

ORIGINAL
VA15-001

Community Services Department
Planning and Development
VARIANCE
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

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>VA15-001</u> | |
| Project Name: 453 Winding Way Residence Extension | | | |
| Project Description: Addition of 240 square feet to right side of residence. | | | |
| Project Address: 453 Winding Way, Incline Village, NV 89451 | | | |
| Project Area (acres or square feet): 240 sq ft | | | |
| Project Location (with point of reference to major cross streets AND area locator): 453 Winding Way x McCourry Boulevard, Incline Village, NV 89451 | | | |
| Assessor's Parcel No.(s): | Parcel Acreage: | Assessor's Parcel No(s): | Parcel Acreage: |
| 124-042-08 | 0.45 | | |
| Section(s)/Township/Range: Section 16 / Township 16 N / Range 18 E | | | |
| Indicate any previous Washoe County approvals associated with this application: | | | |
| Case No.(s). -none- | | | |
| Applicant Information (attach additional sheets if necessary) | | | |
| Property Owner: | | Professional Consultant: | |
| Name: The Moraine Trust | | Name: Wayne Ford Residential Designer | |
| Address: 774 Mays Blvd., #10-312 | | Address: PO Box 4775 | |
| Incline Village, NV | Zip: 89451 | Incline Village, NV | Zip: 89450 |
| Phone: 775-831-5050 | Fax: | Phone: 775-772-2495 | Fax: |
| Email: layer@pobox.com | | Email: waynefordresidentialdesigner@yahoo.com | |
| Cell: | Other: | Cell: 775-772-2495 | Other: |
| Contact Person: D. A. Griscom, Trustee | | Contact Person: Wayne Ford | |
| Applicant/Developer: | | Other Persons to be Contacted: | |
| Name: The Moraine Trust | | Name: | |
| Address: 774 Mays Blvd., #10-312 | | Address: | |
| Incline Village, NV | Zip: 89451 | | Zip: |
| Phone: 775-831-5050 | Fax: | Phone: | Fax: |
| Email: layer@pobox.com | | Email: | |
| Cell: | Other: | Cell: | Other: |
| Contact Person: D.A. Griscom, Trustee | | Contact Person: | |
| For Office Use Only | | | |
| Date Received: <u>01/15/15</u> | Initial: <u>S.M.</u> | Planning Area: <u>INCLINE / TANGLE</u> | |
| County Commission District: <u>1</u> | | Master Plan Designation(s): <u>SR</u> | |
| CAB(s): <u>Incline Village / Crystal Bay</u> | | Regulatory Zoning(s): <u>MDS</u> | |

* EARLY

App. Time Waiver signed by Applicant - For Feb. 4th submitted
February 2014 For Apr. BOA Mtg.

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?

Side yard setback: reduction of a portion of the setback line from 8 feet to approximately 4 feet (3.96 feet precisely) to allow for extension of the existing residence.

The house is built at an angle to the existing setback line. Extending the house would project the finished house into the existing setback area by approximately 1.62 feet in the rear and 4.06 feet at the front owing to the angle of the existing structure versus the existing setback line and the pie-shaped nature of the lot. The addition would project into and cover approximately 68.16 square feet of the existing setback area.

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 is pie shaped with a decreasing width to the front of the parcel. The house is at an angle to the right side yard setback. A variance is requested to allow for approximately 68.16 square feet of expansion into the side yard setback area to allow for extension of the home with minimal impact to the character of the neighborhood and impact on the natural environment.

The rear yard of the residence contains old-growth trees, large boulders and rising and sloping contours. Building to the rear would impact trees, boulder placement and grading of the property. The existing natural environment would not be impacted by an extension of the property to the right but would be significantly impacted by an expansion to the rear.

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 project has no indicated substantial negative impacts to the pedestrian or traffic safety, or blocking views or reducing privacy other properties or uses in the area.

The neighbor to the right of where the construction would occur has been contacted, the proposed project discussed and a walk-through on the property performed. The family that owns the property has no issue with the proposed project. Their privacy would not be negatively affected whereas construction out the rear of the home would reduce their backyard privacy because new sight-lines into their rear yard would be created.

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 project will continue the as-built and historical character of the existing and other houses on the north side of Winding Way immediately off of McCourry Boulevard which are single story homes.

The project will preclude significant negative environmental impacts resulting from any potential need for cutting of old-growth trees, relocation of boulders, encroachment onto slopes and/or regrading of the backyard which would be necessitated by a rearward expansion of or addition to the existing residence.

The project would cover an existing side yard lawn resulting in a reduction of water use.

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

A single story home that flows out to an unobstructed back yard. Building off the rear of the home would chop the backyard into pieces, reduce privacy for the existing and other surround residences by creating sight-lines into other properties that currently don't exist.

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

Yes No If yes, please attach a copy.

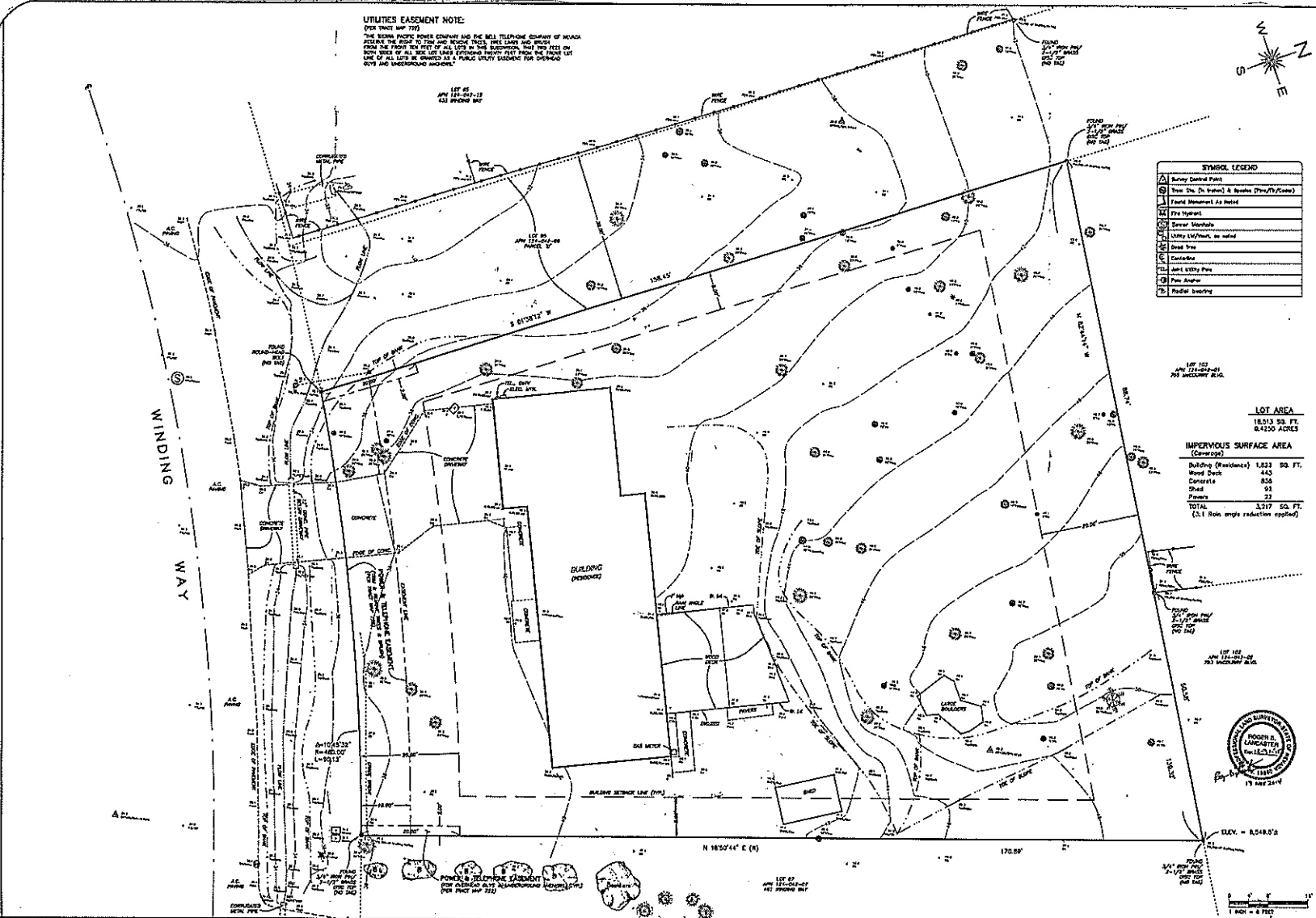
7. What is your type of water service provided?

Well Community Water System

8. What is your type of sanitary waste disposal?

Individual Septic System Community Sewer System

UTILITIES EASEMENT NOTE:
 OVER TRACT MAP 772
 THE BORNE PACIFIC POWER COMPANY AND THE MCL TELEPHONE COMPANY OF NEVADA
 RESERVE THE RIGHT TO RUN AND MAINTAIN THEIR TELEPHONE AND POWER
 LINES FROM THE FRONT OF ALL LOTS IN THIS SUBDIVISION. THIS RIGHT FEES ON
 THE FRONT OF ALL LOTS AND SHALL EXTEND TO THE FRONT OF THE FRONT LOT
 CITY AND UNDERGROUND AND OVER.



SYMBOL LEGEND

| | |
|---|--|
| △ | Survey Control Point |
| ⊙ | Tree (No. Di. Trunk) & Species (Dm/Tr/Color) |
| □ | Fenced Enclosure to be built |
| ○ | Tree Symbol |
| ○ | Survey Monument |
| ○ | Utility (W/Tran, or noted) |
| ○ | Dead Tree |
| ○ | Contour |
| ○ | Lot & Utility Pole |
| ○ | Post Anchor |
| ○ | Marker Bearing |

LOT AREA

| | |
|------------------------------------|----------------------|
| 18,919 SQ. FT. | |
| 6,422.0 ACRES | |
| IMPERVIOUS SURFACE AREA | |
| (Covered) | |
| Building (Residence) | 1,823 SQ. FT. |
| Wood Deck | 440 |
| Concrete | 836 |
| Shed | 93 |
| Pavement | 21 |
| TOTAL | 3,217 SQ. FT. |
| (3.1 Rule angle reduction applied) | |

Michael Eskew, Jr., Lic.
 A. Licensed Professional Engineer
 A. Registered Professional Engineer
 2740 S. Rainbow Blvd., Suite 100, Las Vegas, NV 89146
 702.253.2174
 www.michael-eskew.com

Topographic As-Built Survey
 Lot 68, Winding Way Subdivision
 A.P.N. 124-042-017, Washoe County
 452 Winding Way, Indian Village, Nevada

PROBATIONER
 ROBERT D. LANGRISH
 11190 S. RAYBURN AVE.
 LAS VEGAS, NV 89138

SITE PLAN: EXISTING 1/8" = 1'-0"

TRPA DATA

| |
|-----------------------|
| LOT AREA 18,919 SF |
| LAND CAPABILITY NO. 6 |
| 30% COVERAGE ALLOWED |
| 18,919 ± 30% * |

SITE DATA

1. SERVICE ADDRESS: 452 WINDING WAY INCLINE VILLAGE, NEVADA
2. APN: 124-042-017 WASHOE COUNTY
3. LOT: LOT 68 WINDWOOD SUBDIVISION SECTION 10 TOWNSHIP 10
4. WASHOE COUNTY ZONING: M03
5. T.R.P.A. PLAN AREA
6. YEAR BUILT: 1962 GARAGE/ENTRY ADDITION 437 SQ. FT.

INDEX

1. SAN SITE PLAN: EXISTING
2. SAN SITE PLAN: PROPOSED BY ADDITION TO RESIDENCE
3. SAN EXISTING FLOOR PLAN AND EXTERIOR ELEVATIONS
4. SAN NEW FLOOR PLANS AND EXTERIOR ELEVATIONS

AW RESIDENTIAL DESIGN

PROFESSIONAL SEAL

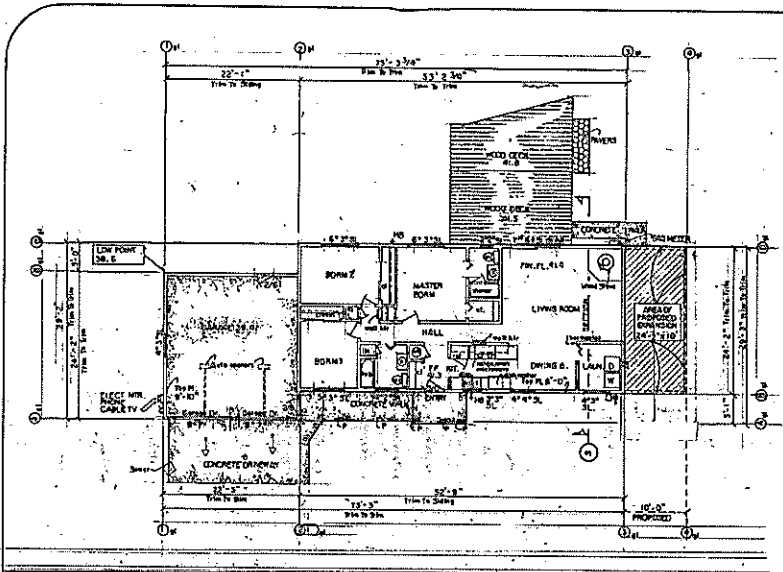
PROFESSIONAL SEAL

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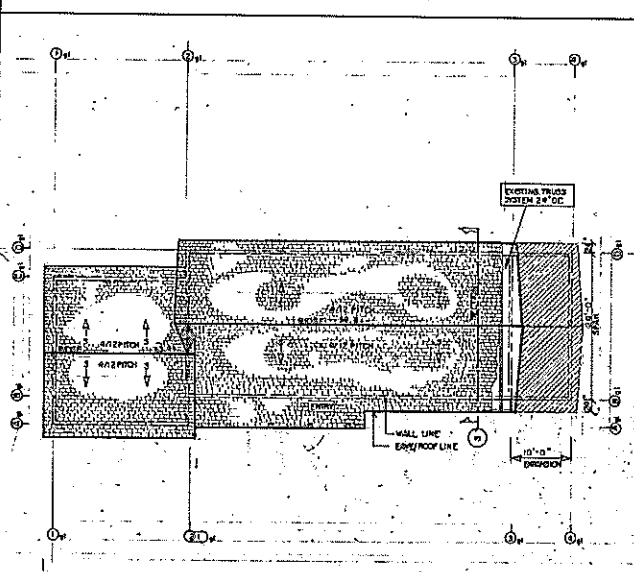
PROFESSIONAL SEAL

PROJECT: REMODEL/ADDITION TO SINGLE FAMILY RESIDENCE
 LOCATION: 452 WINDING WAY INCLINE VILLAGE, NEVADA
 LEGAL: LOT 68 WINDWOOD SUBDIVISION
 OWNER: MARRINE TRUST, D.A. GRISCOM TRUSTEE
 PROJECT NO: 2024-01
 INCLINE VILLAGE, NEVADA 89451

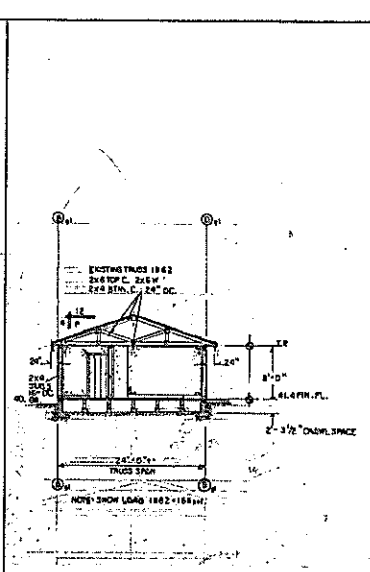
17 7/8



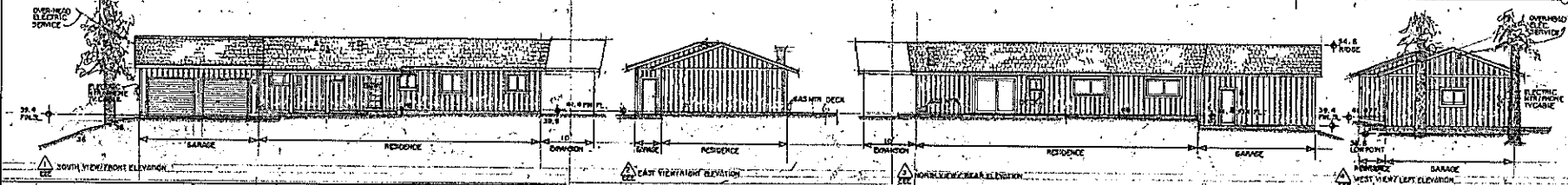
FLOOR PLAN - EXISTING 1/8" = 1'-0"



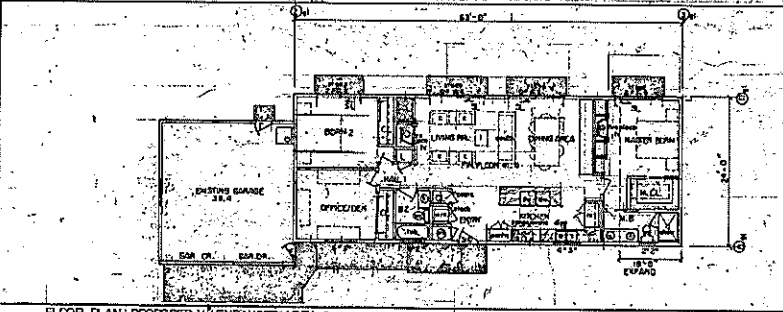
EXISTING ROOF PLAN 1/8" = 1'-0"



CROSS SECTION 1/8" = 1'-0"



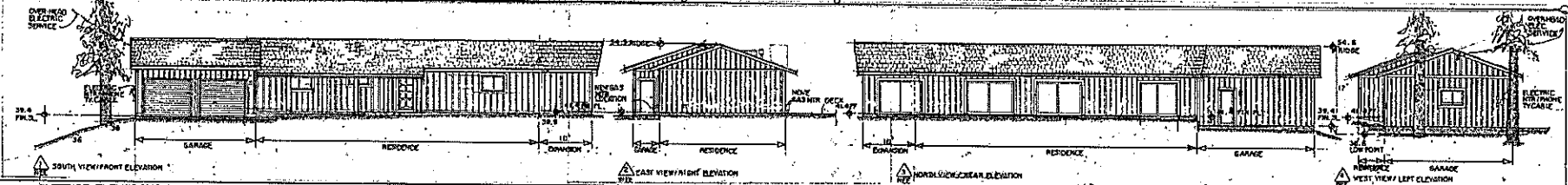
EXTERIOR ELEVATIONS - EXISTING 1/8" = 1'-0"



FLOOR PLAN - PROPOSED W/ EXPANDED AREA 1/8" = 1'-0"

OF SLOPE IN BUILDING AREA = 1%
 ROOF PITCH = 4/12
 F.R. P.A. - ALLOWED 24'-0"
 RIDGE = 54.8
 LOW POINT = 36.8
 15'-11"

PROJECT HEIGHT - T.P.A.



EXTERIOR ELEVATIONS - NEW W/ ADDITION 1/8" = 1'-0"

CHANGES:
 PROJECT BEARDED ADDITION TO SINGLE FAMILY RESIDENCE
 LOCATION: 333 WILSON AVENUE, LAS VEGAS, NEVADA
 CLIENT: WILSON TRUST
 OWNER: WILSON TRUST / D.A. GRIFFIN TRUSTEE
 74 WAYS BLVD #10-12
 INCLINE VILLAGE, NEVADA 89121