

VA15-009

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: <u>15-009</u>	
Project Name: <u>VAN LEUVEN Residence - GARAGE ADDITION</u>			
Project Description: <u>SEE PLAN - GARAGE ADDITION</u>			
Project Address: <u>25 AGUILAR CT, SPARKS, NV 89441</u>			
Project Area (acres or square feet): <u>NEW PROJECT 1,356 SQ FT</u>			
Project Location (with point of reference to major cross streets AND area locator): <u>CORNER OF AGUILAR CT & VALLE DE SOL BLVD.</u>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
<u>076-381-28</u>	<u>9.4424</u>		
Section(s)/Township/Range: <u>T.21N, R.21E.</u>			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). <u>N/A</u>			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: <u>WILLIAM VAN LEUVEN</u>		Name: <u>NORTECH CIVIL CONSULTANTS</u>	
Address: <u>25 AGUILAR CT</u>		Address: <u>300 WESTERN RD</u>	
<u>SPARKS, NV</u> Zip: <u>89441</u>		<u>RENO, NV</u> Zip: <u>89506</u>	
Phone: <u>775-813-7890</u> Fax:		Phone: <u>775-852-7475</u> Fax:	
Email: <u>SKIBUCKAROO@YAHOO.COM</u>		Email: <u>NICK@NORTECHLTD.COM</u>	
Cell: <u>SAME</u> Other:		Cell: <u>775-690-1703</u> Other:	
Contact Person: <u>WIM "BUTCH" VAN LEUVEN</u>		Contact Person: <u>NICHOLAS S. VESTHIE - 5173</u>	
Applicant/Developer: <u>N/A</u>		Other Persons to be Contacted: <u>N/A</u>	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Variance Application Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to variances may be found in Article 804, Variances.

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

SEE ATTACHED

You must answer the following questions in detail. Failure to provide complete and accurate information will result in denial of the application.

2. What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

SEE ATTACHED

3. What steps will be taken to prevent substantial negative impacts (e.g. blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

SEE ATTACHED

4. How will this variance enhance the scenic or environmental character of the neighborhood (e.g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of neighbors, etc.)?

SEE ATTACHED

5. What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

SEE ATTACHED

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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7. What is your type of water service provided?

<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System
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8. What is your type of sanitary waste disposal?

<input checked="" type="checkbox"/> Individual Septic System	<input type="checkbox"/> Community Sewer System
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300 Western Road, #3, Reno, NV 89506 • (775) 852-7475 FAX (775) 852-7488

August 17, 2015
11171-11N

Mr. and Mrs. Van Leuven
25 Aguilar Court
Sparks, Nevada 89411

RE: Building Addition Setback Variance
Site and Flood Evaluation
25 Aguilar Court
Sparks, Nevada 89411

Herein we are addressing our evaluation of the site and vicinity conditions in an attempt to aid the Van Leuven's (property owners) in obtaining a variance to the side yard building setback distance for a new planned garage addition on the southwest side of the existing garage. For this addition, we (Nortech) understand that the building designer, Aesthetic Engineering, has shown the set back as 15.50 feet on the plans. This is an error, as the actual set back is to be 50 feet. Therefore, the variance involves allowing the 15.50 foot set back to remain.

We further understand that the Washoe County Variance Board believes that the addition should be moved to the northeast side of the existing garage, where the setback can be met. The owners believe that this is not feasible and we are providing flooding, topographic, drainage and access evidence and hardship considerations to aid in building their case for the variance to be granted.

The document entitled "Variance Application Supplemental Information" contains eight queries addressing information needed for Washoe County to fully evaluate the variance request. Nortech will respond to the first five queries and the owners will respond to queries six through eight. Our response to the five are as follows:

Question 1: What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

Response 1: The side yard building setback is shown as 15.50 feet on the design plans and the Development Code setback is 50.00 feet. We are requesting that the 15.50 foot setback be approved and the addition be built at the design location.

Question 2: What are the topographic conditions, extraordinary or exceptional circumstances, shape of the property or location of surroundings that are unique to your property and, therefore, prevent you from complying with the Development Code requirements?

Response 2: The topography shown on Sheet C-1 of the Aesthetic Engineering plans indicates that if the garage was placed on the northeast side, then a minimum cut of about 2 feet would be required to attain the slab subgrade elevation. This would mean that for surface drainage the around the northeast side of the residence, another one foot or so of cut would be needed to channel the drainage away. This would result in a large, deep cut and could impact the existing septic system.

However, this is of concern, but not the major concern. The major concern is in regard to the new floodway that has been created, apparently as a result of drainage changes along Valle Del Sole Boulevard. Plate 1 attached shows the FEMA Flood Insurance Rate Map of the site vicinity indicating that the subject property is in Zone X, a zone of the 0.2 % annual chance flood hazard (500 year flood zone). This is a zone of flooding with a return period as 500 years. However, the owners are supplying pictures of the flood conditions that occurred and inundated their property about 3 years ago. The flood water scouring with rock deposits and washed sand deposits are visible in the zone shown on Plate 2 (Google map dated 6/24/15). As shown in the pictures, the flood that occurred can be classified as a major event.

The ramifications of this flooding condition is, if the garage is built on the northeast side, it would essentially "dam up" the flood waters, raising the flood level and possibly causing water to enter the residence above the floor level. Major interior damage would result. The owners have pictures indicating that their garage was flooded in the referenced event, but the water did not rise to the living space floor level. We believe that this would not be the case if the dam condition was created.

Question 3: What steps will be taken to prevent negative impacts (e.g blocking views, reducing privacy, decreasing pedestrian or traffic safety, etc.) to other properties or uses in the area?

Response 3: There is no need for any steps to be taken as the addition will not result in any of the above negative impacts. In fact, the only negative impact for the addition to be relocated to the northeast side would be that the access to the residence front door would be blocked. The owners would have to walk around a 28 foot long, 19 foot wide appendage to enter their front door from their driveway.

Question 4: How will this variance enhance the scenic or environmental character of the (e. g. eliminate encroachment onto slopes or wetlands, provide enclosed parking, eliminate clutter in view of the neighbors, etc.)?

Response 4: This variance will have no affect on the scenic or environmental character of the neighborhood.

Question 5: What enjoyment or use of your property would you be denied that is common to other properties in your neighborhood?

Response 5: The enjoyment of adding a large new garage that will house equipment and/or vehicles other than the automobiles that would be housed in the existing garage. People typically buy these large properties, specifically for the reason of gaining privacy and, sometimes even more importantly, to allow construction of attached or detached garages and shops for sport, gardening, etc. equipment and vehicles and/or for increased work place and hobby shop use.

Mr. and Mrs. Van Leuven
Project: 25 Aguilar Court
Project No.: 11171-11N
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As can be seen by the reviewing Board, there is ample justification in granting this variance. We trust that this fulfills satisfactory response to the above stated queries, if you have any questions, please contact our office.

Yours very truly,

NORTECH Geotechnical/Civil Consultants, Ltd.



Nicholas S. Vestbie
Civil Engineer - 5173

NSV/llm

Enclosures: Plate 1: FEMA Flood Mapping
Plate 2: Recent Flood Mapping

APN. 076-381-69

VALLE DE SOL BLVD.

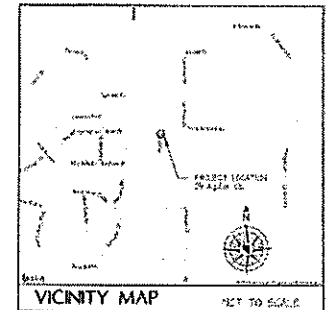
AGUILAR COURT

APN. 076-381-28

APN. 076-381-29

APN. 076-381-29

PROJECT INFORMATION:	
OWNER WILSON VAN LEUVEN 15 Aguilar Court Sparks, Nevada 89430	SITE DATA: A.P.N. 076-381-28 (9.424 Acres) 4-BEDROOM 3-BATH 1.0 STORY LAND USE: RES (SINGLE FAMILY) ZONING: RS DATES: NONE OWNER: SEPTIC
ENGINEER AESTHETIC ENGINEERING 140 N. Buffalo Lane Sparks, NV Phone: (775) 359-3355 Fax: (775) 359-3352	CODES: 200 INTERNATIONAL BUILDING CODE (I.B.C.) 200 UNIFORM PLUMBING CODE (U.P.C.) 200 NATIONAL ELECTRIC CODE (N.E.C.)



SITE PLAN NOTES:
THE SOILING, THE PREPARATION AND TREATMENT ARE BEING DONE BY THE HOME OWNER OR CONTRACTOR BY LICENSED LICENSED PROFESSIONAL ENGINEER. THE ENGINEER HAS NOT CONDUCTED VISUAL INSPECTION FOR THE EXISTING SEWERAGE PROVIDED ON THE ACCURACY OF THIS INFORMATION.

LEGEND	
---	PROPERTY LINES
---	SEWER LINES
---	SEWER EXHASTS
---	ELECTRICAL LINE
---	NATURAL GAS LINE



ACCEPTED
5/29/2008
TREVOR J. ANNETT
REGISTERED PROFESSIONAL ENGINEER

AESTHETIC ENGINEERING
 (775) 329-4355
 (775) 379-2382 fax
 140 N. Buffalo Lane
 Sparks, NV 89430
 APN. Nevada 89221
 www.aeseng.net

Proposed Garage Addition For:
Van Leuven Residence
 Sparks, Nevada
 25 Aguilar Court
 APN. 076-381-28

Engineer Of Record
 Trevor J. Annett, PE



Revisions
 Date: 5/29/2008
 Drawn: JAS
 Checked: JAS
 Project No. 15015

Site Plan

C-1



WATER LEVEL DURING FLOOD

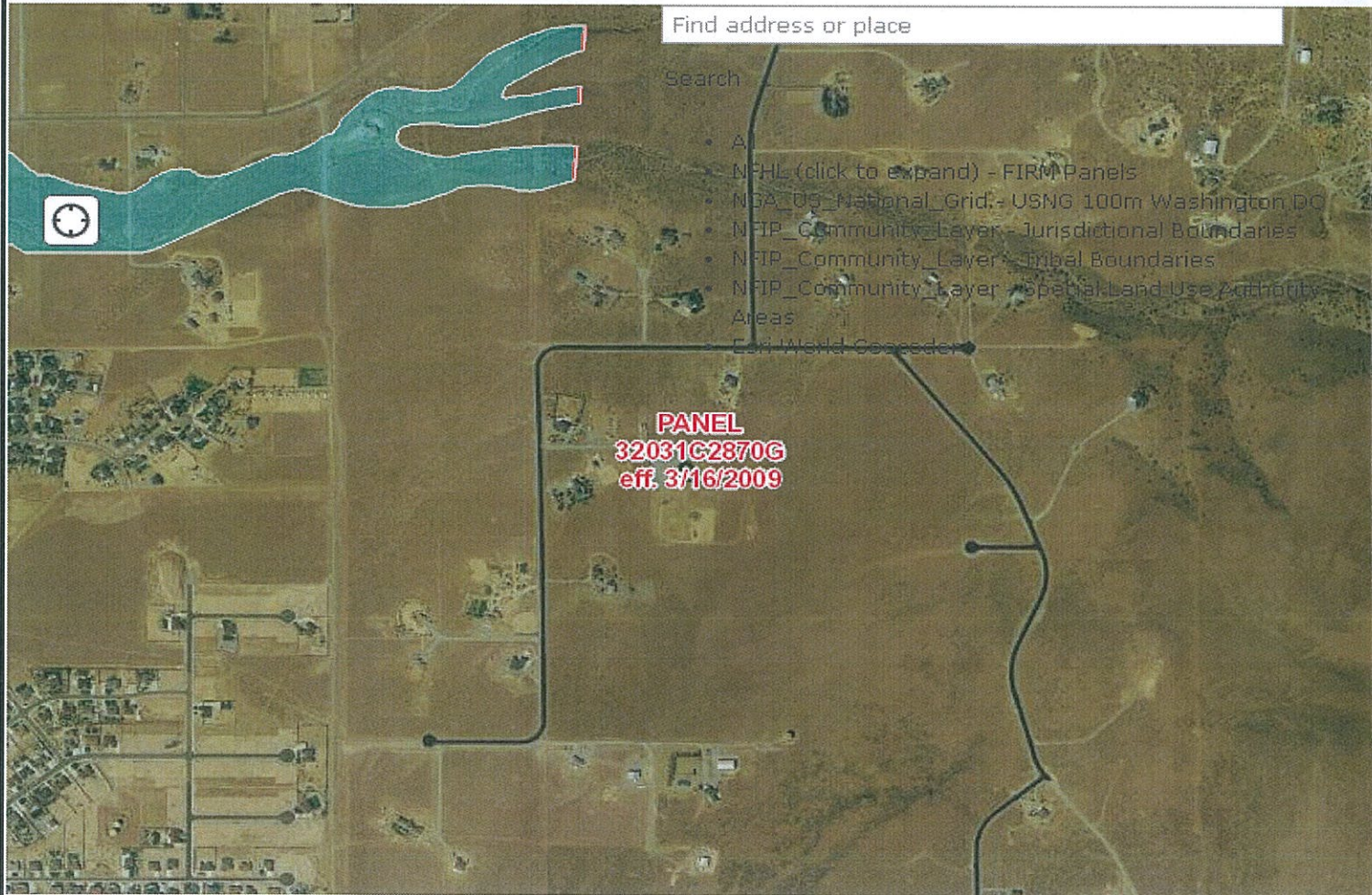
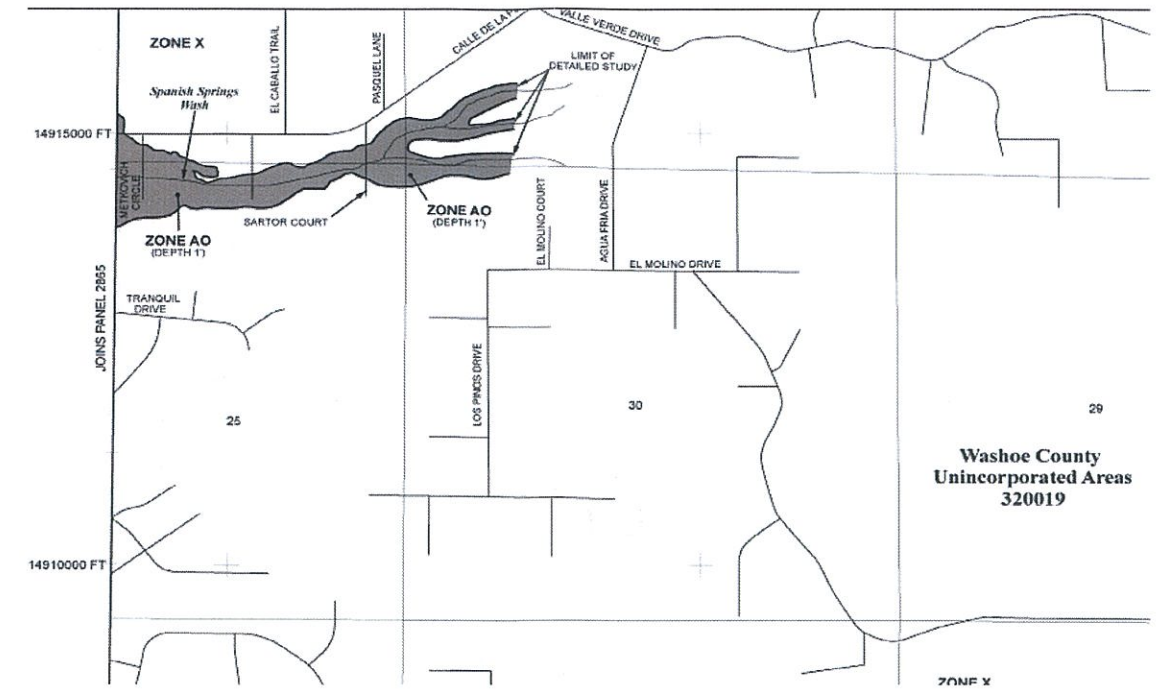
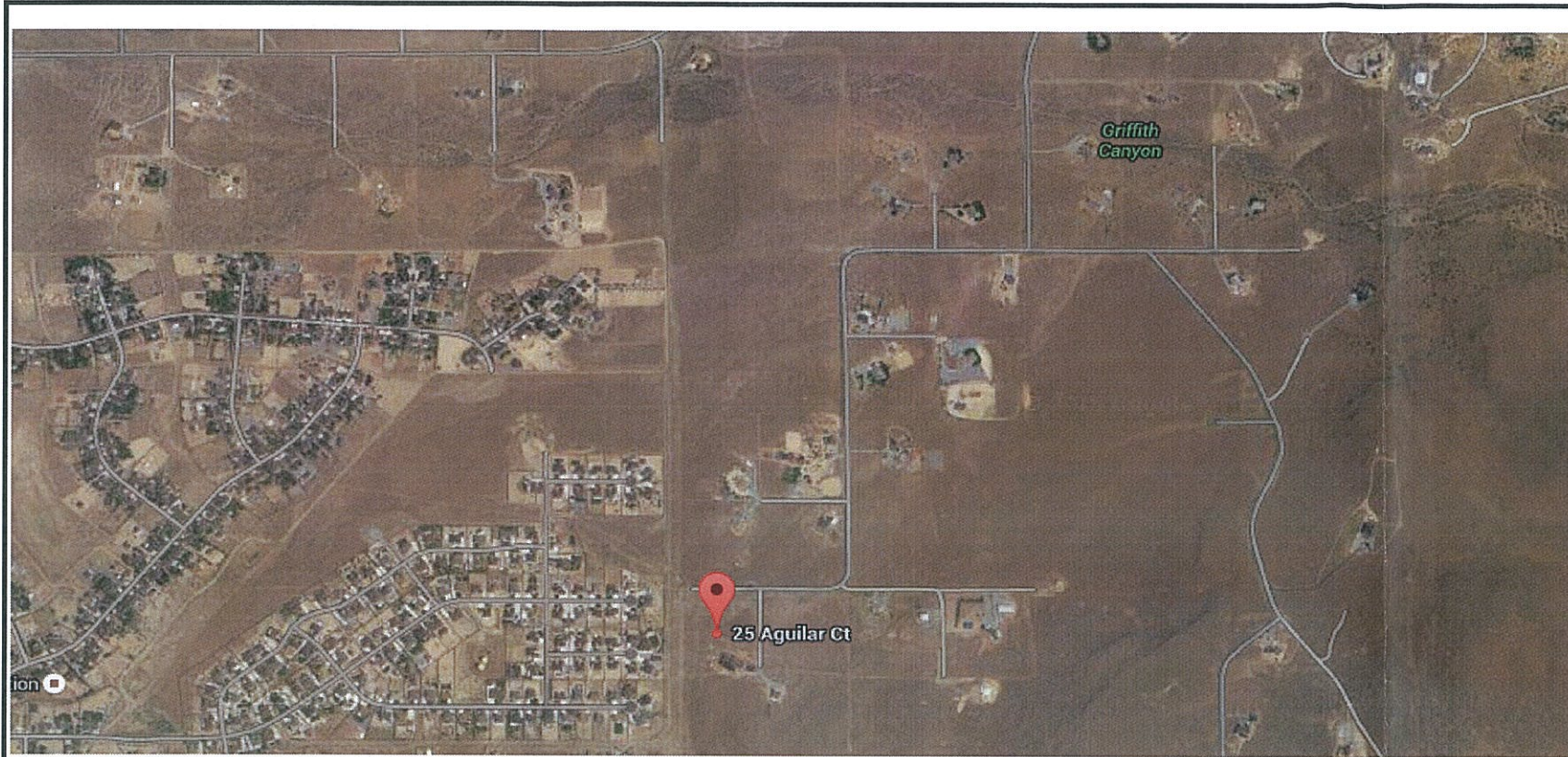


☞ PURPOSED GARAGE SITE.









Legend

- Base Flood Elevations
- Flood Hazard Boundaries
 - Limit Lines
 - SFHA / Flood Zone Boundary
 - Other Boundaries
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chance Flood Hazard
 - Area with Reduced Risk Due to Levee



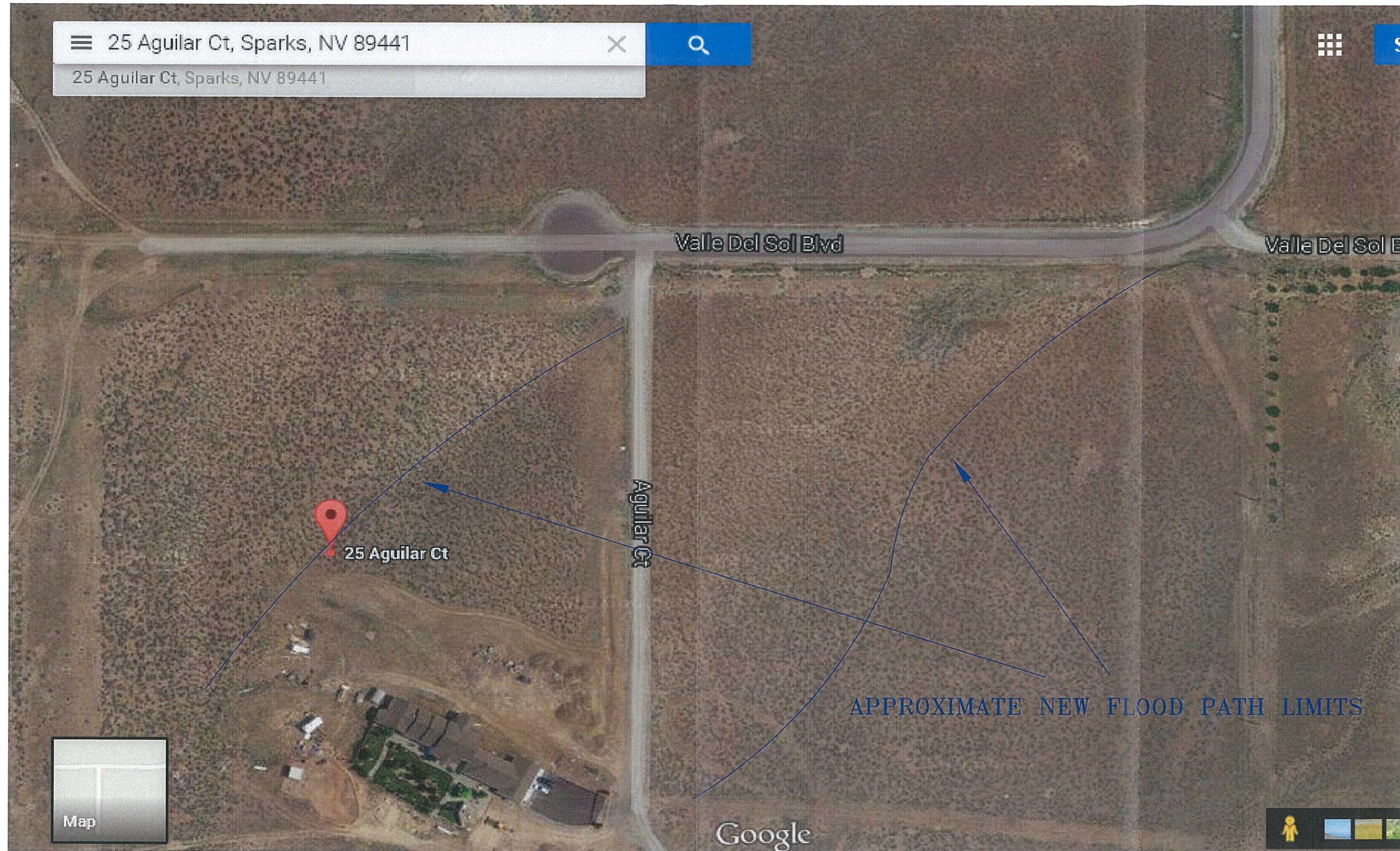
Job No. 11171-11N
 Appr. /NSV
 Date 8-13-15

FEMA FLOOD MAPPING

25 Aguilar Ct
 Sparks, NV 89441
 APN: 076-381-28

PLATE

1



IMAGERY DATE: 6/24/2015



Job No. 11171-11N
 Appr. /NSV
 Date 8-13-15

RECENT FLOOD MAPPING

25 Aguilar Ct
 Sparks, NV 89441
 APN: 076-381-28

PLATE

2











