

ADMINISTRATIVE HEARING EXAMINER MEETING
Minutes of the Wednesday, October 26, 2022 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 9:00 a.m. on Wednesday, October 26, 2022, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Carson City, Nevada.

PRESENT

APPLICANT: Frank Sindelar – Applicant/Property Owner

STAFF: Hope Sullivan, Community Development Director – Administrative Hearing Officer
Heather Ferris, Associate Planner
Lena Reseck, 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.

1. CALL TO ORDER

Ms. Sullivan called the meeting to order at 9:00 a.m.

2. PUBLIC COMMENT – None

3. PUBLIC HEARING: ACITON ITEM

3.A LU-2022-0440 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A MODIFICATION TO AN APPROVED ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF AN ACCESSORY STRUCTURE WITH A CUMULATIVE SQUARE FOOTAGE TOTALING 73.38 PERCENT OF THE SIZE OF THE PRIMARY STRUCTURE ON PROPERTY ZONED SINGLE FAMILY 2 ACRE LOCATED AT 1780 N. WINNIE LANE, ASSESSOR'S PARCEL NUMBER ("APN") 007-102-09.

Ms. Sullivan introduced the item, and Ms. Reseck indicated that there were no changes to the Staff Report, which is incorporated into the record. Ms. Reseck informed Ms. Sullivan that Staff had received a public comment on October 18, 2022, inquiring about the setbacks of the building, and she responded to the public commenter, with the site plan included with her response. The public

commenter responded to Ms. Reseck as of October 22, 2022 stating that there were incursions into the required 50-foot setback rule, and the public commenter was not opposed to the building. Ms. Reseck also referenced the Staff Report when responding to Ms. Sullivan's clarifying questions.

The Applicant, Frank Sindelar, accompanied by the Co-Owner of the property, Janet McClard, confirmed that he had read the Staff Report. He informed Ms. Sullivan that the formatting on page #3 of the Staff Report had resulted in the submission of the public comments, as the neighbors of the property were alerted to the requirements of the setbacks contained in the Carson City Municipal Code (CCMC), and he suggested reformatting the two areas indicated under item #3 of the Site Development Information section on page #3 of the Staff Report in an attempt to prevent another opportunity for further misunderstanding. He also clarified that there was a two-foot swale with a four-foot drop on the run along the north side of the property, and he had removed the berm because a berm was already in that location, so he believed that adding an additional berm would "eat up space." Mr. Sindelar added that disrupting the area by digging or building something else would damage the natural reserve of the area that he did not "plan to fool with." Ms. McClard also commented that she and Mr. Sindelar were opposed to cutting down the brush because there was a family of deer that was living in the brush on the property. Ms. Sullivan modified Condition #7 of the Conditions of Approval to read:

"The Applicant shall install or preserve landscaping to obscure the building when viewed from the northern property line."

Mr. Sindelar suggested adding language to page #2 of the Staff Report to change "substantially in accordance with" to include "*for instance, excludes..."

ACTION: Ms. Sullivan approved the amendment to the administrative permit based on the findings and subject to the Conditions of Approval contained in the Staff Report with a modification to Condition #7 so that Condition #7 will read "the Applicant shall install or preserve landscaping to obscure the building when viewed from the northern property line."

4. PUBLIC COMMENT – None.

5. FOR POSSIBLE ACTION: ADJOURNMENT

Ms. Sullivan adjourned the meeting at 9:09 a.m.

The Minutes of the October 26, 2022 Administrative Hearing Examiner meeting are respectfully submitted on this 21st day of November 2022.

AUBREY ROWLATT, Clerk-Recorder

By: _____
Danielle Howard, Public Meetings Clerk