

# Washoe County Board of County Commissioners



## **WPVAR25-0011**

# **(515 Rhodes Wall Height Variance)**

**April 28, 2026**

# Request



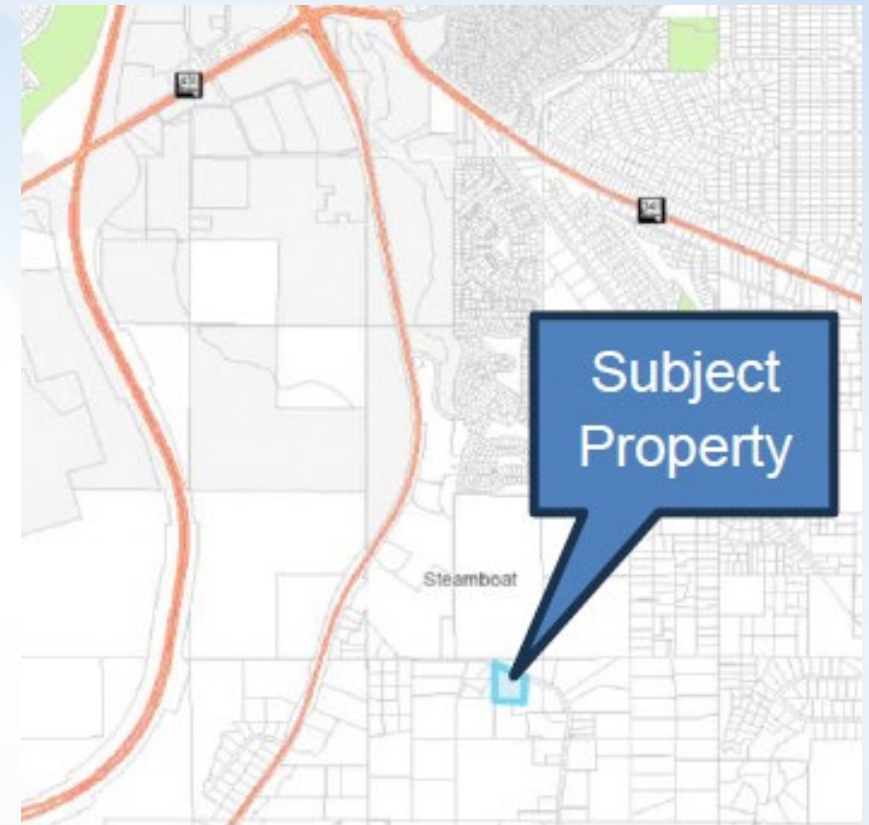
Appeal of the BOA's approval of a variance to increase the maximum allowed height for a wall from 6' to 15' 8".

Varying the standard would bring into compliance an existing wall located near the applicant's eastern property line.

# Parcel Background



- 515 Rhodes Road
- 5.03 acres
- Low Density Suburban (LDS)
- South Valleys Planning Area

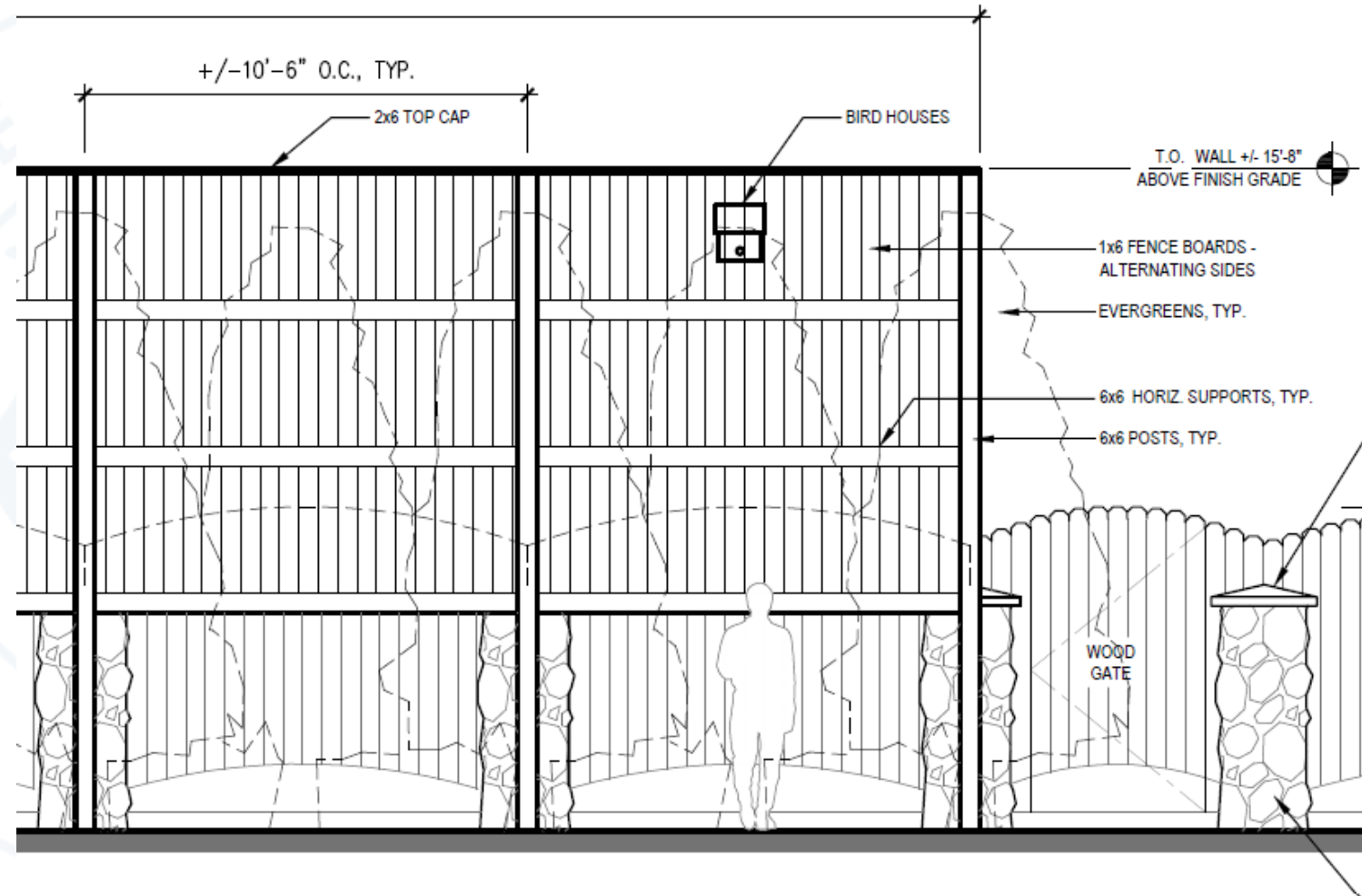


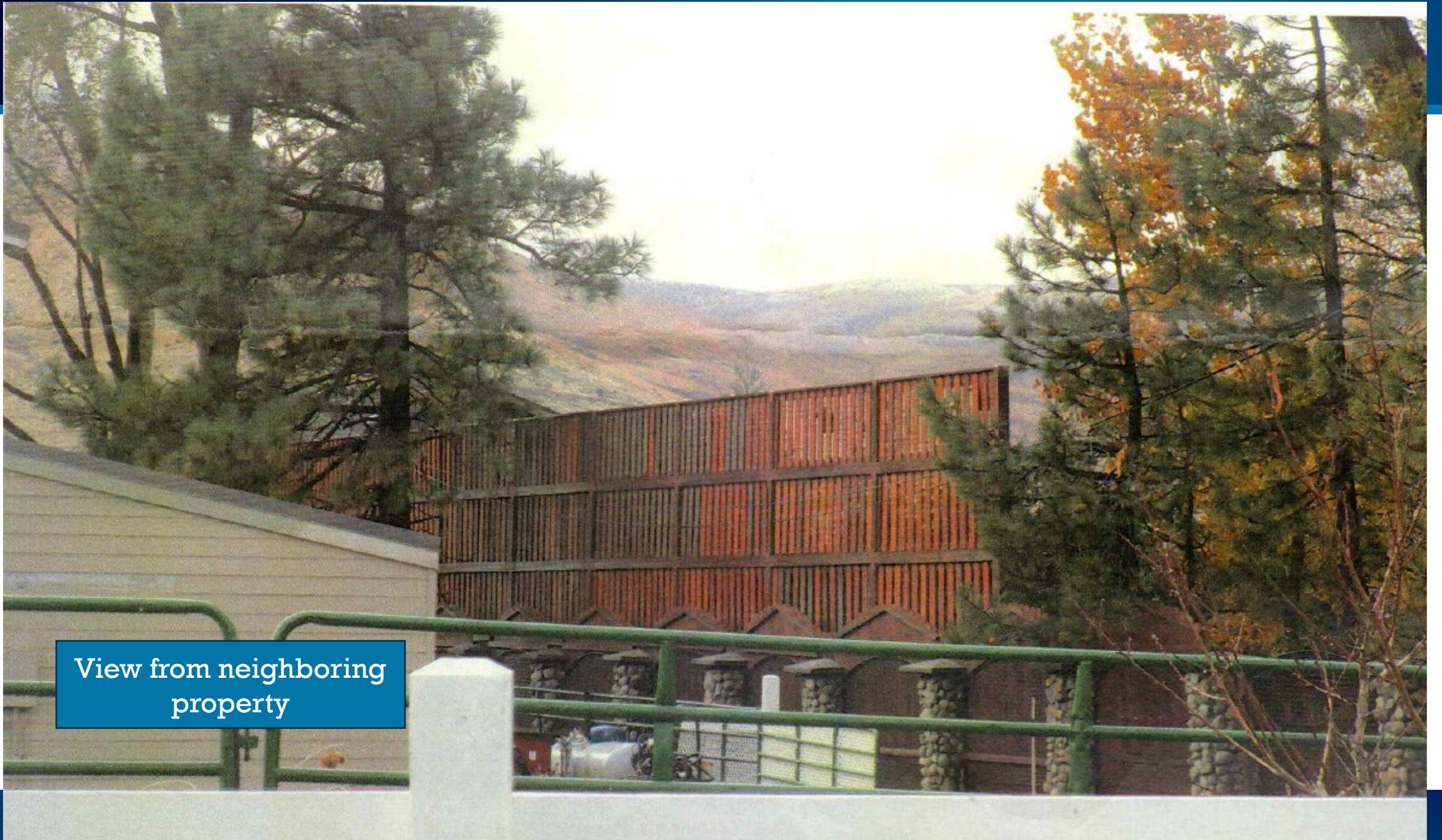


# 515 Rhodes Wall



- The subject wall is 15' 8" in height
- 95' long
- Constructed 8 years ago
- Mounted with bird houses





View from neighboring property

# Key Required Finding – Special Circumstances



- Exceptional narrowness, shallowness, or shape of the parcel
- Exceptional topographic conditions
- Other extraordinary and exceptional situation or condition of the piece of property

BOA found a special circumstance due to removal of a mature tree and habitat for wildlife and approved the variance 5-0.

# Findings



- (a) Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
- (b) No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
- (c) No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;

# Recommendation



Review the record and take one of the following actions:

1. **Affirm** the BOA's decision and approve the variance.
2. **Reverse** the BOA's decision and deny the variance.

# Thank you

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