

ADMINISTRATIVE HEARING EXAMINER MEETING
Minutes of the Wednesday, July 29, 2020 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 1:30 p.m. on Wednesday, July 29, 2020, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Carson City, Nevada.

PRESENT

APPLICANT: William Bowman – Applicant (via WebEx)
Kevin Fallon – Applicant (via WebEx)

STAFF: Lee Plemel, Community Development Director
Heather Ferris, Assistant Planner
Danielle Howard, Public Meetings 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

Mr. Plemel called the meeting to order at 1:40 p.m.

B. MODIFICATION OF THE AGENDA – None

C. PUBLIC COMMENT – None

D. PUBLIC HEARING: ACITON ITEM

D-1 LU-2020-0018 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN ADMINISTRATIVE PERMIT APPLICATION TO ALLOW DETACHED ACCESSORY STRUCTURES WITH A CUMULATIVE SQUARE FOOTAGE OF 61.5 PERCENT OF THE SIZE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A) LOCATED AT 1018 ARROWHEAD DRIVE, APN 008-103-07.

Mr. Plemel introduced the item, and Ms. Ferris presented an overview of the Staff Report, which is incorporated into the record.

Applicant William Bowman acknowledged that he had read and agreed with the Conditions of Approval outlined in the Staff Report. In response to Mr. Bowman's question, Ms. Ferris confirmed that "the first 20 feet of the driveway paved" referenced in the Development

Engineering review in the Staff Report was regarding the existing driveway, and she noted that that would bring him up to code as required at the time of building permit. Mr. Plemel added that the referenced portion is a Carson City Municipality Code requirement with the new construction, which is also why it was not included as a Condition of Approval. Ms. Ferris also offered to put Mr. Bowman in contact with Carson City Engineering Project Manager Stephen Pottéy to answer further questions Mr. Bowman may have.

Mr. Plemel inquired about whether Mr. Bowman had spoken with his neighbors regarding the construction and noted that doing so is not required.

ACTION: Mr. Plemel approved LU-2020-0018, a request for an Administrative Permit to allow detached accessory structures with a cumulative square footage of 61.5 percent of the size of the primary structure on property zoned SF1A, located at 1018 Arrowhead Drive, APN 008-103-07, based on the findings and subject to Conditions of Approval contained in the Staff Report.

D-2 LU-2020-0021 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN ADMINISTRATIVE PERMIT APPLICATION TO ALLOW DETACHED ACCESSORY STRUCTURES WITH A CUMULATIVE SQUARE FOOTAGE OF 73% OF THE SIZE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY 1 ACRE (SF1A) LOCATED AT 1000 RUBY LANE, APN 008-102-13.

Mr. Plemel introduced the item, and Ms. Ferris presented an overview of the Staff Report, which is incorporated into the record. She noted that there was an error in the numbering of the Conditions of Approval, as Conditions #16 and #17 should sequentially be Conditions #10 and #11.

Applicant Kevin Fallon acknowledged that he had read and agreed with the Conditions of Approval outlined in the Staff Report. Mr. Plemel informed Mr. Fallon that obtaining a variance for a setback to adjust for a tree would require approval of a separate application.

ACTION: Mr. Plemel approved LU-2020-0021, a request for an Administrative Permit to allow detached accessory structures with a cumulative square footage of 73 percent of the size of the primary structure on property zoned SF1A, located at 1000 Ruby Lane, APN 008-102-13, based on the findings and subject to Conditions of Approval contained in the Staff Report.

E. PUBLIC COMMENT – None.

F. ADJOURNMENT

Mr. Plemel adjourned the meeting at 1:53 p.m.

The Minutes of the July 29, 2020 Administrative Hearing Examiner meeting are respectfully submitted on this 13th day of August 2020.

AUBREY ROWLATTE, Clerk-Recorder

By:

Danielle Howard, Public Meetings Clerk