

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Fisher/Kintz Residence</b>			
Project Description: <b>Construction of Personal Residence/Request for Setback Variance</b>			
Project Address: <b>567 Alden Lane, Incline Village, NV 89451</b>			
Project Area (acres or square feet): <b>.39 Acres</b>			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Alden Lane and Tyner Way</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
122-133-02	.39		
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Permit #: <b>16-2272 (Construction 3 story home)</b>			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: <b>Michael Fisher &amp; Susanna Kintz</b>		Name: <b>Structual Desing &amp; Engineering</b>	
Address: <b>567 Alden Lane, Incline Village</b>		Address: <b>2958 Glenview Drive, Reno</b>	
Zip: <b>89451</b>		Zip: <b>89503</b>	
Phone: <b>775-742-7210</b> Fax:		Phone: <b>775-657-1951</b> Fax:	
Email: <b>skintz@rkglawyers.com</b>		Email: <b>brian@sdesignengineering</b>	
Cell: <b>775-742-7210</b> Other:		Cell: <b>775-657-1951</b> Other:	
Contact Person: <b>Susanna Kintz</b>		Contact Person: <b>Brian Harrison</b>	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: <b>Owner Builder</b>		Name: <b>Mike Rehberger</b>	
Address: <b>567 Alden Lane, Incline Village</b>		Address: <b>688 Bridger Ct., Incline Village</b>	
Zip: <b>89451</b>		Zip: <b>89451</b>	
Phone: <b>775-742-7210</b> Fax:		Phone: <b>775-831-7765</b> Fax:	
Email: <b>skintz@rkglawyers.com</b>		Email: <b>mikepwc@sbcglobal.net</b>	
Cell: <b>775-742-7210</b> Other:		Cell: <b>775-846-9676</b> Other:	
Contact Person: <b>Susanna Kintz</b>		Contact Person: <b>Mike Rehberger</b>	
<b>For Office Use Only</b>			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

# Property Owner Affidavit

**Applicant Name:** Michael Fisher & Susanna Kintz

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA        )  
  )  
COUNTY OF WASHOE    )

I, \_\_\_\_\_  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 122-133-02

Printed Name Michael A. Fisher JR.

Signed Michael A. Fisher JR.

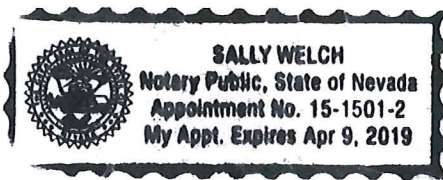
Address 567 Alden Lane Incline Village NV 89451

Subscribed and sworn to before me this  
17 day of April, 2017.

Sally Welch  
Notary/Public in and for said county and state

My commission expires: 4/9/19

(Notary Stamp)



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

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STATE OF NEVADA     )  
  )  
COUNTY OF WASHOE    )

I, \_\_\_\_\_,  
(please print name)

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Assessor Parcel Number(s): 122-133-02

Printed Name Susanna Truax Kintz

Signed \_\_\_\_\_  
*[Handwritten Signature]*

Address 567 Alden Lane, Indian Village  
NV 89451

Subscribed and sworn to before me this  
17 day of April, 2017.

(Notary Stamp)

Sally Welch  
Notary Public in and for said county and state

My commission expires: 4/9/19



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## 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?

Section 110.406.05. A new residence is currently under construction on this site. (Permit # 16-2272). The permitted plans allow for roof over 1 ½' of the front entry porch. We are requesting a variance to permit the extension of the roof over the entire front porch. If granted, the roof will cover 7'8" of porch within the 20' setback (not including a 2' roof eave). This is the minimum amount of space necessary to both allow access to the driveway, and sufficient snow storage between the house and the driveway walkway. Alden Lane is approximately 10' from the property line, thus the structure will be more than 20' from the road, which is farther from the road than most of the homes in the neighborhood that sit on similar downhill grades. (See Exhibit 13 photos of neighboring homes). The Exhibit 14.a and 14.b photos of the residence show the length of the ridge beams if the variance is granted. We are also requesting a variance of 6" for the garage eave to permit a decorative truss. A portion of the Garage sits behind the 20' setback thus that portion will fall within the set back.

**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?

The lot has steep 30% downward grade, thus the farther the structure is placed from the street, the higher above grade level the structure must be suspended. (See Exhibit 14.c. and 14.d. showing the slope of the lot). Thus, for safety and aesthetic reasons, it is preferable to situate the residence as close to the street as possible. The structure that was torn down had a substantial 40' long retaining wall that sits on the 20' setback line. It was both practical and the best option safety-wise given the lot's steep grade, to situate the new structure directly on this existing retaining wall.

By situating the new structure on the existing retaining wall, we were unable to accommodate a covered front entry within the setback. We tried many different design ideas none of which made practical or aesthetic sense given the height and other TRPA restrictions we had to comply with. We went forward with construction without first obtaining a variance with the knowledge and understanding that there was a risk we would not be granted a variance, because we did not see any other option. If the variance is not granted, we simply will not have a covered entrance.

The home has an elevation of approximate 6700' above sea level and can get a significant amount of snow, thus there is a need for a covered entry to the home.

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?

The covered entry was designed so that it will not impede neighbor views, impact neighbor privacy, or have any other negative impact on the neighborhood, and is consistent with the existing neighborhood set backs. (See Exhibit 14.a.and 14.b.). The owners of the three homes that are impacted by the variance all support the variance and have signed letters expressing their support. (See Exhibit 12). Further, the design achieves the smallest possible encroachment while allowing access to the home from the driveway and permitting sufficient snow storage along the side of the house.

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.)?

The covered entry enhances the aesthetic appeal of the home, which serves to increase the values of the surrounding homes. The majority of the homes in the neighborhood sit within the 20' setback line and thus the variance lends itself to the existing character of the neighborhood. (See Exhibit 13 photos)

The existing deck is permitted to 7.8" into the setback. We are requesting a variance that would permit us to cover the deck with a standard 2' eave. There should be little to no negative impact on the environment, because the covered roof would be approximately 11 1/2' above grade at its lowest point and the deck below will be permeable. The deck size allows sufficient room to store snow shedding off the roof between the garage walkway and the home. In the event the variance is granted we will amend our permit accordingly. We reserved coverage for this purpose.

The proposed extension of the garage roof eave only partially infringes the setback. The extension permits the addition of a truss that will enhance the design of the home.

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

The majority of the surrounding homes are built within the 20' setback and are closer to the street than our residence even with the variance. The majority of these homes have covered entries. Given the amount of snow and inclement weather the home is exposed to, the covered entry would significantly improve the enjoyment of the home.

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?

Community Water Service

8. What is your type of sewer service provided?

Community sewer service

Click

More

# Gmail

COMPOSE

## Property tax printout for 567 Alden Lane

Inbox x

Inbox (142)

Important

Sent Mail

Drafts (5)

All Mail

Trash

[Imap]/Sent

Cancelled Reservations

Italy

MCLE (5)

Notes

Personal

Travel

More labels

Riordan, Catherine <CRiordan@washoecounty.us>  
to me

Please see the attachment for your information.

Cathy

Catherine Riordan  
Account Clerk | Washoe County Treasurer  
[criordan@washoecounty.us](mailto:criordan@washoecounty.us) | O 775.328.2510 | F 775-328-2500 | 1001 E 9<sup>th</sup> St Bldg C  
Pay Online: | [www.washoecounty.us/treas](http://www.washoecounty.us/treas)  
Mail: | PO Box 30039 Reno, NV 89520-3039



Property Tax Reminder Notice

WASHOE COUNTY PO BOX 30039 RENO NV 89520-3039 775-328-2510	PAY TO: WASHOE COUNTY 2841 E. 28th St. RENO, NV 89520-3039	<table border="1"> <tr> <th>Account Debt Summary</th> <th>Balance</th> </tr> <tr> <td>General Fund Property</td> <td>0.00</td> </tr> <tr> <td>Water Supply/Refuse</td> <td>0.00</td> </tr> <tr> <td>Sanitation Fee</td> <td>0.00</td> </tr> <tr> <td><b>Total Due</b></td> <td><b>0.00</b></td> </tr> </table>	Account Debt Summary	Balance	General Fund Property	0.00	Water Supply/Refuse	0.00	Sanitation Fee	0.00	<b>Total Due</b>	<b>0.00</b>
Account Debt Summary	Balance											
General Fund Property	0.00											
Water Supply/Refuse	0.00											
Sanitation Fee	0.00											
<b>Total Due</b>	<b>0.00</b>											

Sincerely,  
 CATHY RIORDAN  
 ACCOUNT CLERK

# Property Tax Reminder Notice

WASHOE COUNTY  
 PO BOX 30039  
 RENO, NV 89520-3039  
 775-328-2510

PIN: 12213302  
 AIN:

Balance Good Through:	03/08/2017
Current Year Balance:	\$0.00
Prior Year(s) Balance: (see below for details)	\$0.00
Total Due:	\$0.00

AUTO  
 :894513:

MICHAEL A JR & SUSANNA FISHER  
 567 ALDEN LN  
 INCLINE VILLAGE NV 89451

Description:

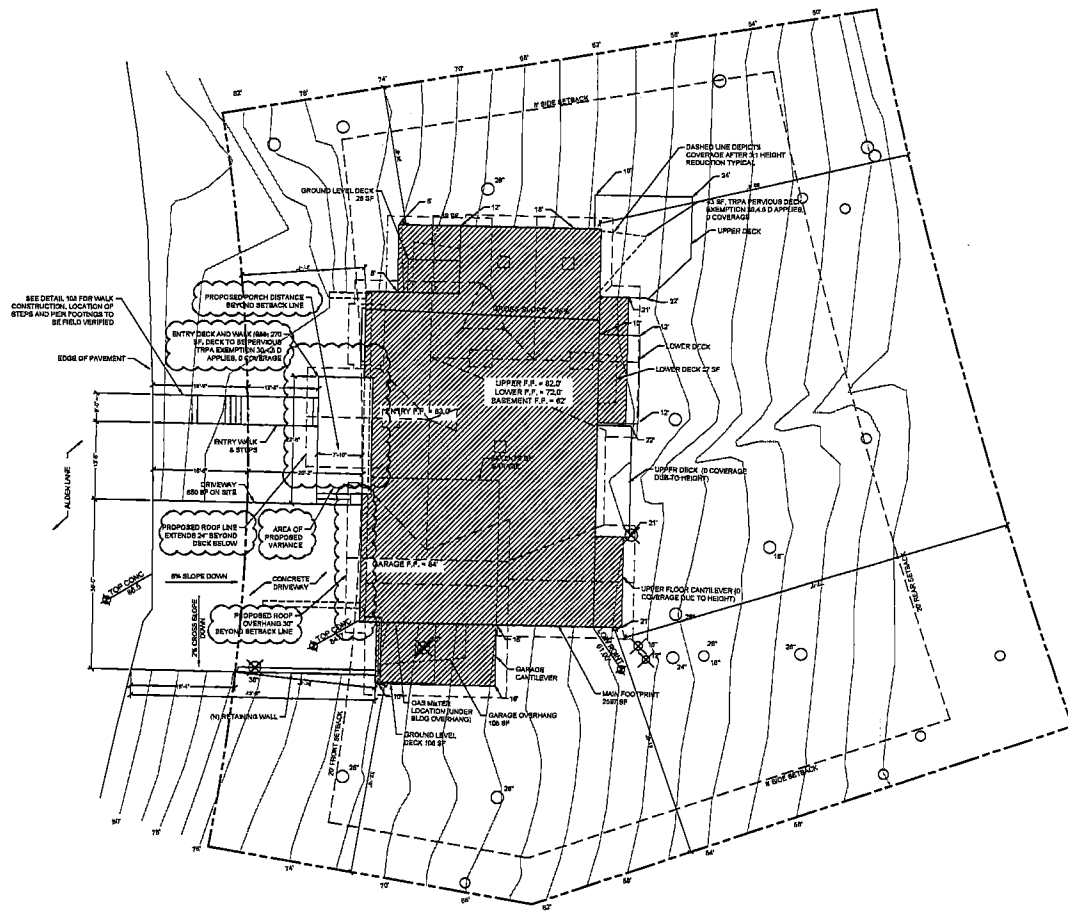
Situs: 567 ALDEN LN  
 INCL

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: [www.washoecounty.us/treas](http://www.washoecounty.us/treas)

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
12213302	2016	2016096923	1	08/15/2016	1,147.63	0.00	0.00	1,147.63	0.00
12213302	2016		2	10/03/2016	1,147.43	0.00	0.00	1,147.43	0.00
12213302	2016		3	01/02/2017	1,147.43	0.00	0.00	1,147.43	0.00
12213302	2016		4	03/06/2017	1,147.43	0.00	0.00	1,147.43	0.00
Current Year Totals					4,589.92	0.00	0.00	4,589.92	0.00

Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								





**NOTES:**

- 1) THIS PLAN IS BASED ON RECORD INFORMATION ONLY. (D BOUNDARY SURVEY WAS PERFORMED.
- 2) EXISTING AND ALLOWABLE COVERAGES SHOWN BELOW ARE BASED ON THE PREVIOUS PERFORMED SITE ASSESSMENT BY TRPA.
- 3) TOPO INFORMATION IS BASED ON THE PREVIOUS SURVEY PERFORMED BY BEN BARRONS.

ALLOWABLE LAND COVERAGE	
LOT SIZE (A3.2) BY 20% =	3,652 SF
<b>EXISTING LAND COVERAGE</b>	
RESIDENCE FOOTPRINT	1,348 SF
DECK/STAIRS	204 SF
PAVING	88 SF
TOTAL	1,640 SF
<b>PROPOSED LAND COVERAGE</b>	
BUILDING FOOTPRINT	257 SF
SEELING OVERHANGS	204 SF
DECKS (SEE "NOTE BELOW")	0 SF
PARKING DECK	498 SF
TOTAL	959 SF

\* NOTE: TOTAL DECK COVERAGE AFTER 5:1 HEIGHT REDUCTION = 425 SF. TRPA PERVIOUS DECK EXEMPTION 30.4 D D APPLIES. EX COVERAGE COUNTED FOR DECKS

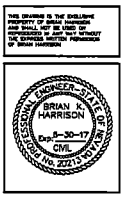
OFF SITE COVERAGE	
PROPOSED	205 SF
EXISTING	490 SF

- NOTES:**
- 1) ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST COUNTY ORDINANCES AND THE LATEST COUNTY STANDARD SPECIFICATIONS AND DETAILS.
  - 2) A STREET ELEVATION PERMIT IS REQUIRED FOR ANY WORK TO BE PERFORMED WITHIN THE WARHOLE COUNTY RIGHT-OF-WAY.
  - 3) THE WARHOLE COUNTY ROAD DEPARTMENT (252-1180) MUST APPROVE THE NEW DRIVEWAY APPROACH PRIOR TO PERMIT FINAL CERTIFICATE OF OCCUPANCY.
  - 4) AN ADDRESS SIGN WITH A MINIMUM 8" TALL LETTERING ON CONTRASTING BACKGROUND SHALL BE VISIBLE FROM THE FRONTAGE ROAD.

**SHEET INDEX**

V1	PROPOSED SITE PLAN
V2	PROPOSED ELEVATION
A1	UPPER FLOOR PLAN

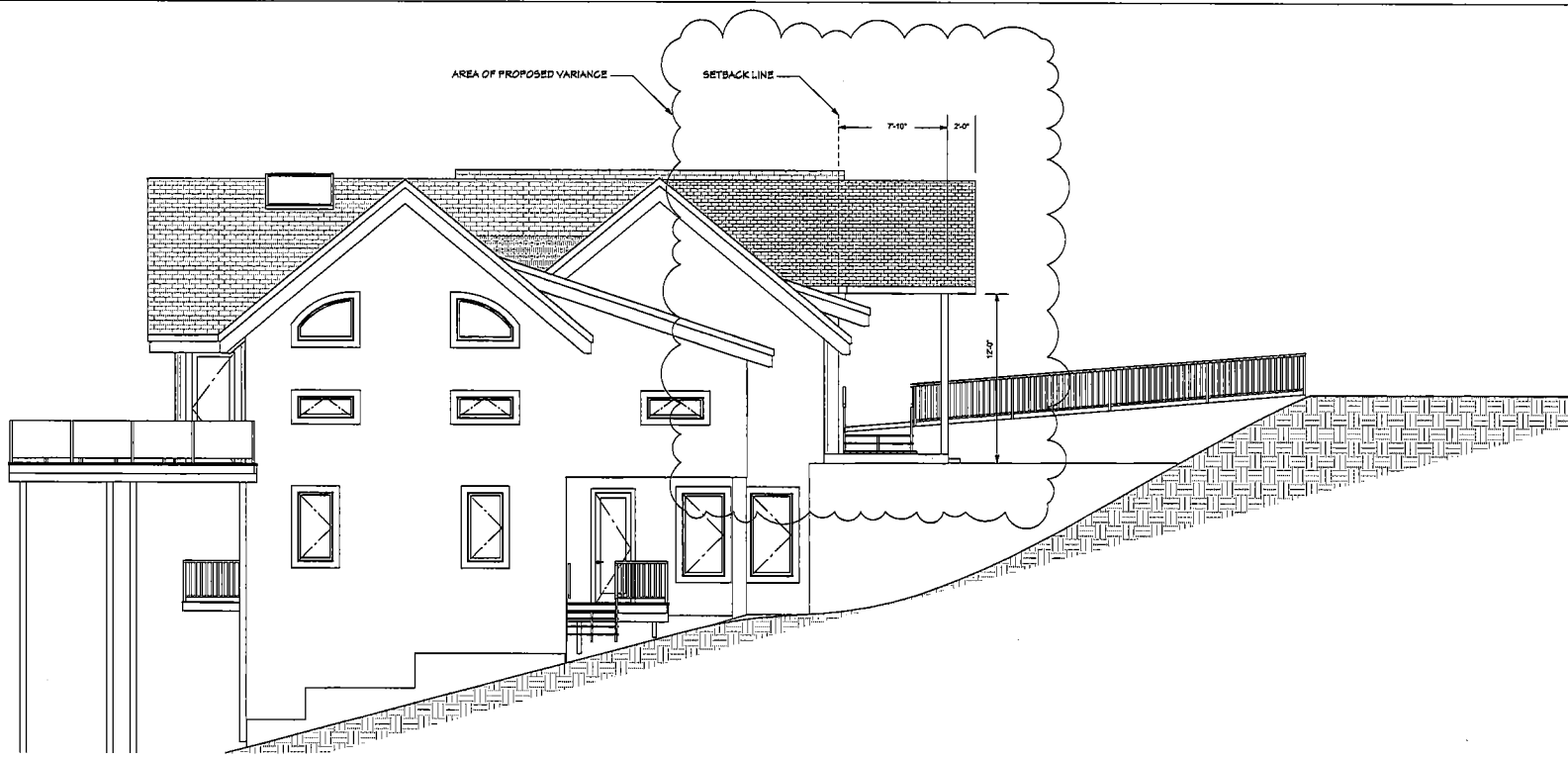
PREPARED BY:  
**BRIAN K. HARRISON, P.E.**  
**STRUCTURE DESIGN & ENGINEERING**  
2858 GLENVIEW DRIVE, RENO NV 89504  
(775) 857-1951



**FISHER/KINTZ RESIDENCE**  
PREPARED FOR:  
SUSANNA KINTZ  
EROGUCEL LOCALITY  
402 VALLEY, NV  
APRIL 122-133-02

**SITE PLAN**  
SCALE: 1" = 17'

DATE: **SEPTEMBER 9, 2018**  
DRAWN BY: BKH  
JOB NO.: 18204  
PROJECT NO.:  
**V1**



LEFT ELEVATION

SCALE  
1/4" = 1'-0"

PREPARED BY:  
**BRIAN K. HARRISON, P.E.**  
STRUCTURE DESIGN & ENGINEERING  
BRIAN@SDESIGNENGINEERING.COM  
2558 CLAYVIEW DRIVE, REDD, NY 13853  
(719) 857-1951



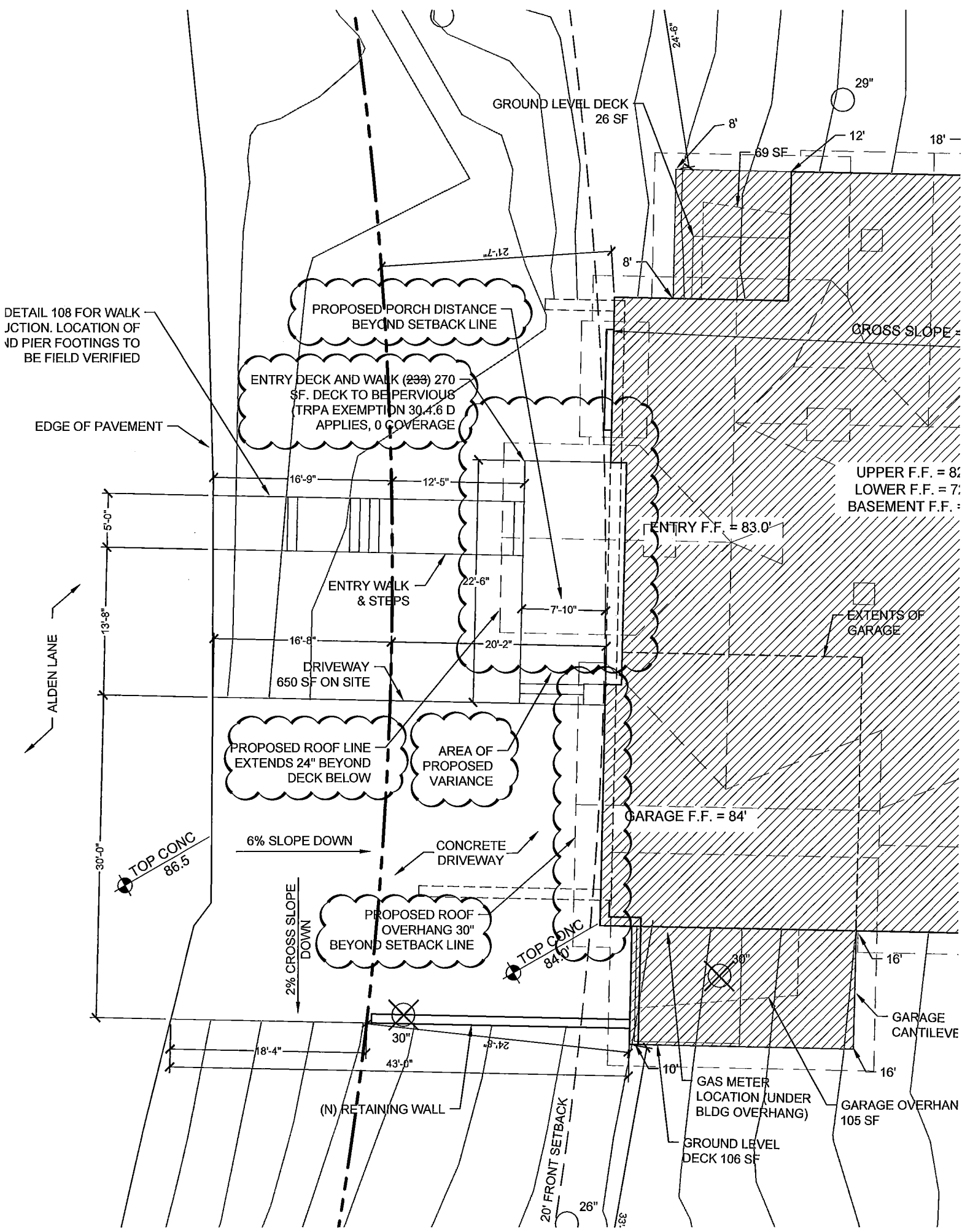
This drawing is the property of S Design Engineering, Inc. and shall not be used for any other project without the express written consent of S Design Engineering, Inc.



FISHERKINTZ RESIDENCE  
PREPARED FOR  
**SUSANNA KINTZ**  
PROJECT LOCATION  
PO BOX 10773  
REDD, NY 13853

REV. 2	07/17/17
DATE	05/18/18
DRAWN BY	BKH
JOB NO.	10073
DRAWING NO.	

**V2**



DETAIL 108 FOR WALK  
 JUNCTION. LOCATION OF  
 WALK PIER FOOTINGS TO  
 BE FIELD VERIFIED

EDGE OF PAVEMENT

ALDEN LANE

PROPOSED PORCH DISTANCE  
 BEYOND SETBACK LINE

ENTRY DECK AND WALK (299) 270  
 SF. DECK TO BE PERVIOUS  
 TRPA EXEMPTION 30.4.6 D  
 APPLIES, 0 COVERAGE

ENTRY WALK  
 & STEPS

DRIVEWAY  
 650 SF ON SITE

PROPOSED ROOF LINE  
 EXTENDS 24" BEYOND  
 DECK BELOW

AREA OF  
 PROPOSED  
 VARIANCE

6% SLOPE DOWN

CONCRETE  
 DRIVEWAY

PROPOSED ROOF  
 OVERHANG 30"  
 BEYOND SETBACK LINE

2% CROSS SLOPE  
 DOWN

TOP CONC  
 84.0'

TOP CONC  
 86.5'

(N) RETAINING WALL

20' FRONT SETBACK

GAS METER  
 LOCATION (UNDER  
 BLDG OVERHANG)

GROUND LEVEL  
 DECK 106 SF

GARAGE OVERHAN  
 105 SF

UPPER F.F. = 8;  
 LOWER F.F. = 7;  
 BASEMENT F.F. =

ENTRY F.F. = 83.0'

GARAGE F.F. = 84'

EXTENTS OF  
 GARAGE

CROSS SLOPE =

GROUND LEVEL DECK  
 26 SF

69 SF

29"

18'

8'

12'

21'-7"

8'

5'-0"

13'-8"

30'-0"

18'-4"

30"

24'-8"

43'-0"

24'-6"

10'

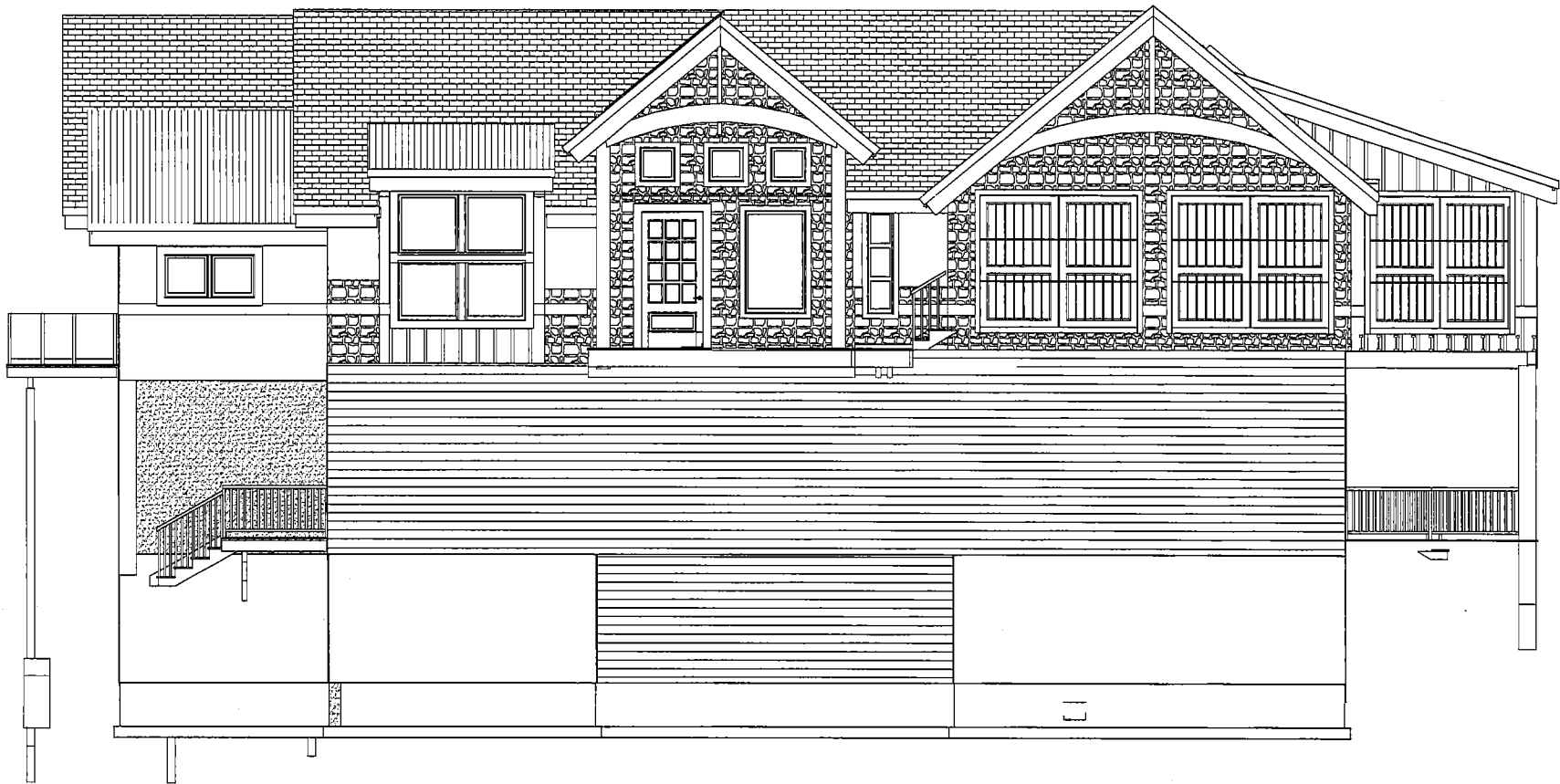
16'

16'

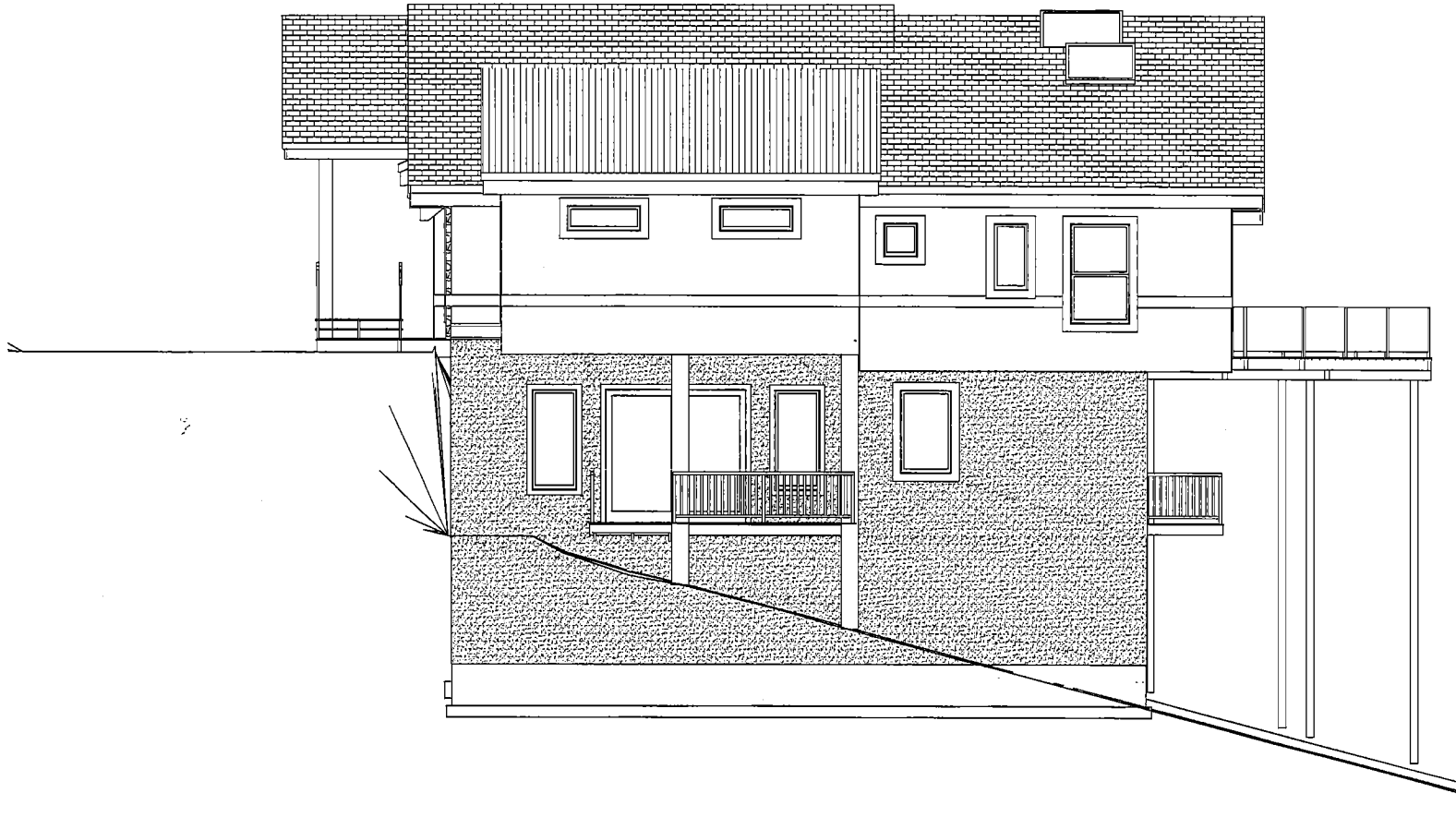
26"

33'

FRONT ELEVATION



WEST ELEVATION



Charlotte Jones  
565 Alden Lane  
Incline Village, NV  
March 2, 2017

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

Re: Support of Fisher/Kintz Request for Setback Variance at 567 Alden Lane, Incline Village, NV

Dear Sirs and Madams:

The purpose of this letter is to support the Fisher/Kintz Family request for a variance for an eight foot (8') variance to allow for a covered front porch and a six inch (6") variance for the roof eave to accommodate a decorative truss over the garage door. We support the request for the following reasons:

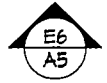
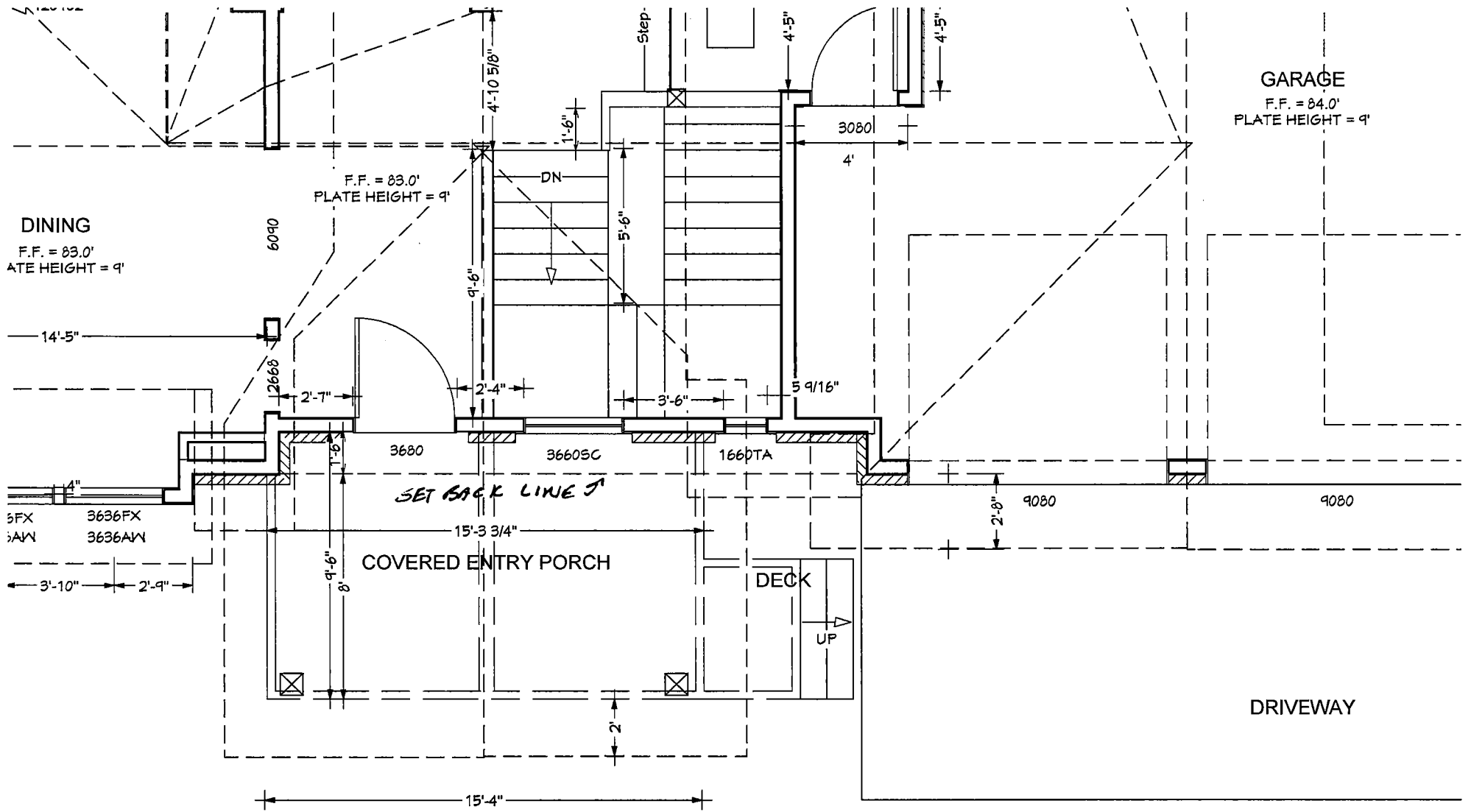
1. The proposed covered front porch and truss work over the porch and garage are aesthetically pleasing and will enhance the value of the homes in the neighborhood.
2. The variance should not be an issue with other neighbors because even with the variance, the residence is set back further from the street than neighboring houses and structures will not block views.
3. Having a covered front porch provides shelter from our inclimate mountain weather.

I hope that letter is helpful to the Department and that the variance request is approved.

Sincerely,



Charlotte Jones







Rick and Jacque Coddington

567 Tyner Way

Incline Village, NV

February \_\_, 2017

Washoe County Building Department

1001 East Ninth Street

Reno, Nevada 89520

Re: Support of Fisher/Kintz Request for Setback Variance at 567 Alden Lane, Incline Village, NV

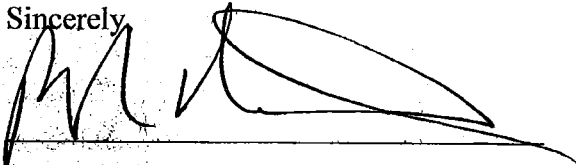
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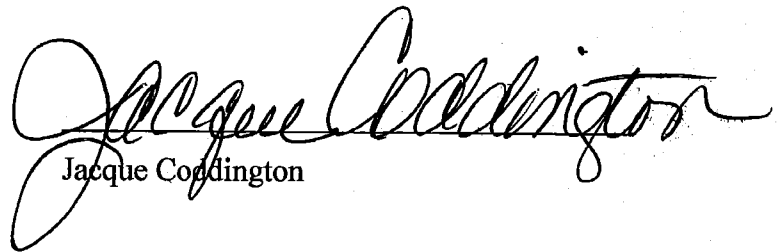
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Sincerely,

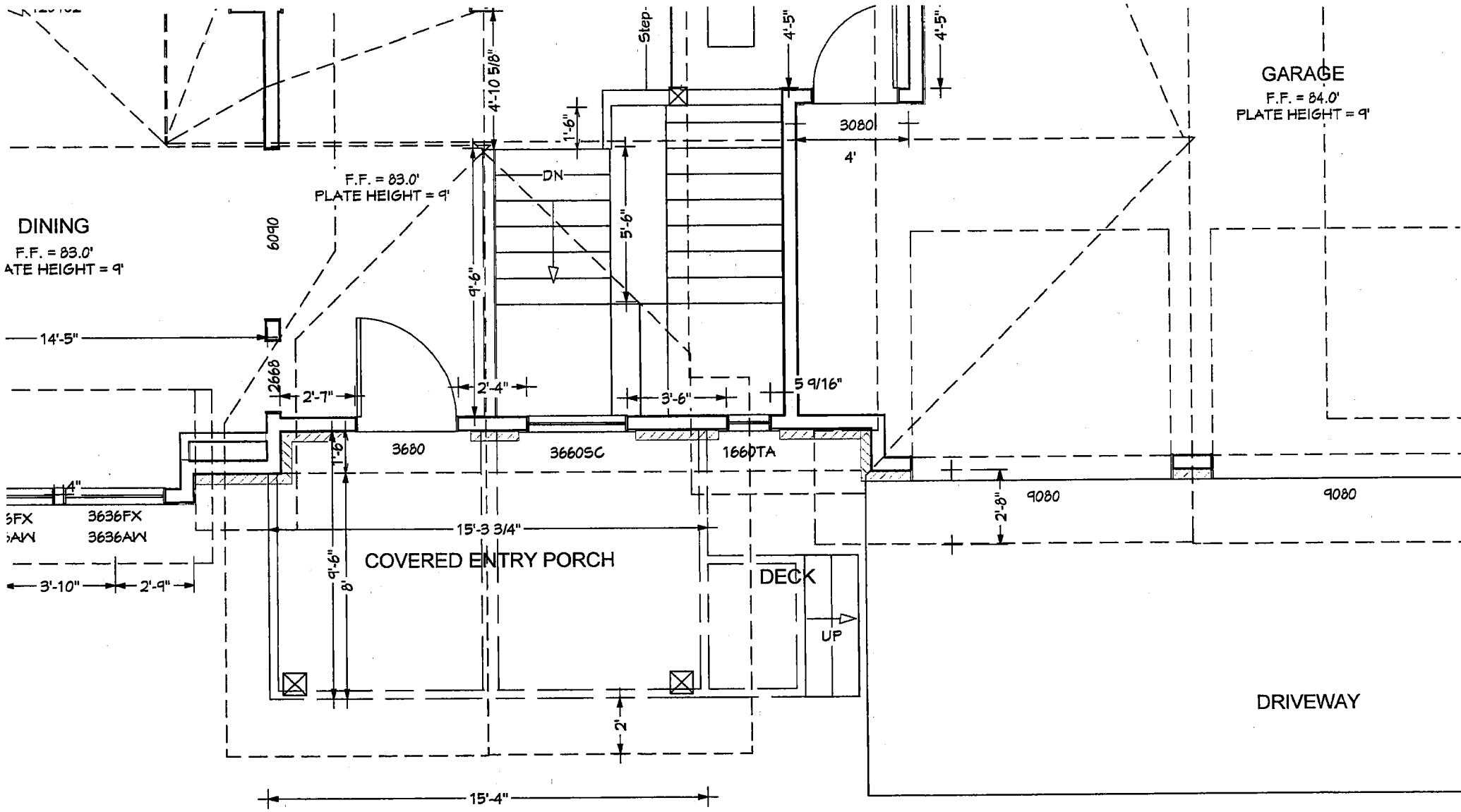


Rick Coddington



Jacque Coddington





Richard and Shari Liotta

569 Alden Lane,  
Incline Village, NV  
February \_\_, 2017

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

Re: Support of Fisher/Kintz Request for Setback Variance at 567 Alden Lane, Incline Village, NV

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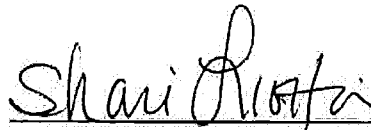
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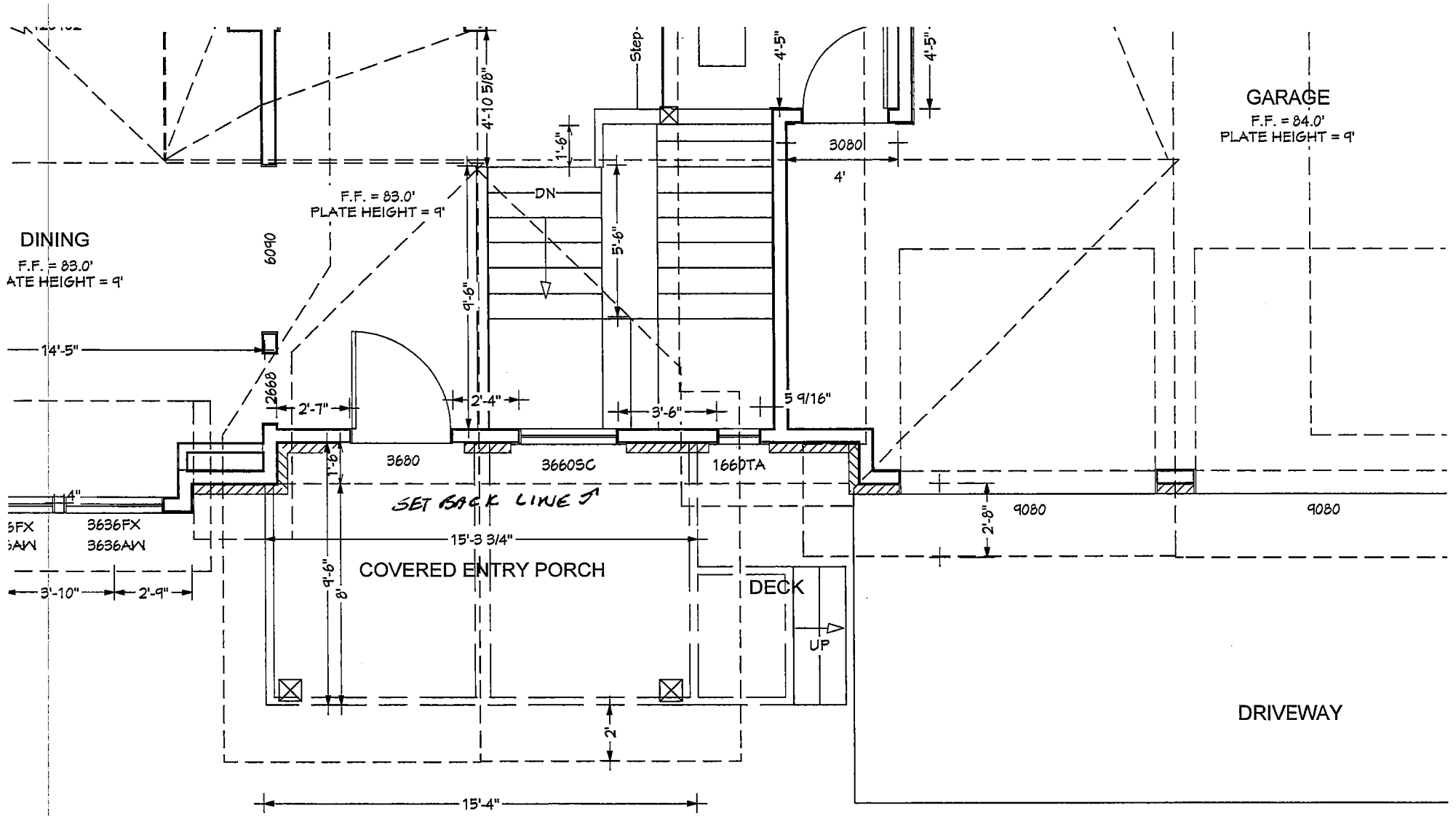
Sincerely,



Richard Liotta



Shari Liotta







555









30 YD

5157









663











02BNUSA

569

373-ARW

4x4  
OFF ROAD



567

PACIFIC  
CONSTRUCTION

NO  
TRESPASSING





