

**ADMINISTRATIVE PERMIT REVIEW MEETING**  
**Minutes of the Friday, October 2, 2015 Meeting**  
**Carson City Community Development Conference Room A**  
**108 East Proctor Street, Room A, Carson City, Nevada**

An Administrative Permit Review meeting was scheduled for 10:00 a.m. on Friday, October 02, 2015, in the Carson City Community Development Conference Room A, 108 East Proctor Street, Room A, Carson City, Nevada.

**PRESENT:** Jim Godec, Applicant Representative, ADM-15-082  
Dave Smith, Applicant Representative, ADM-15-082  
Gary Porter, Applicant, ADM-15-092

**STAFF:** Susan Dorr Pansky, Planning Manager – Administrative Hearing Officer  
Kathe Green, Assistant Planner  
Tamar Warren, Deputy Clerk/Recording Secretary

**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 ADM-15-082 and ADM-15-092 materials are on file in the Planning Division, and are available for review during regular business hours.

**A. CALL TO ORDER**

(1:02:22) – Ms. Pansky called the meeting to order and explained the hearing process.

**B. MODIFICATION TO THE AGENDA – None**

**C. PUBLIC COMMENT – None**

**D. PUBLIC HEARING: ACTION ITEM**

**D-1 ADM-15-082 FOR POSSIBLE ACTION: TO CONSIDER AN ADMINISTRATIVE PERMIT APPLICATION FROM PROPERTY OWNER LANCE GODEC TO REVIEW OF PROPOSED GARAGE WHICH WOULD EXCEED 50% BUT NOT 75% OF THE SIZE OF THE PRIMARY STRUCTURE, ON PROPERTY ZONED SINGLE FAMILY 21,000-PLANNED UNIT DEVELOPMENT (SF21-P), LOCATED AT 1656 RAILROAD DR., APN 010-394-06.**

(1:03:05) – Ms. Pansky introduced the item.

(1:03:35) – Ms. Green presented the agenda materials which are incorporated into the record and noted that no written comments, for or against the project, were received to date. Ms. Pansky was informed that that the original Planned Unit Development (PUD) had not been accessed to confirm any restrictions to the rear yards, relating to open space.

(1:06:38) – Jim Godec, applicant representative, identified himself and noted that this property belonged to his son, although he was an area resident as well. Mr. Godec clarified that the purpose of the building was for vehicle storage and not for any business use. In response to a concern by Ms. Pansky, Mr. Godec confirmed that his son had no plans to do any commercial auto body work in the proposed garage. He also noted that the property line had a six-foot fence. Dave Smith identified himself as the person “putting this together” and clarified that the garage was for personal use as well.

## PUBLIC COMMENT

(1:09:41) – Dave Riendeau introduced himself as the next-door neighbor and expressed concern that the garage would be used for a business; therefore, it would generate additional traffic and noise. He was assured that was not the case by Mr. Godec. Ms. Green confirmed for Mr. Riendeau that the house size included the current garage, per the Assessor's records.

(11:43:12) – Carole Challenger, introduced herself as a neighbor, and wished to understand the purpose of the garage, since she was aware that the homeowner only had a truck that he parked in the existing garage. Mr. Godec explained that the garage was to store classic vehicles. Ms. Pansky confirmed that the conditions of approval prohibit auto body work and Ms. Green noted that the garage could not be used as living quarters or a barn.

**(1:13:38) – Ms. Pansky approved ADM-15-082, a request from Dave Smith, property owner Lance Godec, to approve construction of a 1460 square foot detached garage on property zoned Single Family 21,000-Planned Unit Development (SF21-P), located at 1656 Railroad Dr., APN 010-394-06, based on the findings and subject to the conditions of approval contained in the Staff Report. Ms. Pansky also requested an additional stipulation that should review of the original Planned Unit Development (PUD) approval determine that the rear yards of these properties were to remain as open space, with no structures, that the approval would be null and void. Ms. Pansky added that a notice of decision would be sent to the applicant in “a couple of weeks”**

**D-2 ADM-15-092 FOR POSSIBLE ACTION: TO CONSIDER AN ADMINISTRATIVE PERMIT APPLICATION FROM PROPERTY OWNERS GARY AND MYRA PORTER TO REVIEW OF PROPOSED GARAGE WHICH WOULD EXCEED 50% BUT NOT 75% OF THE SIZE OF THE PRIMARY STRUCTURE, AND 5.25% OF THE PARCEL SIZE IN DETACHED ACCESSORY STRUCTURES ON PROPERTY ZONED SINGLE FAMILY 21,000 (SF21), LOCATED AT 4710 MORGAN MILL RD., APN 008-371-34.**

(1:16:54) – Ms. Pansky introduced the item and Ms. Green presented the agenda materials which are incorporated into the record.

(1:20:07) – Gary Porter, applicant, introduced himself and gave a description of the project, adding that the garage will store personal items, and that he had another structure with a vehicle he was working on and wished to remove the other items in order to have more room to complete his project. In response to a question by Ms. Pansky, Mr. Porter stated that he had read the Staff Report and was in agreement with the conditions of approval.

## PUBLIC COMMENT

(1:21:36) – Art Wilson introduced himself and his wife, Marie Wilson, as neighbors of Mr. Porter and expressed his support of the project, calling it a complement to the property. Mr. Wilson also commended Staff for being “very gracious”.

(1:23:58) – Claudette Tosolini was also in favor of the addition and called it a “good project”.

**(1:24:31) – Ms. Pansky approved ADM-15-092, a request from Gary and Myrna Porter, to allow construction of a detached garage which would exceed 50 percent but not 75 percent of the size of the primary structure, and 5.25 percent of the parcel size in detached accessory structures on property zoned Single Family 21,000, located at 4710 Morgan Mill Road, APN 008-371-34, based on findings and subject to conditions of approval contained in the Staff Report.**

E. PUBLIC COMMENT – None

F. ADJOURNMENT (1:25:50) – Ms. Pansky adjourned the meeting at 1:25 p.m.

The Minutes of the October 2, 2015 Administrative Permit Review Meeting are respectfully submitted this 5<sup>th</sup> day of October, 2014.

SUSAN MERRIWETHER, Clerk - Recorder

By: \_\_\_\_\_  
Tamar Warren, Deputy Clerk/Recording Secretary