed. The purpose of the building is secure parking, protection, and storage of vehicles, materials and personal equipment of the owner. This is a rural location, where there are no sidewalk, curb or gutter improvements. Pedestrian access is limited.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

The project is not expected to have a negative effect on existing public services and facilities. The proposed addition to an existing detached garage on this site is not anticipated to overburden any public services. No water or septic system connections are proposed within the building.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

The zoning for this parcel is Single Family 21,000.. The purpose of the Single Family 21 zoning district is to provide for the development of low-density, large lot, single-family detached residential units. This district is consistent with the policies of the suburban residential category of the Master Plan. This site is located in the Low Density Residential Master Plan Designation.

The request for a Special Use Permit approval is generated by the land area coverage proposed in detached accessory structures, which exceeds the allowed 5% and is proposed at 6.46% of land coverage. In addition, if the size of the proposed structure in relation to the size of the primary structure exceeds 50% but not 75%, additional review by Administrative Permit is required. The expansion of the garage on the site will create a ratio of accessory building to primary building of 52.5%. The applicant has elected to have only one review under the Special Use Permit rather than an Administrative Permit and also a Special Use Permit. The primary residence is a single story of 2,682 square feet, including the residence at 2,242 square feet and an attached garage of 440 square feet. The expansion of the existing garage building in the northeastern (rear) area of the site will not have a significant impact on the neighborhood and will be placed in compliance with all required setbacks of the Single Family 21 zoning district.

6. Will not be detrimental to the public health, safety, convenience and welfare.

The expansion of a garage building on the site is not expected to be detrimental to the public health, safety, convenience and welfare. No harm to the public is anticipated as a result of the expansion of a garage in this location. Under Single Family 21 zoning district guidelines, an accessory building is a permitted accessory use, requiring Administrative Permit approval if the cumulative size of accessory structures on the site exceeds 50% but not more than 75% of the size of the primary structure. The expansion of the detached accessory structure to 1,408 square feet will be 52.5% of the size of the primary structure. It is being reviewed in conjunction with the Special Use Permit for land coverage, as the size of the structure compared to the size of the parcel exceeds 5% of the land at 6.46% of land coverage. In addition, the applicant states the area of expansion is not visible from off-site, other than by one neighbor, who has no objection to the expansion. There is mature landscaping on the site which will also screen the area of expansion. No trees are proposed to be removed to accommodate the garage expansion.

7. Will not result in material damage or prejudice to other property in the vicinity.

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. This review is based on the size of the primary structure compared to the size of the detached accessory structure as well as land coverage area compared to the size of the accessory structure. If the expansion was proposed to be attached to the primary structure, no review would have been necessary. Parcels with similar zoning in this vicinity may also have larger accessory structures, such as guest buildings, garages, recreational vehicle garages, storage areas, carports, and so forth. If these accessory structures were to exceed 50% of the size of the primary structure and 5% of the land area, the owners could also apply for an Administrative Permit or Special Use Permit, if desired, to allow such an accessory structure on their properties.

Attachments:

- Building Comments
- Engineering Comments
- Fire Comments
- Environmental Control
- Health Department
- Application (SUP-18-133)

Building Department Comments

10/09/2018

SUP-18-133 2183 Gregg Street (Wilkowski Family Trust)

- 1) Building application is for a net 400 square foot building addition, scope of work is 15 x 28 minus a 20 foot recessed access area. Scope of work should reference 28' in lieu of 36'
- 2) Fireplace ignition will need to be elevated 18" above finish floor
- 3) Energy calculations / mechanical compliance will need to be addressed.

**Engineering Division
Planning Commission Report
File Number SUP 18-133**

TO: Planning Commission

FROM: Guillermo Munoz, E.I.

DATE: April 25, 2016

MEETING DATE: October 24, 2018

SUBJECT TITLE:

Action to consider an application for a Special Use Permit from SUP 18-133 Wilkowki Family Trust Garage Expansion, apn 08-295-07.

RECOMMENDATION:

The Engineering Division has no preference or objection to the special use request.

DISCUSSION:

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

CCMC 18.02.080 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5a) - Master Plan

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The proposal will not affect traffic or pedestrian facilities.

CCMC 18.02.080 (5d) - Public Services

Existing public services seem to be adequate. .

Fire Department Comments

09/21/2018

Comments for SUP 18-133:

1. Project must comply with the Carson City fire code and northern Nevada fire code amendments as adopted.

Dave Ruben

Fire Marshal

Carson City Fire Department

777 S. Stewart Street

Carson City, NV 89701

Direct 775-283-7153

Main 775-887-2210

FAX 775-887-2209

MEMORANDUM

TO : Planning Department

FROM : Mark Irwin

Re : SUP - 18-133

DATE : September 13, 2018

Greetings,

After initial plan review the Carson City Environmental Control Authority (ECA), a Division of Carson City Public Works Department (CCPW), has the following requirements per the Carson City Municipal Code (CCMC) and the Uniform Plumbing Code (UPC) for SUP 18-133 @ 2183 Gregg St..

1. ECA has no comments.

Health Dept Comments

09/28/2018

SUP-18-133 2183 Gregg Street (Wilkowski Family Trust)

Health and Human Services

No concerns with the project as submitted.

Carson City Planning Division
108 E. Proctor Street • Carson City NV 89701
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02.080

RECEIVED

SEP 17 2018

FILE # SUP - 18 - 133

SPECIAL USE PERMIT

CARSON CITY
PLANNING DIVISION

FEE*: \$2,450.00 MAJOR
\$2,200.00 MINOR (Residential
zoning districts)

+ noticing fee

*Due after application is deemed complete by
staff

SUBMITTAL PACKET - 4 Complete Packets (1 Unbound
Original and 3 Copies) including:

Application Form
Detailed Written Project Description
Site Plan
Building Elevation Drawings and Floor Plans
Special Use Permit Findings
Master Plan Policy Checklist
Applicant's Acknowledgment Statement
Documentation of Taxes Paid-to-Date
Project Impact Reports (Engineering)

CD or USB DRIVE with complete application in PDF

Application Received and Reviewed By: _____

Submittal Deadline: See attached Planning Commission
application submittal schedule.

Note: Submittals must be of sufficient clarity and detail for
all departments to adequately review the request. Additional
information may be required.

APPLICANT	PHONE #
Wilkowski Family Trust (775) 721-2057	
MAILING ADDRESS, CITY, STATE, ZIP	
Po Box 21295 Carson City NV 89721	
EMAIL ADDRESS	
brandie@carsonbroker.com	
PROPERTY OWNER	PHONE #
Wilkowski Family Trust (775) 721-2057	
MAILING ADDRESS, CITY, STATE, ZIP	
Po Box 21295 Carson City NV 89721	
EMAIL ADDRESS	
brandie@carsonbroker.com	
APPLICANT AGENT/REPRESENTATIVE	PHONE #
MAILING ADDRESS, CITY STATE, ZIP	
EMAIL ADDRESS	

Project's Assessor Parcel Number(s):

008 - 245 - 07

Street Address

2183 Gregg St

Project's Master Plan Designation

SFR

Project's Current Zoning

SF21

Nearest Major Cross Street(s)

Morgan Mill

Please provide a brief description of your proposed project and/or proposed use below. Provide additional pages to describe your request in more detail.

400 SF expansion of existing detached garage

PROPERTY OWNER'S AFFIDAVIT

I, Andie Wilson, Trustee or Brad Bonkowski, Trustee, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

2183 Gregg St

Address

9-17-18

Date

Use additional page(s) if necessary for additional owners.

STATE OF NEVADA
COUNTY

On 9/17, 2018 Brad Bonkowski, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



DEBORAH J. GARRETT
NOTARY PUBLIC
STATE OF NEVADA
My Appt. Exp. Jan. 25, 2021

NOTE: If your project is located within the Historic District or Airport area, it may need to be scheduled before the Historic Resources Commission or the Airport Authority in addition to being scheduled for review by the Planning Commission. Planning staff can help you make this determination.

If there is any additional information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission, please be sure to include it in your detailed description.

Please type and sign the statement on the following page at the end of your findings response.

ACKNOWLEDGMENT OF APPLICANT

I certify that the forgoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission. I am aware that this permit becomes null and void if the use is not initiated within one-year of the date of the Planning Commission's approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City code requirements.



Applicant's Signature



Print Name

9-17-18

Date

Master Plan Policy Checklist

Special Use Permits & Major Project Reviews & Administrative Permits

PURPOSE

The purpose of a development checklist is to provide a list of questions that address whether a development proposal is in conformance with the goals and objectives of the 2006 Carson City Master Plan that are related to non-residential and multi-family residential development. This checklist is designed for developers, staff, and decision-makers and is intended to be used as a guide only.

Development Name: Wilkowski Family Trust garage addition

Reviewed By: _____

Date of Review: _____

DEVELOPMENT CHECKLIST

The following five themes are those themes that appear in the Carson City Master Plan and which reflect the community's vision at a broad policy level. Each theme looks at how a proposed development can help achieve the goals of the Carson City Master Plan. A check mark indicates that the proposed development meets the applicable Master Plan policy. The Policy Number is indicated at the end of each policy statement summary. Refer to the Comprehensive Master Plan for complete policy language.

CHAPTER 3: A BALANCED LAND USE PATTERN



The Carson City Master Plan seeks to establish a balance of land uses within the community by providing employment opportunities, a diverse choice of housing, recreational opportunities, and retail services.

Is or does the proposed development:

Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12)?

Use sustainable building materials and construction techniques to promote water and energy conservation (1.1e, f)?

Located in a priority infill development area (1.2a)?

Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a)?

Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c)?

At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b)?

In identified Mixed-Use areas, promote mixed-use development patterns as appropriate for the surrounding context consistent with the land use descriptions of the applicable Mixed-Use designation, and meet the intent of the Mixed-Use Evaluation Criteria (2.1b, 2.2b, 2.3b, Land Use Districts, Appendix C)?

Meet adopted standards (e.g. setbacks) for transitions between non-residential and residential zoning districts (2.1d)?

Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b)?

Sited outside the primary floodplain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e)?

Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?

If located within an identified Specific Plan Area (SPA), meet the applicable policies of that SPA (Land Use Map, Chapter 8)?

CHAPTER 4: EQUITABLE DISTRIBUTION OF RECREATIONAL OPPORTUNITIES



The Carson City Master Plan seeks to continue providing a diverse range of park and recreational opportunities to include facilities and programming for all ages and varying interests to serve both existing and future neighborhoods.

Is or does the proposed development:

Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?

Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

CHAPTER 5: ECONOMIC VITALITY



The Carson City Master Plan seeks to maintain its strong diversified economic base by promoting principles which focus on retaining and enhancing the strong employment base, include a broader range of retail services in targeted areas, and include the roles of technology, tourism, recreational amenities, and other economic strengths vital to a successful community.

Is or does the proposed development:

Encourage a citywide housing mix consistent with the labor force and non-labor force populations (5.1j)
 Encourage the development of regional retail centers (5.2a)
 Encourage reuse or redevelopment of underused retail spaces (5.2b)?
 Support heritage tourism activities, particularly those associated with historic resources, cultural institutions and the State Capitol (5.4a)?
 Promote revitalization of the Downtown core (5.6a)?
 Incorporate additional housing in and around Downtown, including lofts, condominiums, duplexes, live-work units (5.6c)?

CHAPTER 6: LIVABLE NEIGHBORHOODS AND ACTIVITY CENTERS



The Carson City Master Plan seeks to promote safe, attractive and diverse neighborhoods, compact mixed-use activity centers, and a vibrant, pedestrian-friendly Downtown.

Is or does the proposed development:

- Use durable, long-lasting building materials (6.1a)?
- Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?
- Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?
- Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?
- If located in an identified Mixed-Use Activity Center area, contain the appropriate mix, size and density of land uses consistent with the Mixed-Use district policies (7.1a, b)?
- If located Downtown:
 - o Integrate an appropriate mix and density of uses (8.1a, e)?
 - o Include buildings at the appropriate scale for the applicable Downtown Character Area (8.1b)?
 - o Incorporate appropriate public spaces, plazas and other amenities (8.1d)?
- Incorporate a mix of housing models and densities appropriate for the project location and size (9.1a)?

CHAPTER 7: A CONNECTED CITY



The Carson City Master Plan seeks promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, recreational



Special Use Permit, Major Project Review, & Administrative Permit Development Checklist

amenities and schools with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.

Is or does the proposed development:

Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

September 7, 2018

Detailed Project Description:

The project is a 15' by 36' addition (extension) of an existing 28' by 36' detached garage at the residence located at 2183 Gregg Street. The site is screened from neighbors by existing landscaping and can only be seen from one neighboring parcel (Kit Weaver) who I have spoken to and who has no objections. The exterior elevations will match the existing garage exactly with horizontal lap siding and no windows. There will be a recessed man door for access as well as an interior door through the existing west exterior wall into the new addition. The existing HVAC will not be relocated for the existing garage (next to the new man door) and additional heating will be provided by a natural gas fireplace. There are no other interior improvements. It is just four blank walls with no windows.

Findings #1:

Balanced Land Use Pattern – This is a simple addition to an existing detached garage. IT will not effect the growth management ordinance, water or energy conservation (there is no water to the detached garage or the new addition), no pathways or easements are required. There are no changes to the landscaping. The site is currently bare dirt. There is no effect on county boundaries and the site is not adjacent to public lands. Mixed Use development is not applicable. There is no transition between residential and non-residential and there are no environmentally sensitive areas. The site is not in a floodplain or geological hazard area. No additional services are required and the site is not in a SPA.

Equitable Distribution of Recreational Opportunities – n/a

Economic Vitality – n/a

Livable Neighborhoods and Activity Centers – The project will use the same durable building materials used in the existing detached garage. Horizontal lap siding and asphalt composition shingle roofing materials, siding painted to match the existing color scheme. Once completed you will not be able to tell the new addition from the existing structure.

A Connected City – n/a

Findings #2:

2A – The site is surrounded on all sides by SFR on ½ acre parcels.

2B – The project is a small addition to an existing structure that will not be discernable from what currently exists once constructed. The site is also screened by trees and cannot be seen except from one neighboring parcel. I have spoken to the owner of this parcel and he has no objections to the addition. He is willing to allow us to use his driveway to access the construction site as it is closer that from the street in front of our house.

2C – The addition will not be discernable from neighboring properties and is screened with landscaping. The site is a one half acre parcel so neighboring structures are located at a distance from the construction site.

2D – There is no additional outdoor lighting.

2E – There is no change to the existing landscaping. The site is currently screened with trees, none of which are to be removed.

2F – n/a

Finding #3:

n/a

Finding #4:

4A – n/a

4B – n/a

4C – There is no water to the site currently and no water proposed to serve the site in the future.

4D – There will be no impact on drainage and no drainage improvements are proposed.

4E – There is no sewer service to the site.

4F – All roads currently exist.

4G – The project is a small addition to an existing detached garage, with no water or sewer facilities. The site is screened by landscaping and is only visible to a single other parcel who has no objection to the addition. The project will not be discernable from the existing structure once completed.

Finding #5:

The addition will exceed the square footage of accessory structures allowable as a percentage of the primary structure, therefore requiring a Special Use Permit. The primary structure is 2242 square feet and the addition will increase accessory structures to 1408 square feet. The square footage of accessory structures will also exceed 5% of the total land area. Accessory structures will be 1408 square feet and total land area is 21,780 square feet. 5% of the land area would be 1089 square feet. This also requires a Special Use Permit. The application is for a Special Use permit for the two exceptions above.

Finding #6:

The project is a small addition to an existing detached garage, with no water or sewer facilities. The site is screened by landscaping and is only visible to a single other parcel who has no objection to the addition. The project will not be discernable from the existing structure once completed. There are no

impacts to traffic, schools, utilities or services. The project will not detract from or enhance surrounding properties.

Finding #7:

The project is a small addition to an existing detached garage, with no water or sewer facilities. The site is screened by landscaping and is only visible to a single other parcel who has no objection to the addition. The project will not be discernable from the existing structure once completed. There are no impacts to traffic, schools, utilities or services. The project will not detract from or enhance surrounding properties.



Front view of existing garage. Elevations and exterior materials to match existing, including roof line, shingles (composition asphalt), and lap siding.





PRESENTED BY: DA - 3577
 BY: Major Summers
 DATE: 4/14/66
 minimum setbacks:
 front: 20'
 sides: 10'
 rear: 20'
 minimum height: 26'
 CENR 8.04.120

APR 18 2006

010-594 2183 Agency A-5 009-203-07

SCALE: 1"=20'-0"

IV

By: Don For J. May 10 04/07/2006
 Date: NOTE: NO EFFECT ON Social System
 Name: TH. 10.04.06

APPROVED FOR PERMIT
BUILDING & SAFETY DIVISION
CARROLL CITY, MISSISSAUGA

[illegible]

APPROVED FOR PERMIT
CARSON CITY DEVELOPMENT SERVICES
DEVELOPMENT SERVICES DIVISION

DEVELOPMENT ENGINEERING
BY Slye Lomax 6/4/07/2006

ON THE WAY TO BE PERFECT
28-392

CARSON CITY FIRE DEPT.
FIRE PREVENTION BUREAU
RECEIVED
By
Date 11-14-1966

garage addition 2183 Gregg Street

Legend

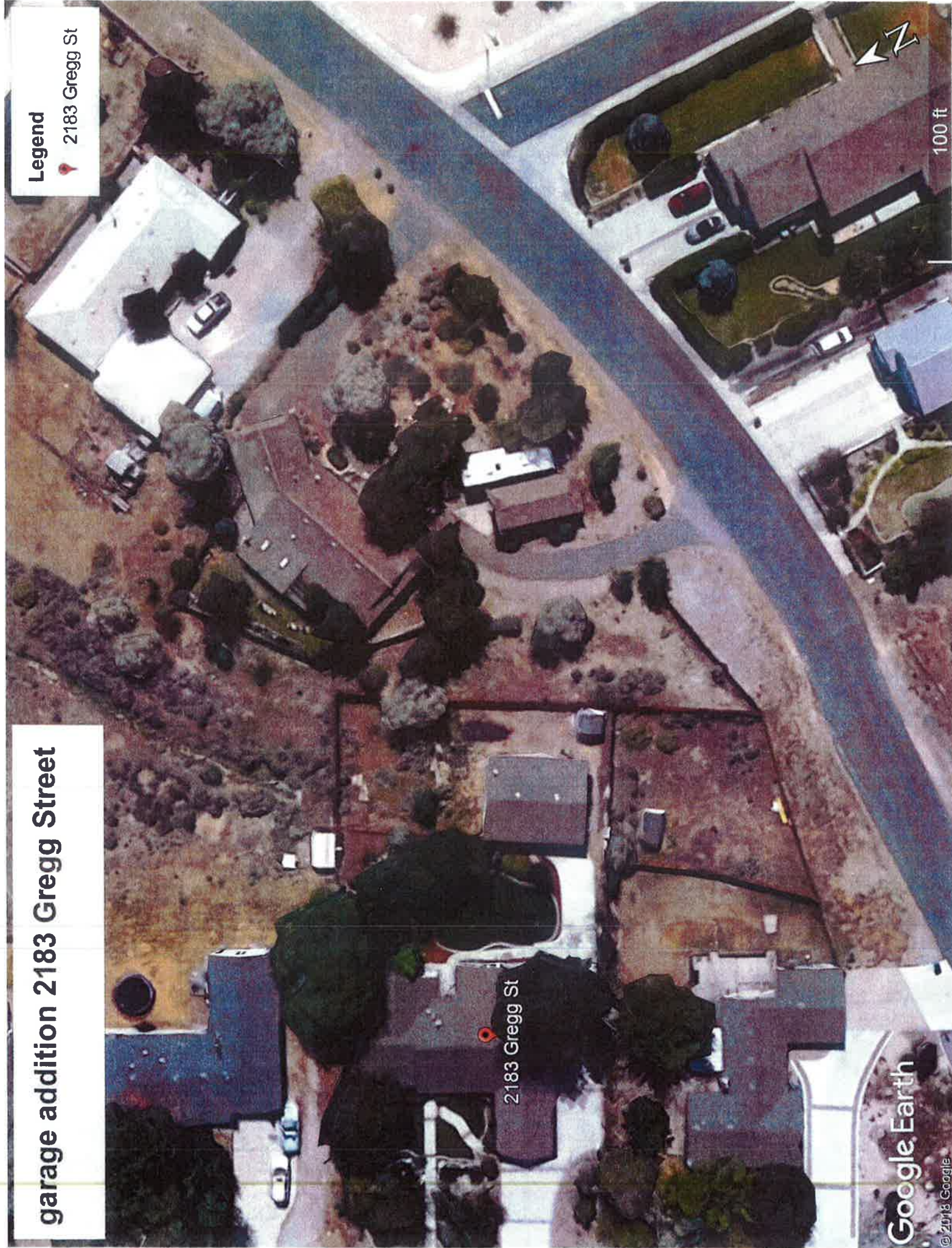
📍 2183 Gregg St

2183 Gregg St

Google Earth

© 2018 Google

100 ft



garage addition 2183 Gregg Street

Legend

 2183 Gregg St



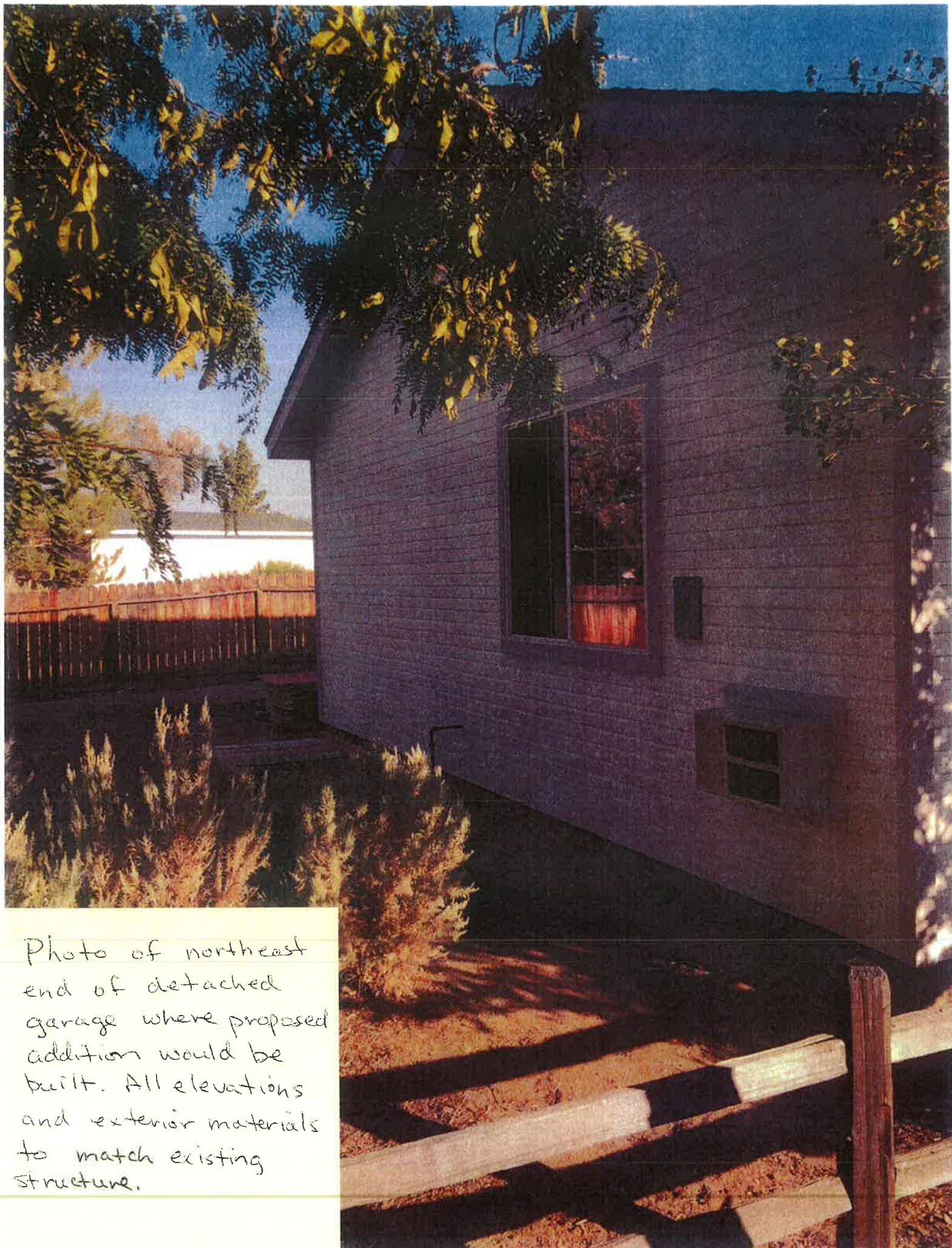


Photo of northeast end of detached garage where proposed addition would be built. All elevations and exterior materials to match existing structure.

SHEAR WALL SCHEDULE				SPECIFIC APPLICABLE NOTES
MARK	EDGE SPACING	SHEATH BOTH SIDES	FOUNDATION ANCHOR BOLTS	
SW1	6" OC	N	5/8" DIA @ 32" OC	1, 2, 3, 4
SW2	4" OC	N	5/8" DIA @ 32" OC	1, 2, 3, 4
SW3	3" OC	N	5/8" DIA @ 12" OC	1, 2, 3, 4, 5, 6
SW4	4" OC	YES	5/8" DIA @ 10" OC	1, 3, 4, 6, 7, 8
SW5	3" OC	YES	5/8" DIA @ 16" OC	1, 3, 4, 5, 7, 9

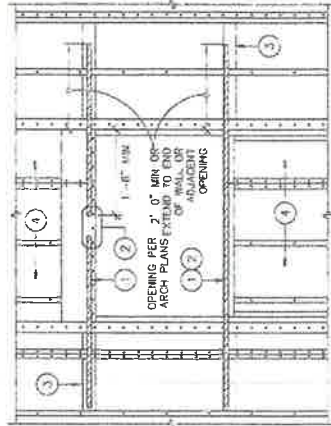
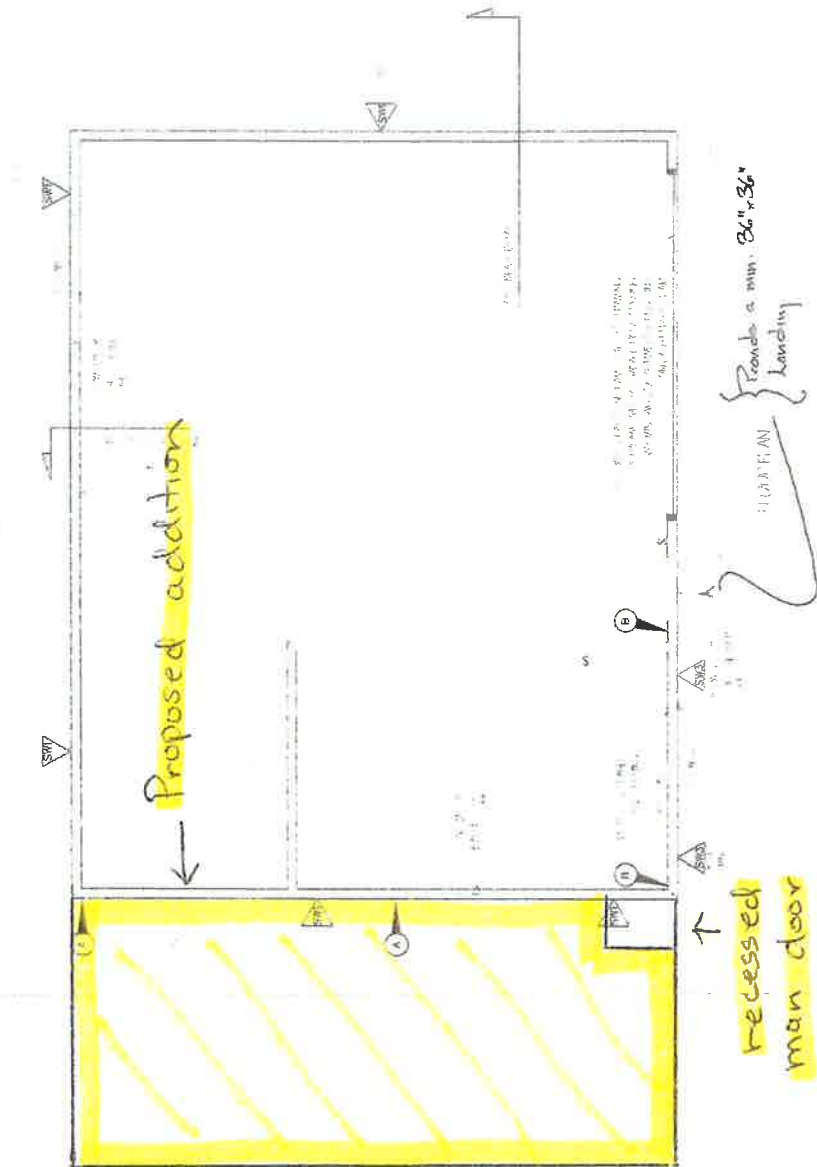
- NOTES:**
- 8d COMMON OR GALVANIZED BOX NAILS FIELD NAIL AT 12" OC
 - 1/4" APA RATED OSB ON ONE SIDE OF WALL
 - BLOCK ALL PANEL EDGES
 - PROMOTE 3"x3"x1/4" PLAT WASHERS ON ANCHOR BOLTS (TYPICAL)
 - USE 3" NOMINAL MEMBERS AT BUTTING PANEL EDGES
 - USE 2" NOMINAL SILL PLATE (ANCHOR BOLTS DESIGNED AT SOLE CAPACITY)
 - 7/16" APA RATED OSB ON BOTH SIDES OF WALL
 - USE 3" NOMINAL MEMBERS AT BUTTING PANEL EDGES OR OFFSET PANEL EDGES
 - USE 1" ROUGH SILL PLATE
 - ALL SHEAR WALLS MAY NOT BE USED. SEE SHEAR WALL PLANS FOR REQUIRED WALLS.
 - DO NOT OVERTIGHTEN NUTS ON ANCHOR BOLTS.
 - SURGESTION WHEN USING A NAIL GUN: SPRAY-PAINT THE HEADS ON STRIPS OF GUN NAILS WITH A BRIGHT COLOR (BRIGHT BLUE OR GREEN) PRIOR TO USE
 - ALL ANCHORS ARE SIMPSON STRONG TIE.
 - INSTALL PER MANUFACTURER'S SPECIFICATIONS.
 - USE RIM JOIST MODELS (RJ) WHEN INSTALLING AT RIM BOARD OR RIM JOIST LOCATIONS
 - REQUIRES STRIPS A.B. 24, 7/8" MINIMUM ENGAGEMENT

HOLD-DOWN & STRAP SCHEDULE		
MARK	ANCHOR	NOTES (1,2)
A	SP-DRILL	3
B	IRON-BOLTS / 20-SDS/ANLS BOLTS	4

- GENERAL NOTES:**
- DESIGN IS BASED ON THE FOLLOWING ASSUMPTIONS:
 - LUMBER TO BE DOUGLAS-FIR, LARCH OR SOUTHERN PINE.
 - NAILS TO BE FULL ROUND-HEAD COMMON OR GALVANIZED BOX (SEE NOTE 2).
 - NAILS ARE TO BE DRIVEN WITH THE SURFACE OF THE SHEATHING TO THE SURFACE OF THE LUMBER.
 - ALL INTERSECTIONS OF SHEATHING WALLS WILL BE CORRECTED BY ADDING AN ADDITIONAL NAIL IN THE VICINITY OF THE INTERSECTION NAIL.
 - INSTALL SHEAR PANELS WITH A 1/2" GAP BETWEEN THE PANELS.
 - EDGE NAILING: NAILS TO BE INSTALLED 1/2" FROM THE CENTERLINE OF STAGGER ALONG THE SEAM WILL HELP PREVENT STUGS AND PLACES FROM SPLITTING. CAUTION: IN A 2"x WALL, THERE IS ONLY A 1-1/2" EDGE. THIS WILL REQUIRE SPECIAL ATTENTION BY THE FRAMER WHEN EDGE NAILING TO AVOID "SHIMMERS".
 - ALL PANEL EDGES TO BE BLOCKED
 - SLOTS ARE NOT TO BE CUT IN SHEAR WALLS.
 - ACCEPTABLE COMMON NAIL SCHEDULE:

TYPE	COMMON NAIL LENGTH (IN)	SHANK DIA (IN)	HEAD DIA (IN)
ED COMMON	2-1/2	0.113	0.206
RD COMMON	2-1/2	0.131	0.291
100 COMMON	3	0.148	0.312
50 COMMON	3-1/2	0.162	0.344

*NOT ALL WALLS MEET THIS CRITERIA. SPECIFICALLY, REVIEW SPECIFICATIONS OF NAIL GUN NAILS



- REMARKS:**
- CONTINUOUS CSBP STRAP W/ 10d
 - CONTINUOUS CSBP STRAP W/ 10d
 - 2" PLAT OR 3" BLOCKING BTWN STRIPS FOR STAGGERED OPENINGS INDICATED
 - ON OPENINGS NEARER THAN 3'-0" STRAP MAY SPLIT OVER HEADER OR SILL

STRAPPED OPENING DETAIL
SCALE: 1/2" = 1'-0"

STRUCTURAL ONLY
Cento Engineering, Inc.
PO Box 1225
Dayton, OH 45401
(937) 233-9126

APR 18 2006

APR 04 2006

1
Northeast end of existing
garage showing
topography and trees
screening location.



west facing exterior

north facing exterior

South facing

no change

East facing exterior

addition
x x x x

addition
x x x x

new addition
will eliminate
this existing
window

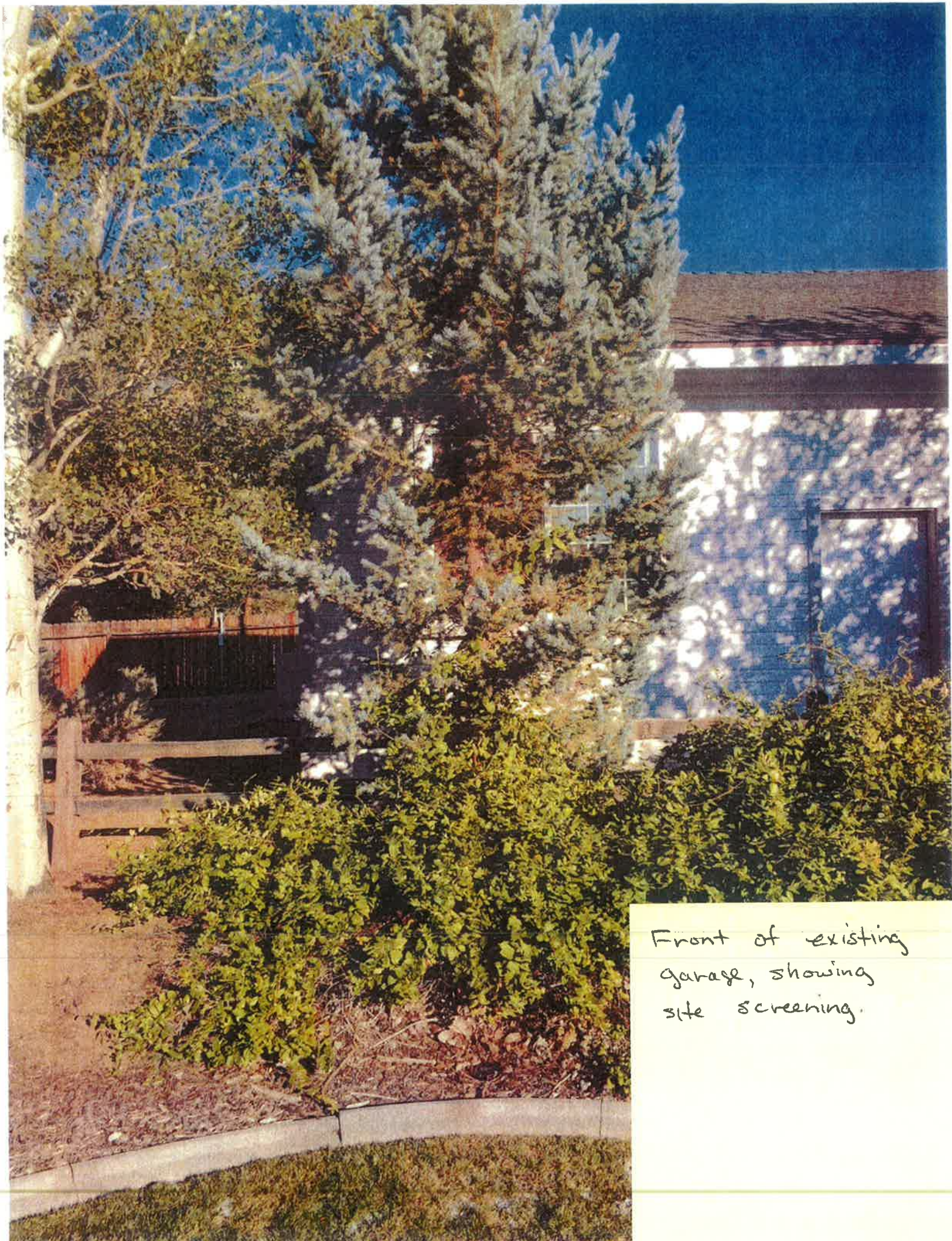
ROOF SHEATHING
1/2" APA RATED OSB SHEATHING N/ALED W/ 6d COMMON AT
8" OC AT PANEL EDGES, AT COLLATIONS, OVER SILLAR
WALLS AND BUTTING AND 12" OC IN THE FIELD. USE
H-CLIPS ON UNSUPPORTED EDGES

STRUCTURAL ONLY
Comp Engineering, Inc.
P.O. Box 1233
Dayton, NY 14840
(716) 230-8125



APR 18 2006

Elevations will continue
the existing siding and roof
line, all materials to match
existing construction.



Front of existing
garage, showing
site screening.