



# Board of Adjustment Staff Report

Meeting Date: February 5, 2015

Subject: Variance Case Number: VA14-006  
Applicants: Lawrence and Judith Romiti  
**Agenda Item Number 7A**  
Project Summary: Reduce the front yard setback from one-foot to zero to extend the front of the carport and enclosing the structure, converting it to a garage.  
**Recommendation: Deny**  
Prepared by: Eva M. Krause - AICP, Planner  
Washoe County Community Services Department  
Division of Planning and Development  
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## Description

**Variance Case Number VA14-006 (Romiti Carport/Garage)** – To reduce the front yard setback from 1-foot to 0 feet, extend the front of the carport and enclosing the structure, converting it to a garage.

- Applicant/Property Owners: Lawrence and Judith Romiti
- Location: 594 Rockrose Court  
Incline Village NV
- Assessor's Parcel Number: 125-482-09
- Parcel Size: +0.21 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804 Variance
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 16 T18E, R16N, MDM  
Washoe County, NV

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## **Variance Definition**

The purpose of a Variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts.

NRS 278.300 (1) (c) limits the power of the Board of Adjustment to grant variances only under the following circumstances:

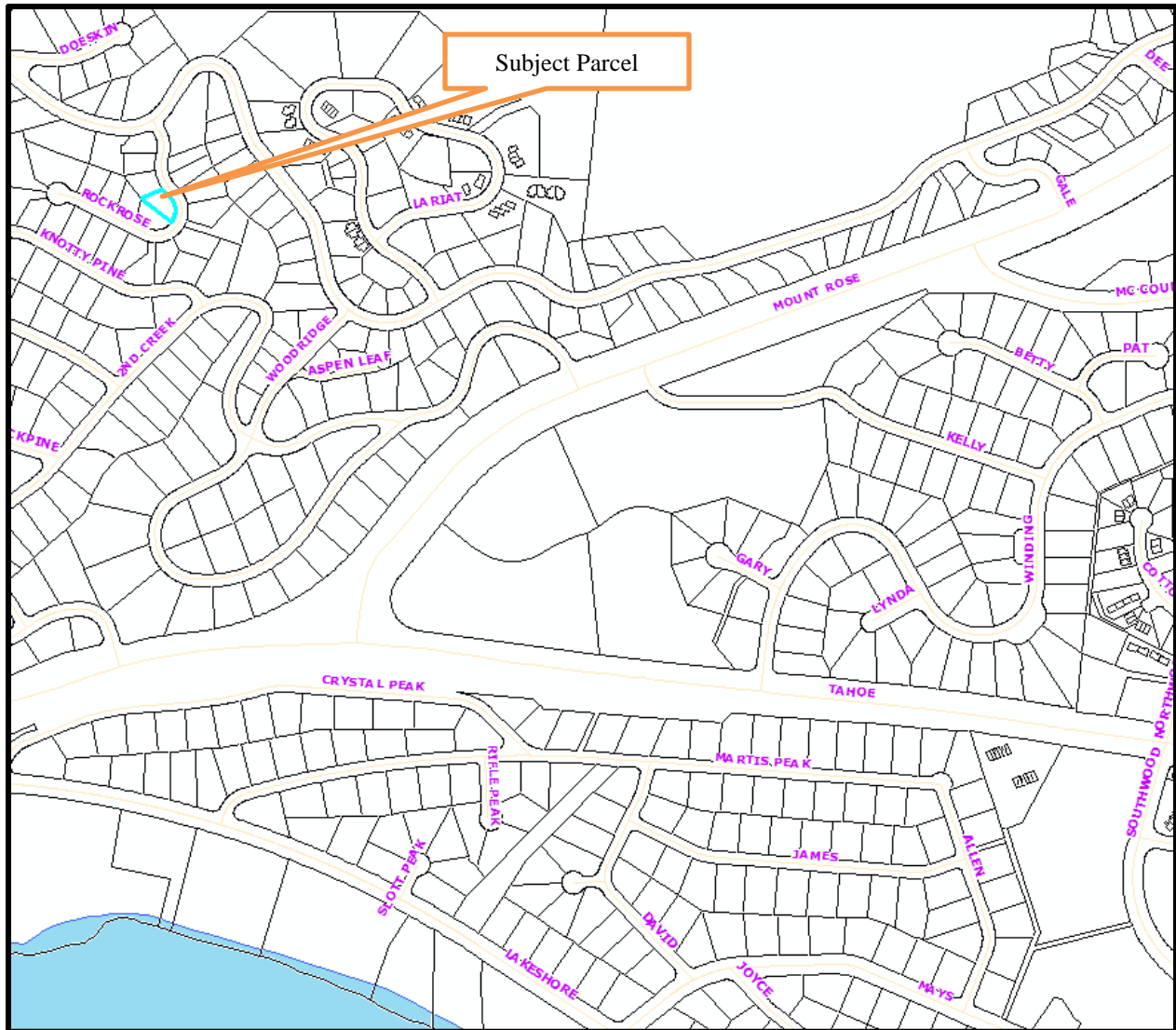
Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any regulation enacted under NRS 278.010 to 278.630, inclusive, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, the Board of Adjustment has the power to authorize a variance from that strict application so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

The statute is jurisdictional in that if the circumstances are not as described above, the Board does not have the power to grant a variance from the strict application of a regulation. Along that line, under Washoe County Code Section 110.804.25, the Board must make four findings which are discussed below.

If the Board of Adjustment grants an approval of the Variance, that approval may be subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions". These conditions must be continually complied with for the life of the business or project.

Since a recommendation of denial has been made, there are no Conditions of Approval attached. Should the Board find that special circumstances exist and approve the requested variance, staff will provide Conditions of Approval at the public hearing.



**Vicinity Map**

### **Project Evaluation**

The subject property is +0.21 acre lot, with a single family home that was built in 1983. The property was recorded with a 25 foot front yard setback.

The current property owners enclosed the carport and added a two foot extension to the front of the structure to make the carport into a garage. A County Building Inspector red tagged the addition for not having the required building permits, which stopped construction before the garage door could be installed. When the property owner filed a building permit application staff noted that the structure extended over the property line. The property owner then applied for a variance in order to clear up the problem. The Board of Adjustment does not have the authority to approve the portion of the structure that extends over the property line.

The property owner stated that the addition on the front is needed because the carport is not deep enough to fit an average size vehicle. The two-foot extension would allow enough space to park a car and be able to close a garage door.

The applicant states that this is also a health and safety issue. They are senior and Mrs. Romiti is disabled. To illustrate their need for enclosed parking, the applicant submitted evidence of Mrs. Romiti's Nevada Disabled License Plate (Exhibit A). The applicant also states that by enclosing the carport they can keep intruders and wildlife out of the garage.



**Photograph of the enclosed carport with the two foot extension**

### **Analysis**

On July 15, 1991 the Board of Adjustment (three in favor, two opposed) granting a variance to reduce the front yard setback from 25 feet to one foot to facilitate the construction of an attached carport on an existing residence over an existing parking deck. The reason given for the variance was that construction over existing coverage does not create additional coverage, and that TRPA counsels against relocating coverage to an undisturbed area. The opposition expressed by a neighbor and two Board members was that there are no carports in the neighborhood, and this would set precedence. (Copy of Variance Case Number V5-24-91 is attached as Exhibit B.)

The site plan from the 1991 application indicates that the carport is 21'-6" deep, which is an average depth for a garage. But due to the design of the existing structure and deck there is a stairway, presumably for access to the house, in the back of the carport which reduces the depth of the structure. The stairway is indicated on the 1991 site plan and looking at the side of the carport (see photo on page 6) the change in floor level is visible. While doing a site visit,

staff was able to look into the carport from the street, and saw that neither car was able to reach the rear of the structure due to what appears to be a half wall.

While an enclosed garage would bring the property into compliance with the parking standards for a single family residence, Planning staff does not support extending the structure over the property line into the public right-of-way to achieve the standard.

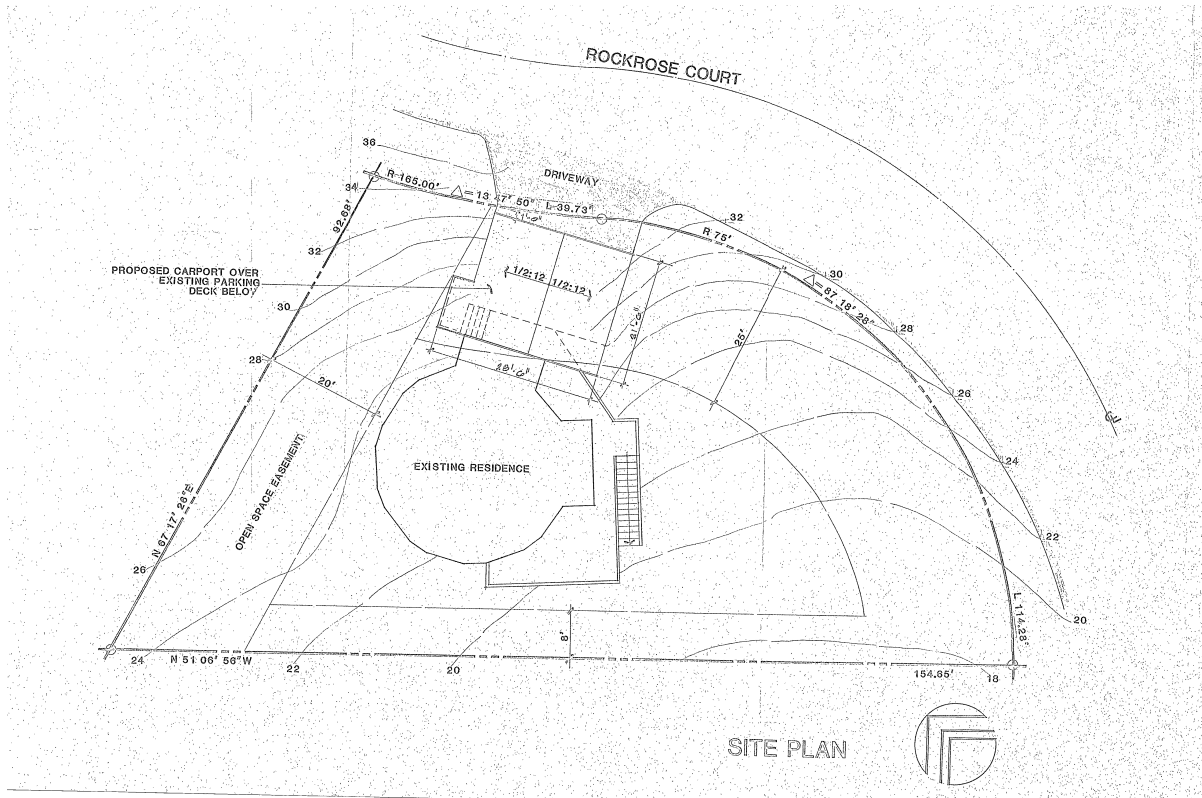
Staff is aware of other variances and encroachment permits that were granted in the past for structures build over the property line, but those were for structures built before 1990. In 1990, the building department started requesting setback letters from a licensed surveyor, when the building inspector felt the location may be questionable, (such as when a building is placed at or close to the setback line.) This takes the burden off the building inspector to verify that the structure is properly located.

After the Building Department started requesting setback letters a Tahoe Modifier was adopted to address structures located within a setback. Washoe County Code Section 110.220.40 Conformance of Setbacks on Existing Residences, makes a structure built within the setback legal and conforming, if they were built prior to 1990. Therefore permitting the existing to remain in the setback and still allow additions and modification to the structure as long as the encroachment in the setback is not increased. The modifier does not apply to structures built over property lines.

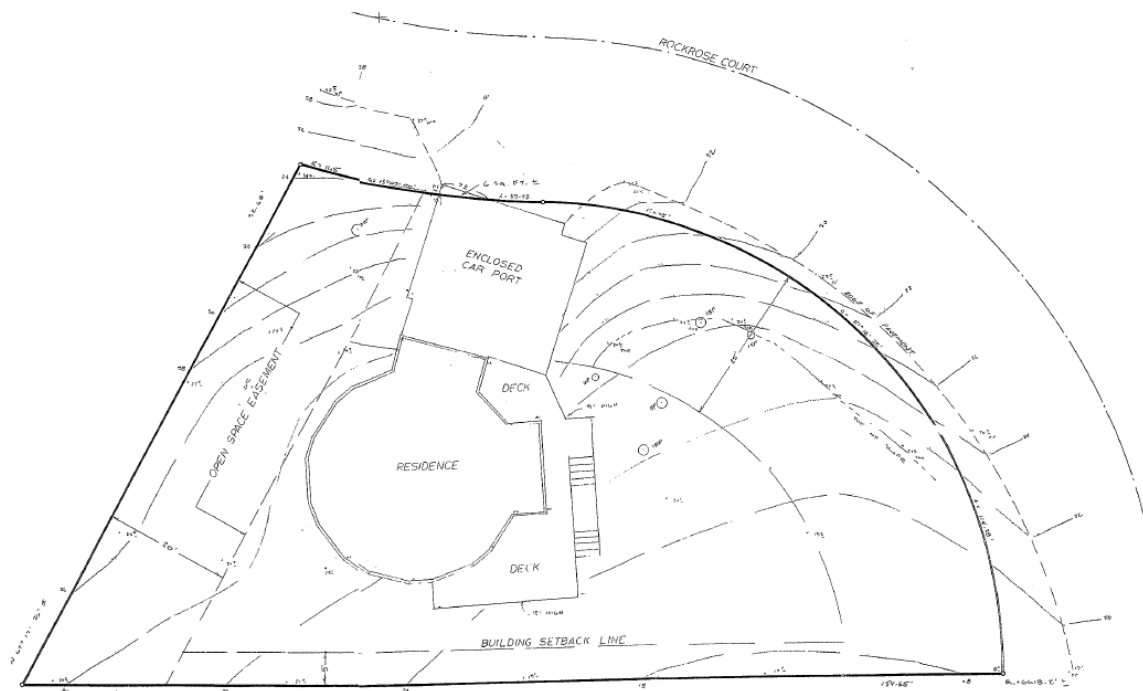
Staff would suggest that the property owner explore other possibilities, such as creating a new enclosed entry stairway over the existing deck and extending the parking deck all the way to the rear of the structure to achieve the depth required for parking most vehicles and the ability to add a garage door; or ask the Board to approve a zero setback, installing twelve foot wide garage door and remove the portion of the addition that extends over the property line. This would create a one car garage with storage, and would keep out animals and intruders. If the Board of Adjustment can make all four findings, they could approve a zero foot setback. The Board does not have the statutory authority to approve building over the property line.



**South side view of house and carport**



**Site Plan as approved by V5-24-91**



**Proposed Site Plan for VA14-006**

**Incline Village/Crystal Bay Citizen Advisory Board (IV/CB CAB)**

The Incline Village/Crystal Bay Citizen Advisory Board does not meet between the months of October and March; therefore, the proposed amendment was submitted to the members of the IV/CB CAB for their review. Members were asked to submit their written comments. No comments were received from CAB members.

**Public Comment**

Staff has received five letters in support of the applicants request from neighboring property owners. (Exhibit C).

Reasons stated for support:

- Neighborhood esthetics
- Keeping out wildlife
- Applicant's health

**Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Division
  - Planning and Development Division
  - Engineering and Capital Projects Division
  - Building and Safety Division
- Washoe County Health District
  - Vector-Borne Diseases Division
  - Environmental Health Division
- Regional Transportation Commission
- Incline Village General Improvement District
- North Lake Tahoe Fire Protections District

Five out of the eight above listed agencies/departments provided comments and/or recommended Conditions of Approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended Conditions of Approval and their contact information is provided. Since a recommendation of denial has been made, there are no Conditions of Approval attached. Should the Board find that special circumstances exist and approve the requested variance; staff will provide Conditions of Approval at the public hearing.

- Planning and Development expressed concern that a variance was required to build the carport, and the applicant is requesting to be allowed to add on to the front of the carport and build over the property line.

Contact: Eva M. Krause, AICP, 775.328.328.3796, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

- Engineering and Capital Projects has several conditions if the variance is granted including maintaining seven feet between the garage and the edge of the road, requiring a hold harmless agreement and an encroachment permit.



Contact: Leo Vesely, P.E., 775.325.8032, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)

- Building and Safety states that the structure as proposed is not permitted by building codes. A structure cannot extend over the property line. Structures within five feet of a property line shall be fire resistive construction and have protected openings.

The following agencies responded that they had no comments, concerns or conditions:

- Environmental Health

Contact: Chris Anderson, PE, 775.328.2632, [canderson@washoecounty.us](mailto:canderson@washoecounty.us)

- Regional Transportation Commission

Contact: Debra Goodwin, Planning Administrator, [dgoodwin@RTC.org](mailto:dgoodwin@RTC.org)

### **Staff Comment on Required Findings**

Washoe County Development Code Section 110.804.25 of Article 804, Variances, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the variance request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. 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.

Staff Comment: There is no special circumstance or hardship that is related to the land. The hardships cited by the applicant are driven by the way the carport was constructed. The solution that the property owner has proposed is the easiest and most likely the least expensive, but there may be other options for making a workable garage without building over the property line.

2. 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.

Staff Comment: Allowing the structure to extend over the property line would impair the intent and purpose of the development and building codes.

3. 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.

Staff Comment: A variance was granted to permit the carport to be built within 1 foot of the property line, so that there would be covered parking. The Board of Adjustment does not have the authority to permit a structure to be built over the property line, and doing so would be a special

privilege not enjoyed by other property owners in the vicinity or an identical regulatory zone.

4. 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.

Staff Comment: A garage is an allowed use on a High Density Suburban lot.

5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Staff Comment: There are no military installations in the local area; therefore the board is not required to make this finding.

### **Recommendation**

After a thorough analysis and review, Variance Case Number VA14-006 is being recommended for Denial. Staff offers the following motion for the Board's consideration.

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment deny Variance Case Number VA14-006 for Judith and Lawrence Romiti having made only one of the required four findings in accordance with Washoe County Development Code Section 110.804.25

1. Special Circumstances. **No 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 have been found;
2. No Detriment. **The relief will create a substantial detriment** to the public good, and will impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance **will 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;
4. 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;

### **Appeal Process**

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Property Owner: Lawrence and Judith Romiti, [info@romitiart.com](mailto:info@romitiart.com)  
Representatives: Drew Peters, [jdrew@gmail.com](mailto:jdrew@gmail.com)  
Jim Swann, P.E., [swannengineer@aol.com](mailto:swannengineer@aol.com)

**Authorization Letter for a Nevada Disabled License Plate/Placard/Sticker  
NRS 482.384**

**ROMITI JUDITH KAREN  
930 TAHOE BLVD STE 802 #336  
INCLINE VILLAGE NV 89451-9488**

**The expiration date is indicated on the license plate, placard or sticker**

**This document or a legible copy must be kept with the motor vehicle, person or organization to whom the referenced disabled license plate, parking placard or motorcycle sticker is issued to. The person or organization to whom the disabled license plate, parking placard or motorcycle sticker was issued must be the driver or passenger in the vehicle to utilize disabled parking. This authorization is valid during the period the license plate, parking placard or motorcycle sticker is valid, and becomes void upon expiration or cancellation of the license plate, parking placard or motorcycle sticker.**

**Plate/Placard/Sticker #: A514547**

**Status: Permanent**

SP-71



# WASHOE COUNTY

"To Protect and To Serve"



DEPARTMENT OF DEVELOPMENT REVIEW  
Michael A. Harper, AICP, Director

1001 E. NINTH STREET  
POST OFFICE BOX 11130  
RENO, NEVADA 89520  
PHONE: (702) 328-3600  
FAX #: (702) 328-3648

## MEMORANDUM

**TO:** Washoe County Board of County Commissioners  
**FROM:** Washoe County Board of Adjustment  
**RE:** Variance Case No. V5-24-91 (Bremer)  
**DATE:** July 15, 1991

Initialed by: BK

## GENERAL INFORMATION SUMMARY

**APPLICANT:** Lynn Bremer

**REQUESTED ACTION:** To reduce the front setback requirement from 25 feet to 1 foot to facilitate the construction of an attached carport addition onto an existing residence and over an existing parking deck on a  $\pm$ .21 acre parcel, zoned E-1 (First Estates) and designated High Density Suburban in the Tahoe area plan, located at 594 Rockrose Court, Incline Village in portions of Sections 16 and 17, T16N, R18E, MDB&M, Washoe County, Nevada. (APN: 125-482-09)

## WCPC RECOMMENDATIONS/FINDINGS

At its regular meeting of date July 11, 1991 the Washoe County Board of Adjustment considered the above referenced case and, following a public hearing, recommended approval of Variance Case No. V5-24-91 with the attached conditions, having made the findings:

1. That TRPA coverage restrictions limit the location of the carport into the front yard setback;
2. That the proposed carport will not adversely affect adjacent properties; and
3. That the Board gave reasoned consideration to the information contained within the staff report and information received during the meeting.

**Ayes:** Amesbury, Kanwetz, Hilke,  
**Nays:** Highwood, Mills  
**Abstained:** None  
**Absent:** None

Bob Katai presented the above-listed request as set forth in the staff report and advised that TRPA requested the carport be built over the existing parking deck, limiting the location of the carport into the front yard setback. Karin Highwood advised that Incline Village-Crystal Bay Citizens' Advisory Board had recommended approval contingent upon the approval of the neighborhood. Ms. Highwood also advised that most homes in the area have garages.

Dale Smith, of Borelli Smith Architects, appeared at this hearing representing the applicant and stated that the applicant wants the carport for protection from winter storms. The parking deck will be widened to allow access to the front door.

Chairman Mills opened the hearing to the public and Jack Huard, a neighboring property owner, appeared in opposition to the request. Mr. Huard noted that the homes in the area are "pretty nice homes," and that there are no carports in the area. He expressed concerns that the carport could start a precedent and suggested that the carport be closed off. He further noted that one foot away from the road is too close and could obstruct snow removal. Chairman Mills pointed out that the carport would be one foot away from the right-of-way, but 12 feet from the road's edge of pavement.

Mr. Smith advised that because the existing home is geodesic or a round home, the architects felt the type of flat roof would appear to not be in conflict with the home—the architects felt this would be the least obtrusive.

With no one further wishing to speak, the public hearing was declared closed.

Bill Hilke noted that because of the unique quality of the home the carport as designed would be the best solution.

Karin Highwood noted that the citizens' advisory board's opinion is based upon consent of the neighborhood.

Alex Kanwetz moved to recommend approval with conditions as specified by staff. Bill Hilke seconded the motion which carried 3 to 2, with Karin Highwood and Dick Mills casting "no" votes: it was their opinion that the applicant did not have the consent of the neighborhood and that the carport would not be in conformance with the neighborhood.

In the event of an appeal and in accordance with Ordinance No. 640, it will be necessary that the Washoe County Board of County Commissioners hold a public hearing on this case, notice of which must be published at least ten (10) days prior to the date of said hearing.

#### ANALYSIS

(As Identified in Staff Report dated June 26, 1991)

The applicant is proposing to construct a carport over an existing parking deck in order to have covered parking. To satisfy TRPA coverage restrictions, it is necessary the carport be located over the existing parking deck. This location, however, requires that the front yard setback be reduced from 25 feet to 1 foot.

Impacts to the neighborhood will be minimal. There will be no increase in traffic. Due to the heavily treed nature of this area, views to the lake are currently interrupted by trees and the carport

will not block views any further. Although there are no carports in the immediate neighborhood, the proposed carport has been designed so as to minimize its appearance and will be painted the same color as the existing residence, a muted brown. The Incline Village/Crystal Bay Citizens Advisory Board reviewed the proposed variance and recommends approval, pending no opposition at the Board of Adjustment hearing.

#### **RECOMMENDATION/FINDINGS**

Based upon the staff analysis, comments received, and the site inspection, staff recommends approval of the request with conditions and offers the following motion for your consideration:

The Washoe County Board of Adjustment recommends approval of Variance Case No. V5-24-91 with the attached conditions, having made the findings:

1. That TRPA coverage restrictions limit the location of the carport into the front yard setback;
2. That the proposed carport will not adversely affect adjacent properties; and
3. That the Board gave reasoned consideration to the information contained within the staff report and information received during the meeting.

#### **APPLICABLE REGULATIONS**

Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.

nw(V5-24-1)

Attachments: Conditions, Map.

xc: County Clerk; County Manager; Rusty Nash, Deputy D.A.; Engineering Division; Building and Safety Division; Utility Division; District Health Department; Regional Transportation Commission; Department of Development Review; Truckee Meadows Regional Planning Agency, 1400-A Wedekind Road, Reno, NV 89512; Applicant: Lynn Bremer, 594 Rockrose Court, Incline Village, NV 89451; Dale Smith, Borell/Smith Architects, 754 Mays Blvd., Suite 11, Incline Village, NV 89451.

**CONDITIONS FOR  
VARIANCE CASE NO. V5-24-91**

**ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE DEPARTMENT OF DEVELOPMENT REVIEW.**

1. The applicant shall obtain a valid building permit or other administrative permit within one year from the date of approval by the Tahoe Regional Planning Agency and shall commence and complete construction in accordance with the time periods required by said permits.
2. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance to the satisfaction of the Department of Development Review.
3. A copy of the clerk's order stating conditional approval of this variance shall be attached to all applications for administrative permits issued by Washoe County.





# OFFICE OF THE WASHOE COUNTY CLERK

COUNTY COURTHOUSE, VIRGINIA AND COURT STS.  
P.O. BOX 11130, RENO, NEVADA 89520  
PHONE (702) 328-3260

JUDI BAILEY  
County Clerk

September 4, 1991

SEP 06 1991

Lynn Bremer  
594 Rockrose Court  
Incline Village, Nevada 89451

Dear Applicant:

I, Judi Bailey, County Clerk and Clerk of the Board of County Commissioners, Washoe County, Nevada, do hereby certify that at a regular meeting of the Board held on August 13, 1991 Chairman Reid issued the following order:

91-814      VARIANCE CASE NO. ~~V5-24-91~~ - LYNN BREMER (APN: 125-482-09)

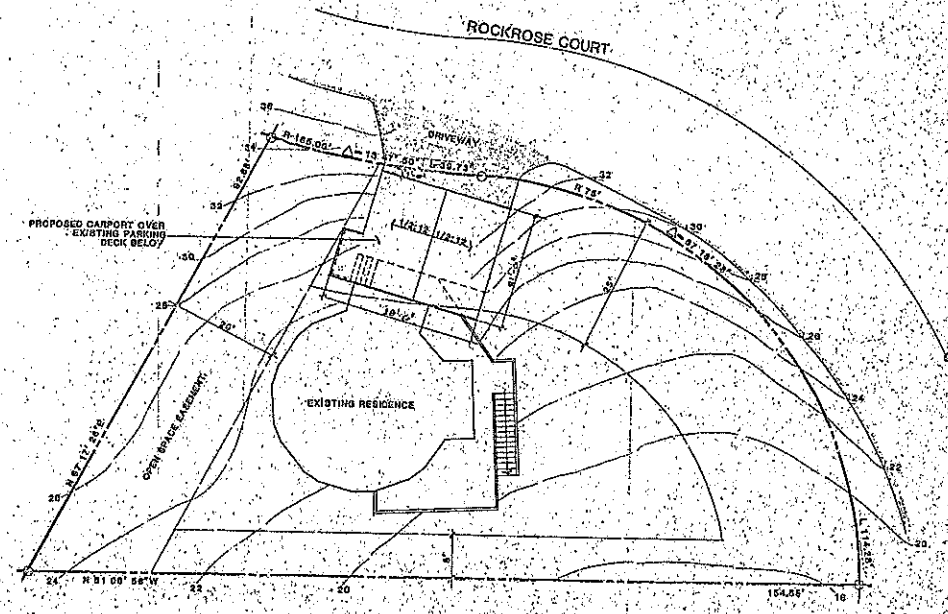
There being no appeals filed, upon recommendation of the Board of Adjustment, on motion by Commissioner Beck, seconded by Commissioner Cornwall, which motion duly carried, Chairman Reid ordered that Variance Case No. V5-24-91 for Lynn Bremer to reduce the front setback requirement from 25 feet to 1 foot to facilitate the construction of an attached carport addition onto an existing residence and over an existing parking deck on a ±.21 acre parcel, zoned E-1 (First Estates) and designated High Density Suburban in the Tahoe area plan, located at 594 Rockrose Court, Incline Village in portions of Sections 16 and 17, T16N, R18E, MDB&M, Washoe County, Nevada, be granted subject to the following conditions:

ALL AGREEMENTS, EASEMENTS OR OTHER DOCUMENTATION REQUIRED BY THESE CONDITIONS SHALL HAVE A COPY FILED WITH THE DEPARTMENT OF DEVELOPMENT REVIEW.

1. The applicant shall obtain a valid building permit or other administrative permit within one year from the date of approval by the Tahoe Regional Planning Agency and shall commence and complete construction in accordance with the time periods required by said permits.
2. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance to the satisfaction of the Department of Development Review.

Borelli  
Smith

"Professional Seal"  
October 19, 1993, 1994  
1995, 2001, 2002



SITE PLAN



Revisions

No.	Description

Project

PROPOSED ADDITION / REMODEL FOR <b>BREMER RESIDENCE</b>
894 ROCKROSE COURT RICHIE VILLAGE, REYNOLDS

Drawn: JB/MSK
Checked: JB
Date: 05/11/11
Scale: 1/8" = 1'-0"
Case No: 21-12

Sheet Contents

SITE PLAN
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Sheet Statistics

1

of 2 Sheets

**Greg Woodson**

579 Rockrose Court  
Incline Village, NV 89451  
[Woodsonski@yahoo.com](mailto:Woodsonski@yahoo.com)

Washoe County Building Department  
1001 East Ninth Street  
Reno, Nevada 89520

October 24, 2014

Gentlemen:

**Re: Support of Romiti Request for a Variance**  
**at 594 Rockrose Court, Incline Village, NV.**

The purpose of this letter is to support the Romiti Family request for a variance for a two foot extension on the uphill end of their carport to allow for the addition of a matching garage door at their 594 Rockrose Court, Incline Village home. The rationale behind my support of their request is as follows:

1. The garage door will enhance the neighborhood esthetics as they are the only garage on the street or in the extended neighborhood without a garage door.
2. The variance should not be an issue to other neighbors as there are at least two other garages on the cul-de-sac that are as close or closer to the street that the Romitarti's proposed garage will be.
3. The addition of a garage door will reduce the likelihood of a bear entering their garage and or home. Note that even though they have a bear box they previously had a bear enter their garage and go into their unlocked car.
4. Having a garage door on a garage makes good sense for our mountain climate and weather.

I hope this letter is of value and leads to approving the Romiti request for a variance. Please contact me if you would like further input or to discuss further.

Sincerely,



Greg Woodson

Owner: 579 Rockrose Court

From: **Doug Klotz** dkiotz@yahoo.com  
Subject: Garage  
Date: October 14, 2014 at 8:43 PM  
To: jr@romitiart.com



Judith,

Just wanted to let you know the garage looks beautiful. It's a huge improvement over the "car port" that was there previously. (No offense lol).

Thank you!

Kindest Regards,

Doug Klotz  
593 Rockrose Ct

*Sent from my Verizon Wireless 4G LTE DROID*

-----Original Message-----

From: [info@romitiart.com](mailto:info@romitiart.com)

Sent: Oct 26, 2014 11:45 AM

To: JULIE MARIGOLD

Subject: Re: 594 Rockrose garage

Re: Lawrence and Judith Romiti, 594 Rockrose Court Variance Request.

We support the variance request at 594 Rockrose Court for an approximate two foot extension on the uphill end of the carport to enable the addition of a matching rollup garage door. At the moment, the county has denied it awaiting a new survey to determine how much of the easement the corner of the garage will cover. This is the only home on the cul de sac (Rockrose Court) without an enclosure. We believe that the addition of a garage door will make it safer and more conforming with the aesthetic of the rest of the neighborhood. We do not believe it will be a problem for county services or any of our neighbors and they are willing to sign whatever documents they need to prevent them from suing the county if during the county's snow removal or other services they damage part of the garage which overlaps their easement on the north end, so that the county would not be liable.

It is a safety issue as well due to wildlife entering the carport and the disability of one of the residents. They have also agreed to place fire resistant board or stucco covering the current enclosure to satisfy the fire department. We believe that a rollup garage door would be a safety and aesthetic improvement to our neighborhood.



October 27, 2014

Washoe County

Re: Romiti Garage  
594 Rockrose Ct.

We would like to take this opportunity to extend our support for our neighbors pending addition of a roll-up garage door at their residence at 594 Rockrose Ct.

As this is the only residence that does not have a garage enclosure, we feel it would add an aesthetic value to our neighborhood as well as add security and safety for the Romiti's.

We are also aware that they have health issues which make it difficult to maneuver around the carport, especially during the winter. They have also had bear problems entering the carport. An enclosed garage would be beneficial in both cases.

For these reasons we would like to voice our support for the variance of the Romiti's proposed garage door enclosure.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mandeville', with a long horizontal flourish extending to the right.

Richard A. Mandeville  
Maureen Mahoney  
582 Rockrose Ct.

**INCLINE VILLAGE:** P.O. Box 6687 Incline Village, Nevada 89450 p 775/831.4488 f  
775/831.6440

**RENO:** 260 Sunshine Lane Reno, Nevada 89502 [www.mandevilleconstruction.com](http://www.mandevilleconstruction.com)

GENERAL BUILDING, EXCAVATING & GRADING CONTRACTORS

**VA14-006  
EXHIBIT C**



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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### INTEROFFICE MEMORANDUM

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DATE: December 31, 2014  
TO: Eva Krause, Planning and Development Division  
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division  
SUBJECT: **VA14-006**  
**APN 125-482-09**  
**ROMITI GARAGE VARIANCE**

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I have reviewed the referenced variance case and recommend the following conditions:

1. Provide a minimum of seven (7) feet, measured perpendicular to the roadway, from the garage to the edge of the roadway.
2. Provide a hold-harmless agreement to the satisfaction of the District Attorney and the Engineering Division.
3. Obtain a revocable encroachment permit from the Engineering Division.
4. The applicant shall provide automatic garage door openers.

LRV/lrv

**VA14-006**  
**EXHIBIT D**

## EXHIBIT E

From: Jeppson, Don C  
Sent: Thursday, January 22, 2015 10:09 AM  
To: Krause, Eva  
Subject: Carport

Need to meet the Washoe County Building Codes. Structures cannot be over the property line. Structures within 5 feet of the property will need to be fire resistive construction and have protected openings per the 2012 International Residential Code or the 2012 International Building Code. Consult a license design professional for code requirements and details.

Don C. Jeppson, CBO AIA  
County Building Official  
Washoe County Building & Safety  
(775) 328-2030 Office  
(775) 328-6132 Fax  
dcjeppson@washoecounty.us  
1001 E. Ninth St., Bldg. A, Reno, NV 89512

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Exhibit F

From: Anderson, Christopher  
Sent: Monday, January 12, 2015 3:27 PM  
To: Pelham, Roger  
Cc: English, James  
Subject: VA14-006; Romiti Carport/Garage

The Washoe County Health District Environmental Health Services Division has reviewed the above referenced variance request. This agency has no objections or conditions for this variance. Please contact me with any questions regarding this application.

Regards,

Chris Anderson, PE  
1001 East Ninth Street  
PO Box 11130, Reno, NV 89520-0027  
Dir: (775) 328-2632  
Cell: (775) 830-9263  
FAX: (775) 328-6176  
CAnderson@washoecounty.us

**VA14-006**  
**EXHIBIT F**



**REGIONAL TRANSPORTATION COMMISSION**

*Public Transportation • Streets and Highways • Planning*

January 6, 2015

FR: Chrono/PL 183-15

Ms. Eva Krause, Planner  
Ms. Grace Sannazzaro  
Mr. Roger D. Pelham  
Community Services Department  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

**RE: AB14-006 (Low Cost Tire and Recycling)  
SB14-017 (Sierra Nevada College)  
VA14-006 (Romiti Carport/Garage)  
AP15-001 (Chris Burgarello, Detached Accessory Dwelling)**

Dear Eva, Grace and Roger,

We have reviewed the above applications and have no comments.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 335-1918 if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Debra". The script is cursive and fluid.

Debra Goodwin  
Planning Administrator

DG/jm

**Copies:** Bill Whitney, Washoe County Community Services Department  
Marchon Miller, Regional Transportation Commission  
Tina Wu, Regional Transportation Commission

/Washoe County no comment 010615

Washoe County Community Service Department Planning and Development  
1001 E. 9th Street Bldg A.

Reno, NV 89520

Ph: 7753283600

Re: Lawrence and Judith Romiti Variance Request: 594 Rockrose Court, Incline Village, NV  
89451

Att: Eva Krause

We have engaged the services of Ken Barrow to complete an additional survey as you required. Because we will be out of the country, our neighbor, Drew Peters, 597 Rockrose Court, Incline Village, NV, Phone: 775-8330769, has volunteered to represent us with the Washoe County Variance Hearing with the Board of Adjustment.

Please contact Mr. Peters in our stead when you are ready to hear the case. He will be presenting letters from neighbors endorsing the addition of our variance and garage door. Thank you for your attention to this matter.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Lawrence and Judith Romiti". The signature is written in a cursive style and is positioned above the typed name.

Lawrence and Judith Romiti

cc: Drew Peters: idrew@gmail.com