

ADMINISTRATIVE HEARING EXAMINER MEETING
Minutes of the Wednesday, October 24, 2018 Meeting
Carson City Community Development Conference Room A
108 East Proctor Street, Room A, Carson City, Nevada

An Administrative Hearing Examiner meeting was scheduled for 2:30 p.m. on Wednesday, October 24, 2018, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Carson City, Nevada.

PRESENT

APPLICANT: Jerad Reid
Brian Reid

STAFF: Hope Sullivan, Planning Manager – Administrative Hearing Officer
Kathe Green, Assistant Planner
Tamar Warren, Deputy Clerk

NOTE: A recording of these proceedings and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder's Office, and available for review during regular business hours. The hearing materials are on file in the Planning Division, and are available for review during regular business hours.

A. CALL TO ORDER

Ms. Sullivan called the meeting to order at 2:30 p.m.

B. MODIFICATION TO THE AGENDA – None

C. PUBLIC COMMENT – None

D. PUBLIC HEARING: ACTION ITEM

D-1 ADM-18-149 FOR POSSIBLE ACTION: TO CONSIDER AN ADMINISTRATIVE PERMIT APPLICATION TO ALLOW A DETACHED ACCESSORY STRUCTURE WHERE THE SQUARE FOOTAGE WILL BE 73% OF THE SIZE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A), LOCATED AT 4366 HILLVIEW DRIVE, APN 009-189-20.

Ms. Sullivan introduced the item and noted that she had received a copy of the Staff Report. She also acknowledged receipt of additional correspondence as late material from Karen Crandall, at 4531 Muldoon Street.

Jerad and Brian Reed introduced themselves as the property owners and explained that they had not received the Staff Report. Ms. Sullivan suggested a break in order to allow the applicants time to read the report, after which Mr. Brian Reid inquired about the height clause. Ms. Sullivan clarified that since many buildings had multiple rooflines, Carson City has chosen to use a midpoint as a “not to exceed” height of a roof. The applicants did not have any other questions or concerns regarding the Staff Report.

The applicants described their project as “a private use residential/shop storage building made of pre-engineered metal”. Based on a question, Ms. Sullivan explained the administrative approval process and stated that this hearing was noticed for a 73 percent accessory building size and to make it slightly larger, it needed to be renoted and

reagendized. Ms. Sullivan entertained public comments.

Karen Crandall introduced herself and corrected a typographical error in the letter she had sent opposing the project. She stated that she did not understand the need for an accessory building at 75 percent of the square footage of the primary structure and believed that the area was beginning to look industrial. Ms. Crandall appreciated the repairs done by the new property owners; however, she believed that a 50 percent structure on their property was sufficient as they had installed an auto lift.

Ms. Sullivan explained the Carson City Municipal code which allowed structures which are 50 percent (or less) of the square footage of the primary structure to obtain a building permit, without a hearing and without making findings; whereas structures which are over 75 percent of the primary structure, must be approved by the Planning Commission. In this case, since the proposed accessory building is at 73 percent of the main structure, the Administrative Hearing was the necessary course of action.

Ms. Green read the conditions of approval included in the Staff Report and Ms. Sullivan reviewed the findings, also incorporated in the Staff Report, upon which her decision would be made. The findings were as follows:

1. **Low Density residential, or Single Family One Acre**, which was consistent with the master Plan.

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.** Ms. Sullivan noted that this was a corner lot with a neighbor's shop behind it, and that the accessory building was being placed on the street side. Therefore, this finding could also be met.

3. **Will have little or no detrimental effect on vehicular or pedestrian traffic.** Per Ms. Sullivan, the building will be used for storage and will not create detrimental vehicular or pedestrian traffic as it will not be a dwelling that accommodates additional people.

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.** Per the fire and engineering reports, and the fact that no additional persons will live in the dwelling, this finding will be made in the affirmative per Ms. Sullivan.

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.** Ms. Sullivan indicated that the Single Family One Acre zoning is for low-density large-lot residential units and will not have additional dwellings and will meet the setback requirements. Therefore, this finding will also be made in the affirmative.

6. **Will not be detrimental to the public health, safety, and convenience and welfare.** Because the structure is a shop and not an industrial building, this finding will be made in the affirmative, according to Ms. Sullivan.

7. **Will not result in material damage or prejudice to other property in the vicinity.** Ms. Sullivan indicated that this finding will also be made in the affirmative because the structure is for a passive use as a shop.

ACTION: Ms. Sullivan approved ADM-18-149, a request to allow a detached accessory structure located at 4366 Hillview Drive, based on the findings and subject to the conditions of approval contained in the Staff Report.

Ms. Sullivan advised that this decision may be appealed within 10 days [by contacting the Planning Division].

E. PUBLIC COMMENT – None

F. ADJOURNMENT

Ms. Sullivan adjourned the meeting at 2:55 p.m.

The Minutes of the October 24, 2018 Administrative Hearing Examiner meeting are respectfully submitted on this 21st day of November, 2018.

SUSAN MERRIWETHER, Clerk - Recorder

By:

Tamar Warren, Deputy Clerk