

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.: _____	
Project Name: TDIB - Dick/Billman Residence			
Project Description: Remodel of existing single family residence including the addition of a garage below the existing deck with a new mudroom/entry to the left of the garage.			
Project Address: 964 Chipmunk Ct. Incline Village, NV 89451			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): Nearest major cross streets - Mount Rose Highway and Country Club; Chipmunk Ct is off of Eagle Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
128-032-13	0.285		
Section(s)/Township/Range: S-10&03 T-16 R-18			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Dick-Billman Living Trust		Name: Elise Fett & Associates LTD.	
Address: 964 Chipmunk Ct.		Address: PO Box 5989	
Incline Village, NV	Zip: 89451	Incline Village, NV	Zip: 89450
Phone: 775-690-7094	Fax:	Phone: 775-833-3388	Fax: 775-833-2388
Email: golfmry@aol.com		Email: elise@elisefett.com	
Cell: 775-690-7094	Other:	Cell: 775-762-3388	Other:
Contact Person: Timothy Dick or Isabel Billman		Contact Person: Elise Fett	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Elise Fett & Associates LTD		Name:	
Address: PO Box 5989		Address:	
Incline Village, NV	Zip: 89450		Zip:
Phone: 775-833-3388	Fax: 775-833-2388	Phone:	Fax:
Email: julie@elisefett.com		Email:	
Cell: n/a	Other:	Cell:	Other:
Contact Person: Julie Rinaldo		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?

Front yard setback article 406-Building Placement Standard 110.406.30 is the provision we are requesting a variance for.

The proposed garage design encroaches upon the front yard set-back by 5.61 feet and the deck above overhangs the garage by 1 foot, for a total encroachment of 6.61 feet.

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 shape of the lot and steep slope limits the location of the driveway on the property. The current driveway location is along the west side of the property and is at a 20% slope. Locating the garage off of the existing driveway would have a non-workable turn into and out of the garage. Adding a single car garage next to the existing basement area, would require a variance of 5' minimum and would also push the existing wall in to allow cars to be able to turn in and out. The resulting garage would be only 20' deep. The elevation of the road at the existing driveway is an average of 1.5' lower than the new proposed driveway helping to reduce the driveway slope and garage floor excavation. Additionally, large trees and an SEZ limits the option of expanding towards the east side of the property. Therefore, relocating the driveway to the front of the house and expanding below the existing deck is the only viable option.

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?

There are minimal negative impacts associated with this project. The existing driveway will be removed and restored. The front of the existing driveway will be lowered to accommodate guest parking at the front door in order to keep guest cars off of the road in the winter and give them easier access to the front door. The large existing rocks at the front of the house are to remain and more will be added to retain the new driveway cut. This way it will improve the curbside appeal with existing trees and rocks on each side of the driveway and the new entrance facing the street. Relocating the garage/driveway to the front will allow them to create a more attractive entrance and minimize traffic between their property and the property to the west.

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 addition of a garage will provide enclosed parking which will eliminate clutter in view of the neighbors. Additionally, the new entry will improve the overall curbside appeal of the property and the new driveway/garage will be a usable slope allowing cars to park off the street. Maintaining and lowering the front of the existing driveway also encourages guests not to park on the street. The proposed configuration is more consistent with the neighboring properties.

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

Enclosed parking as required per table 110.410.10.1 would be denied if the variance is not granted. As previously discussed in item 2, there are no other viable locations for a garage to be added to the property.

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
-------------------------------	--

8. What is your type of sanitary waste disposal?

<input type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System
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Subject Property : **964 Chipmunk Dr Incline Village NV 89451**

Owner Information

Owner Name : **Dick-billman / Dick Timothy J (te)**
Mailing Address : **16004 Green Springs Dr, Reno NV 89511-8138 R034**
Vesting Codes : **// Living Trust**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Incline Village 3 Lt 10 Blk N**
County : **Washoe, Nv** Alternate APN : **130999**
Census Tract / Block : **33.09 / 2** Subdivision : **Incline Village 3**
Township-Range- Sect : **16-18** Map Reference : **128-03**
Legal Lot : **10** School District : **Washoe County**
Legal Block : **N** Munic/Township : **N Tahoe Fire Incline Vlg
Gid**
Market Area : **175** Neighbor Code : **TAFD**
APN : **128-032-13**

Owner Transfer Information

Recording/Sale Date : **10/16/2014 / 10/14/2014** Deed Type : **Quit Claim Deed**
Document # : **4400989**

Last Market Sale Information

Recording/Sale Date : **03/15/2002 / 03/04/2002** 1st Mtg Int. Rate/Type : **/ Fixed Rate Loan**
Sale Price : **\$435,000** 1st Mtg Document # : **2664110**
Document # : **2664109** 1st Mtg Term : **30**
Deed Type : **Grant Deed** Price Per SqFt : **\$258.93**
1st Mtg Amount/Type : **\$348,000 / Cnv** 2nd Mtg Amount/Type : **\$87,000 / Conv**
Title Company : **Stewart Title/northern Nv**
Lender : **Countrywide Hm Lns Inc**
Seller Name : **Dresow Charles M & Joan L**

A blue-tinted photograph of a modern building's interior, showing a staircase and architectural details.

Property Detail

Prior Sale Information

Prior Rec/Sale Date : **01/26/1990 / 01/01/1990**

Prior Deed Type : **Deed (reg)**

Prior Sale Price : **\$161,538**

Prior Lender : **Imco Rlty Svc Inc**

Prior Doc Number : **1376632**

Prior 1st Mtg Amt/Type : **\$100,000 / Conv**

Property Characteristics

Gross Area : **1,992**

Basement Area : **312**

Cooling Type : **Forced Air**

Living Area : **1,680**

Basement Type : **Unfinished**

Exterior wall : **Hardboard**

Above Grade : **1680**

Foundation : **Wood**

Porch Type : **Brick Porch**

Bedrooms : **3**

Roof Material : **Wood Shake**

Patio Type : **Wood Balcony**

Bath(F/H) : **2**

Construction : **Frame**

Quality : **Average**

Year Built / Eff : **1972 / 1972**

Heat Type : **Forced Air**

Bath Fixtures : **9**

of Stories : **1.5**

Property Information

Land Use : **Sfr**

Lot Acres : **0.28**

Sewer Type : **Public Service**

Zoning : **HDS**

Lot Size : **12,415**

State Use : **Single Family Residence**

Res/Comm Units : **1**

Water Type : **Public**

Tax Information

Total Value : **\$106,315**

Assessed Year : **2015**

Property Tax : **\$4,345.20**

Land Value : **\$77,000**

Improve % : **28%**

Tax Rate Area : **5200**

Improvement Value : **\$29,315**

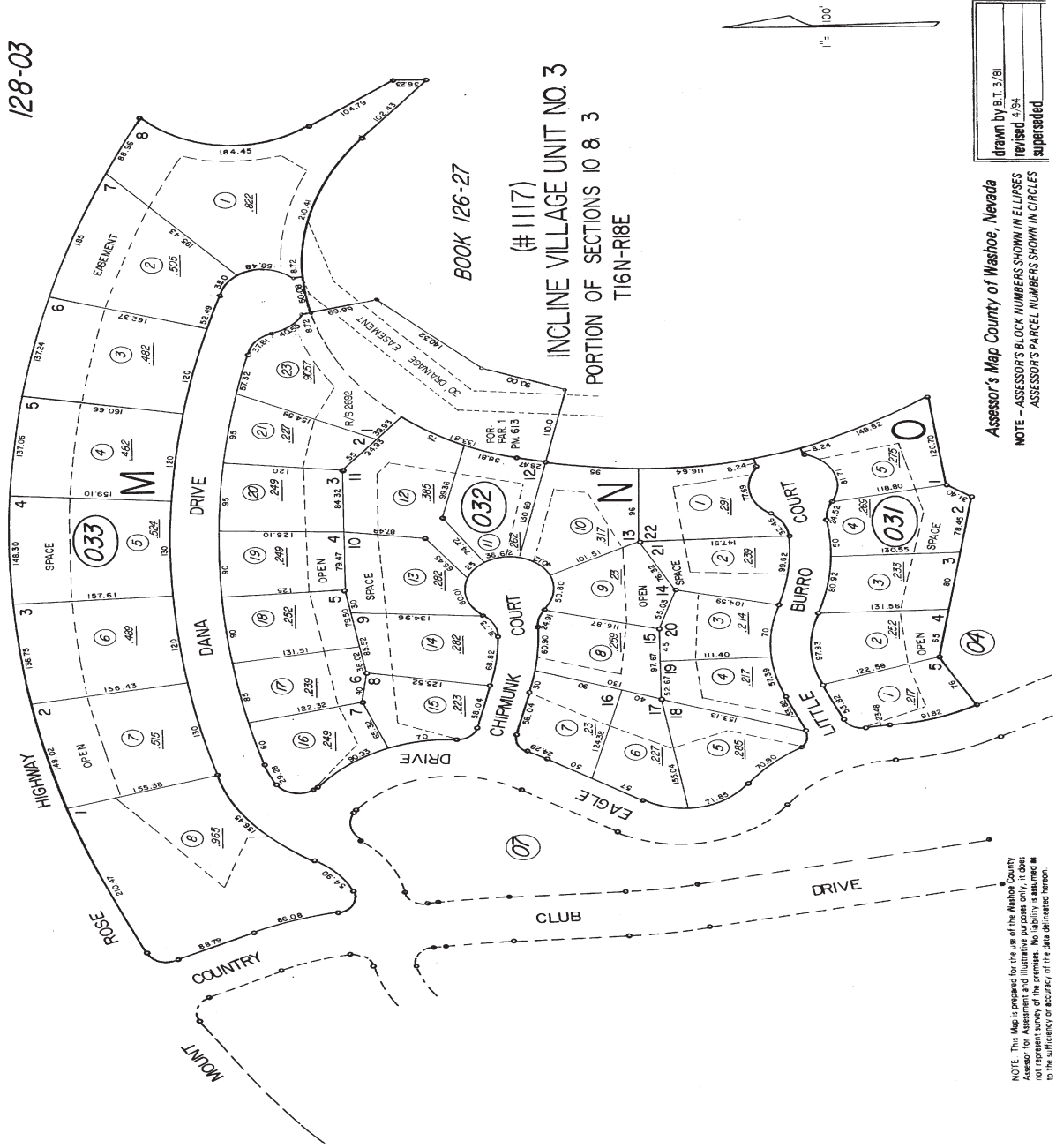
Tax Year : **2015**

Market Value : **\$303,757**

Total Taxable Value : **\$106,315**

Assessor Map

128-03



BOOK 126-27
 (# 1117)
 INCLINE VILLAGE UNIT NO. 3
 PORTION OF SECTIONS 10 & 3
 TIGN-RIBE

drawn by B.T. 3/81
 revised 6/94
 superseded

Assessor's Map County of Washoe, Nevada
 NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed to the sufficiency or accuracy of the data derived therefrom.

Customer Name : Suta Bogale
 Customer Company Name : FCT
 Prepared On : 09/29/2015



Subject Property : **964 Chipmunk Dr Incline Village NV 89451**



Customer Name : Suta Bogale
Customer Company Name : FCT
Prepared On : 09/29/2015

Comparables

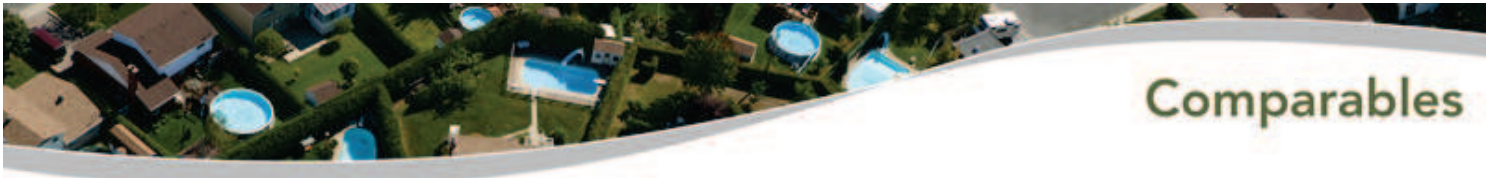
Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$435,000	\$320,000	\$700,000	\$570,306
Bldg/Living Area	1680	1444	1900	1664
Price Per Square Foot	\$258.93	\$182	\$423	\$343.63
Year Built	1972	1964	1996	1976
Lot Size	12,415	6,011	30,448	14,588
Bedrooms	3	2	4	3
Bathrooms	2	2	3	2
Stories	1.5	1	3	2
Total Assessed Value	\$106,315	\$68,375	\$167,437	\$111,857
Distance From Subject	0	0.21	1.48	0.89

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	964 Chipmunk Dr	435,000	106,315	03/15/2002	3	2	1,680	12,415	1972		HDS
1	942 Jennifer St	699,000	125,189	11/14/2014	3	3	1,844	11,516	1983	0.21	MDS
2	955 Apollo Way	535,000	94,528	08/14/2015	3	2	1,495	8,320	1971	0.22	HDS
3	1025 Apollo Way	510,000	96,545	11/14/2014	3	2	1,530	10,019	1978	0.3	HDS
4	680 Bridger Ct	393,000	99,425	12/12/2014	3	2	1,444	10,504	1979	0.32	MDS
5	687 Bridger Ct	650,000	101,208	07/20/2015	3	3	1,536	9,225	1979	0.34	MDS
6	780 Geraldine Dr	350,000	93,542	10/17/2014	4	3	1,836	8,414	1974	0.72	HDS
7	803 Charles Ct	599,000	92,432	10/30/2014	4	2	1,504	7,912	1975	0.75	HDS
8	596 Lucille Dr	672,500	134,894	10/14/2014	3	3	1,800	14,985	1979	0.96	MDS
9	575 Village Blvd	700,000	167,437	06/19/2015	3	3	1,824	25,091	1996	1.02	MDS
10	563 Village Blvd	645,000	152,908	06/05/2015	3	2	1,642	18,687	1988	1.06	MDS
11	569 Mcdonald Dr	620,000	114,906	10/17/2014	3	3	1,684	18,905	1965	1.1	MDS
12	963 Fairway Park Dr	510,000	70,009	12/11/2014	3	2	1,536	7,144	1979	1.17	LDU
13	875 Donna Dr	625,000	125,966	09/29/2014	4	2	1,900	20,691	1969	1.21	MDS

Customer Name : Suta Bogale
 Customer Company Name : FCT
 Prepared On : 09/29/2015

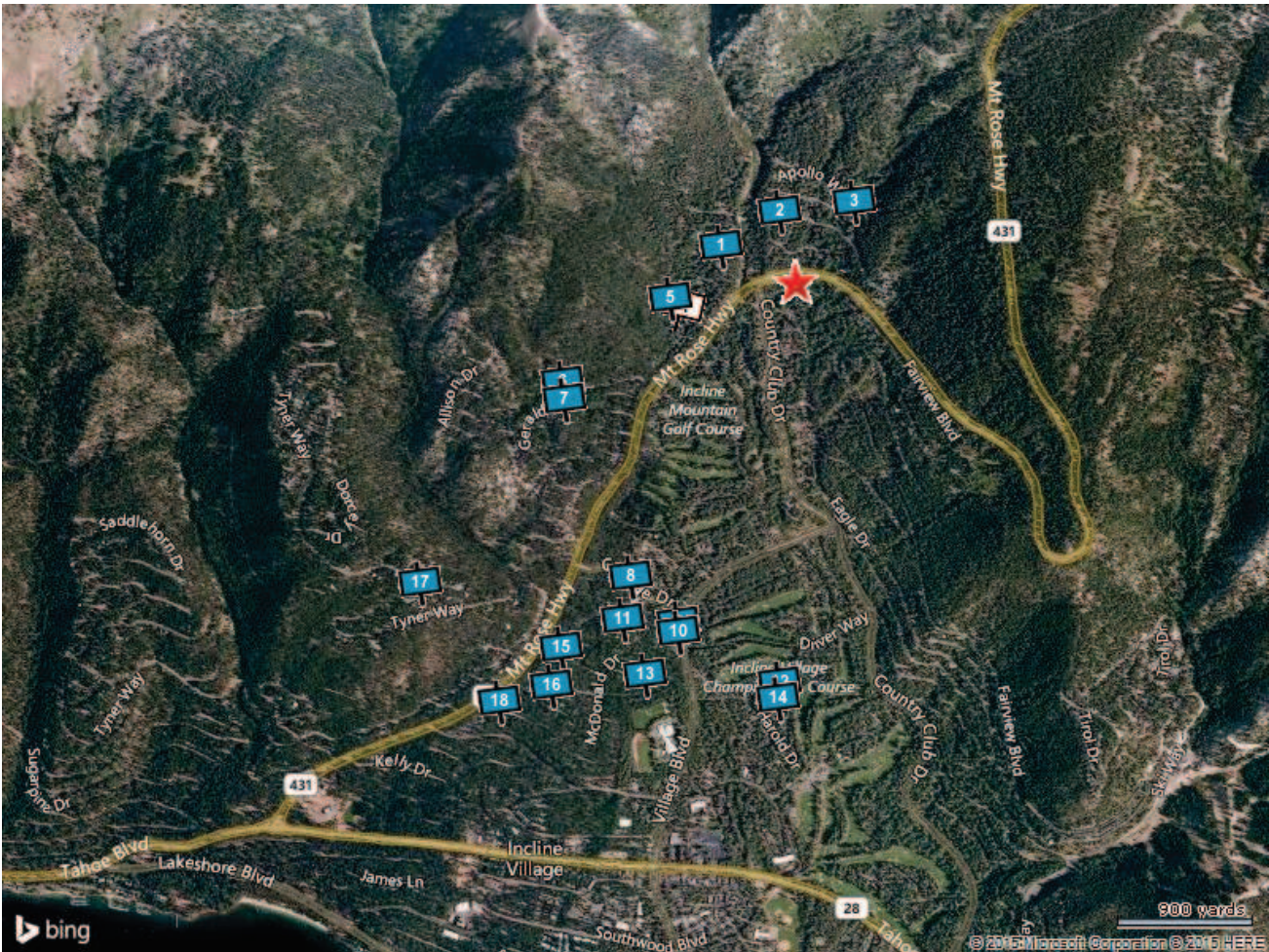


Comparables

14	512 Catherine Dr	320,000	68,375	02/25/2015	3	2	1,760	6,011	1976	1.22	LDU
15	810 Donna Dr	581,000	119,232	12/30/2014	3	2	1,648	18,774	1964	1.27	MDS
16	821 Carano Ct	528,000	120,944	12/31/2014	2	2	1,600	18,513	1969	1.36	MDS
17	407 Valerie Ct	650,000	118,721	11/12/2014	3	2	1,686	30,448	1973	1.38	MDS
18	501 Lucille Dr	678,000	117,171	07/10/2015	4	3	1,688	17,424	1966	1.48	MDS

Distressed Sales = 

Map



Customer Name : Suta Bogale
 Customer Company Name : FCT
 Prepared On : 09/29/2015

EXHIBIT A

LEGAL DESCRIPTION

LOT 10 IN BLOCK N OF INCLINE VILLAGE UNIT NO. 3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA ON JUNE 25, 1969, AS TRACT MAP NO. 1117.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED 3/15/2002 AS INSTRUMENT NO. 2664109.

And more commonly known as 964 Chipmunk Court, Incline Village, NV.

APN: 128-032-13

REVISIONS	BY

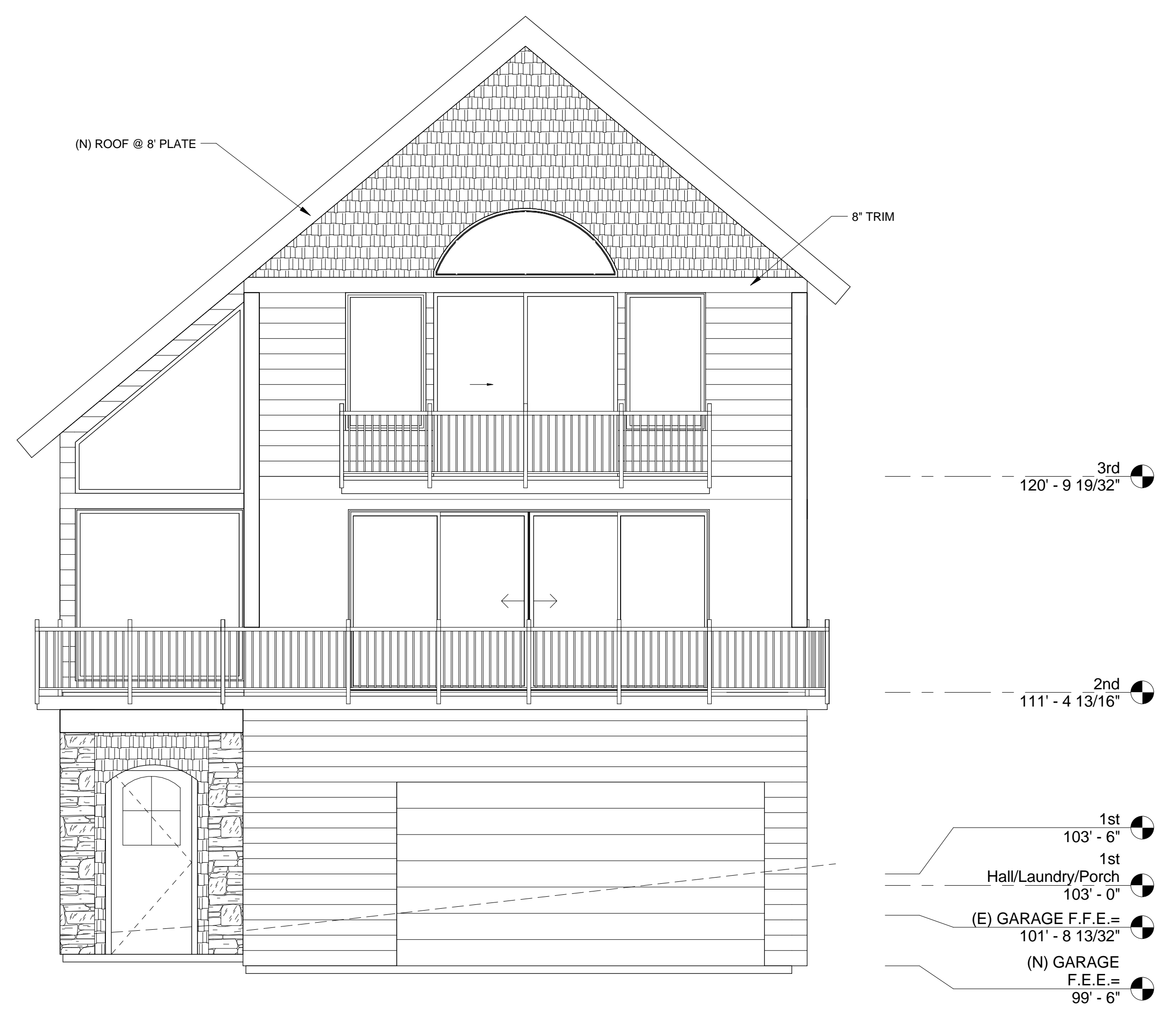
P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89150
PHONE: (775)833-3388
FAX: (775)833-2388
elise@elisefett.com

ELISE FETT & ASSOCIATES, LTD.
AIA • RCE
**ARCHITECTURE
ENGINEERING**

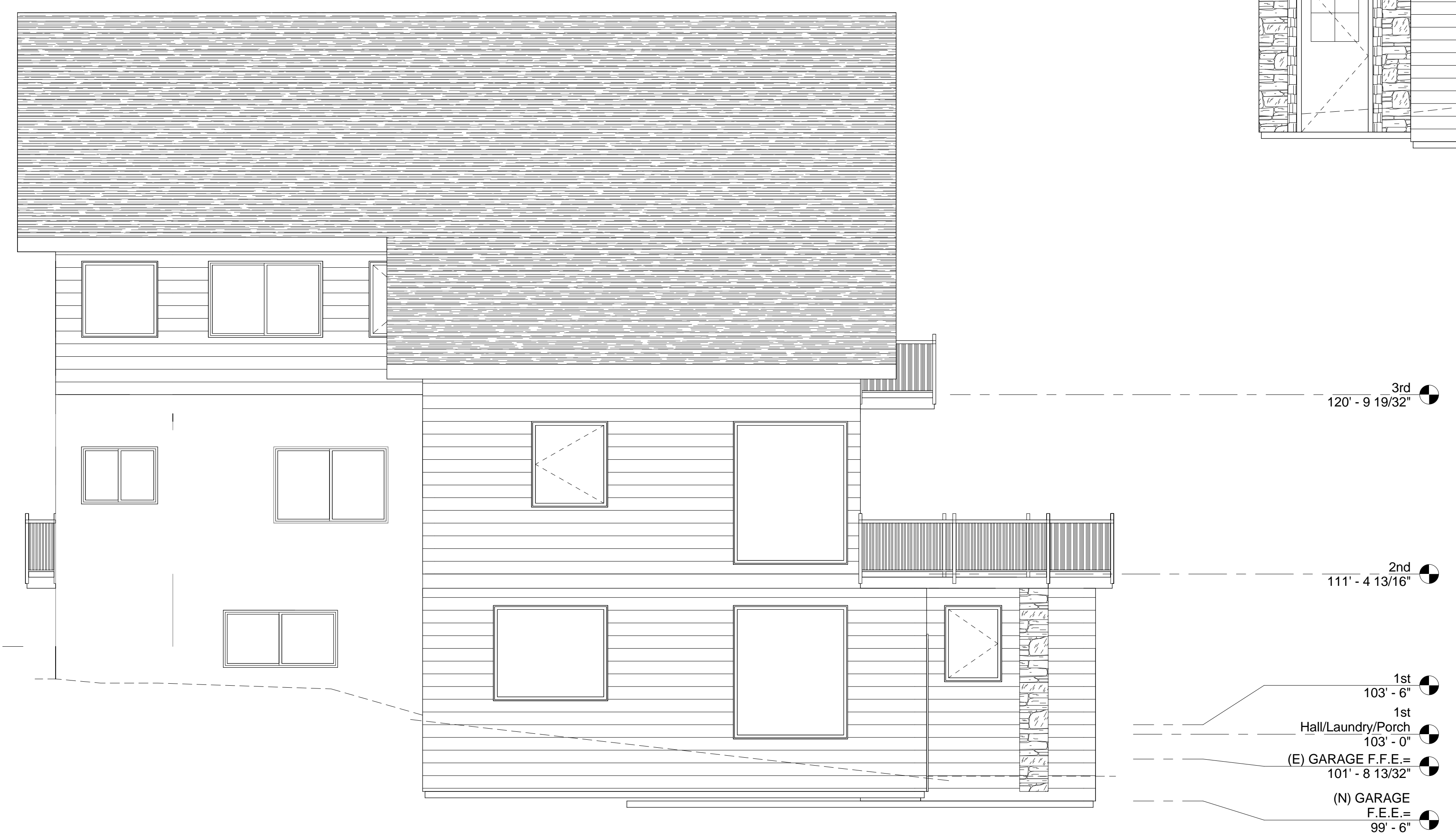
DICK / BILLMAN REMODEL
INCLINE VILLAGE 3, LOT 10, BLOCK N
964 CHIPMUNK CT., INCLINE VILLAGE, NV
APN: 128-032-13

DRAWN : _____ CHECKED : _____
DATE : _____
SCALE : 1/4" = 1'-0"
JOB NO : _____ TDB
DWG NO : _____
SHEET
A-4
OF _____ SHEETS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.



① SOUTH ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

REVISIONS	BY

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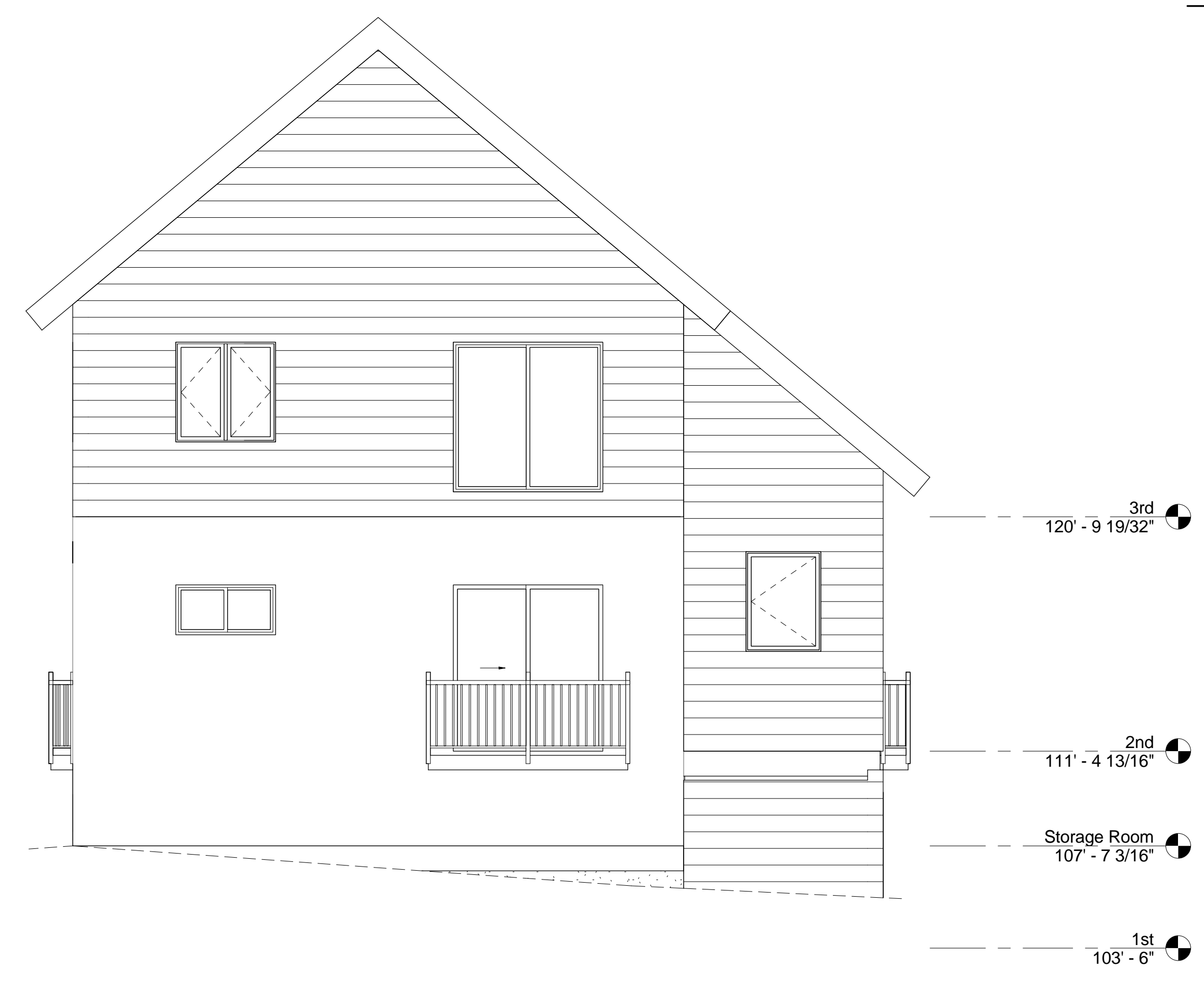
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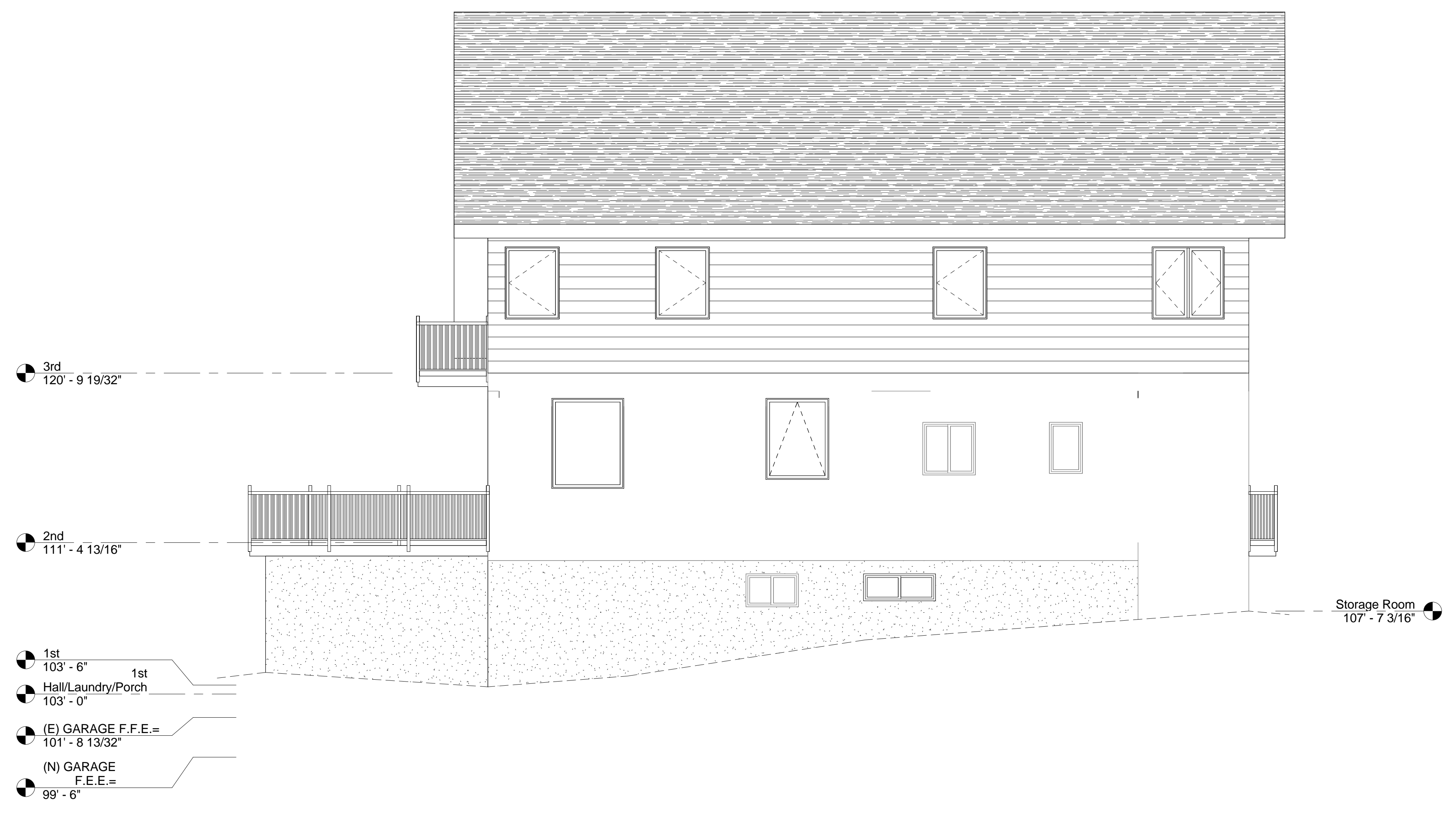
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 DATE : _____
 SCALE : 1/4" = 1'-0"
 JOB NO : _____ TDB
 DWG NO : _____
 SHEET

A-5
 OF SHEETS

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① NORTH ELEVATION
 1/4" = 1'-0"



② EAST ELEVATION
 1/4" = 1'-0"

OWNER
 DICK-BILLMAN LIVING TRUST
 16004 GREEN SPRINGS DR.
 RENO, NV 89511

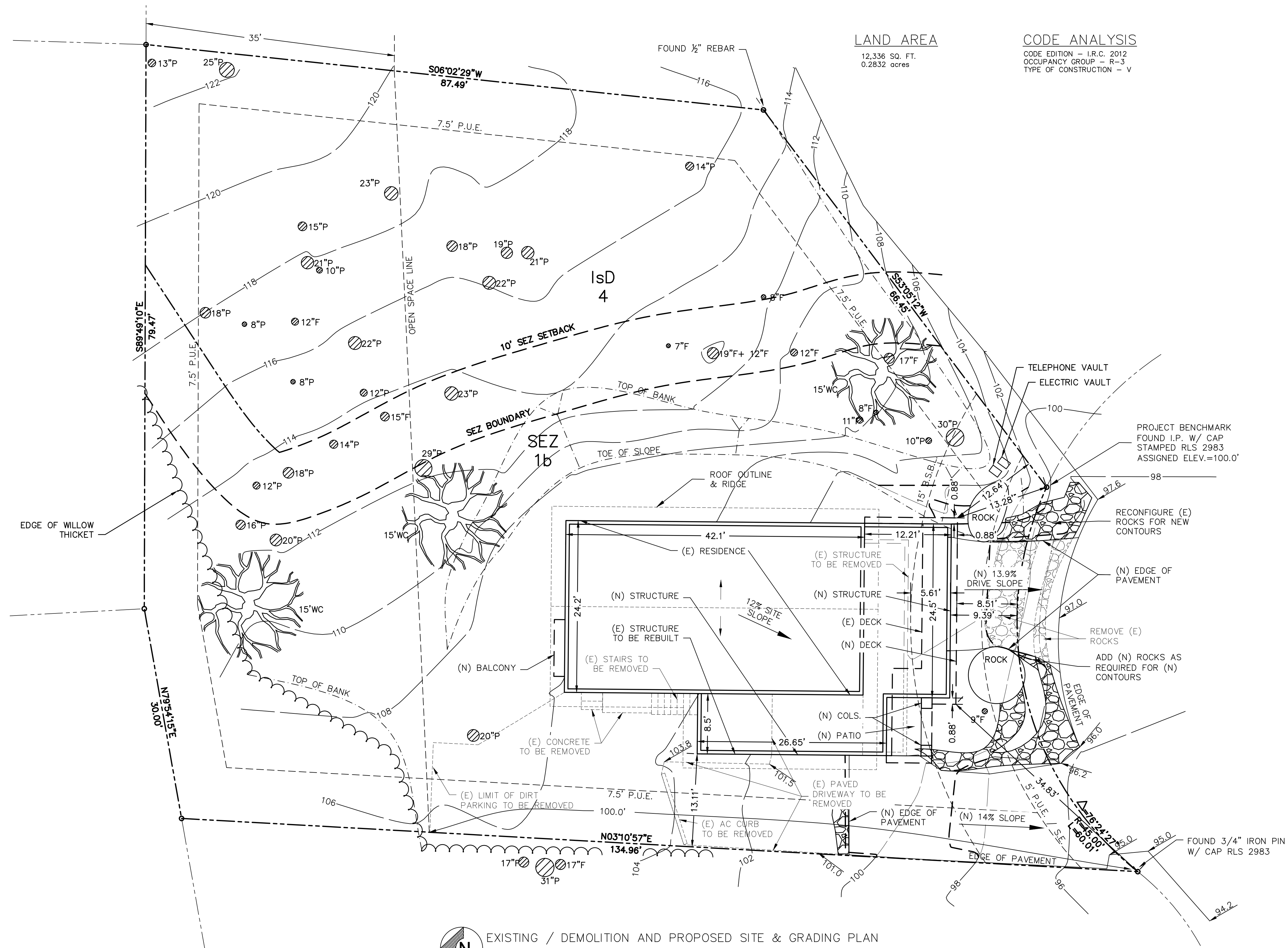
PROPERTY
 964 CHIPMUNK CT.
 INCLINE VILLAGE
 WASHOE COUNTY, NEVADA
 INCLINE VILLAGE 3
 LOT 10, BLOCK N
 APN: 128-032-13

CONTACT PERSON
 ELISE FETT & ASSOCIATES
 P.O. BOX 5989
 INCLINE VILLAGE, NV 89450
 (775) 833-3388

NOTE:
 1) EXISTING SURVEY & SITE PLAN
 PROVIDED BY ARNETT & ASSOCIATES, INC.
 ELISE FETT & ASSOCIATES, LTD. IS NOT
 RESPONSIBLE FOR THE ACCURACY OF THE
 EXISTING CONDITIONS ON THIS SITE PLAN.

LAND AREA
 12,336 SQ. FT.
 0.2832 acres

CODE ANALYSIS
 CODE EDITION - I.R.C. 2012
 OCCUPANCY GROUP - R-3
 TYPE OF CONSTRUCTION - V

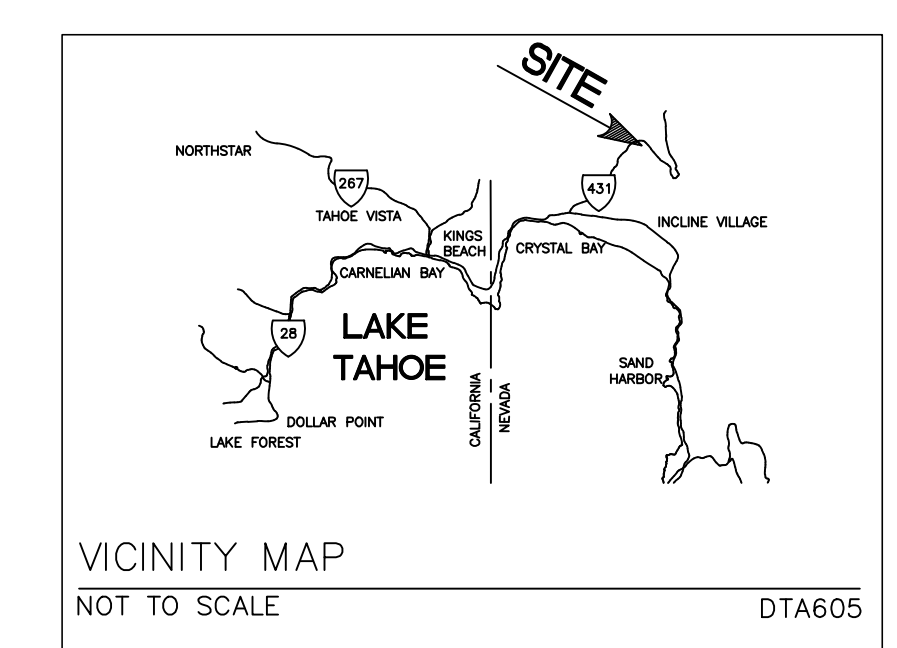


LEGEND

- EXISTING CONTOURS
- CONTOUR TO BE REMOVED
- PROPOSED CONTOURS
- FOUND 3/4" IP LS 2674 UNLESS OTHERWISE NOTED
- NOTHING FOUND OR SET
- SPOT ELEVATION
- UTILITY AS NOTED
- PUBLIC UTILITY EASEMENT
- SLOPE EASEMENT
- BUILDING SETBACK LINE PER TRACK MAP
-
- WILLOW TREE

EXISTING / DEMOLITION AND PROPOSED SITE & GRADING PLAN
 SCALE 1/8"=1'

NOTE: REFER TO LANDSCAPE / TRPA BMP PLAN FOR EROSION CONTROL FENCING.
 CALL FOR PREGRADE INSPECTION PRIOR TO ANY GRADING.



VICINITY MAP
 NOT TO SCALE

DTA605

REVISIONS	BY

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 AIA • RCE
 ARCHITECTURE
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 NEVADA 89450
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DICK / BILLMAN REMODEL
 INCLINE VILLAGE 3, LOT 10, BLOCK N
 964 CHIPMUNK CT., INCLINE VILLAGE, NV.
 APN: 128-032-13

DRAWN : KM	CHECKED : EF
DATE : 10-14-15	
SCALE : AS NOTED	
JOB NO : TDIB	
DWG NO : Site.dwg	
SHEET	

SP-1

OF 4 "SP" SHEETS

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OWNER
 DICK / BILLMAN REMODEL
 964 CHIPMUNK CT., INCLINE VILLAGE, NV
 89450

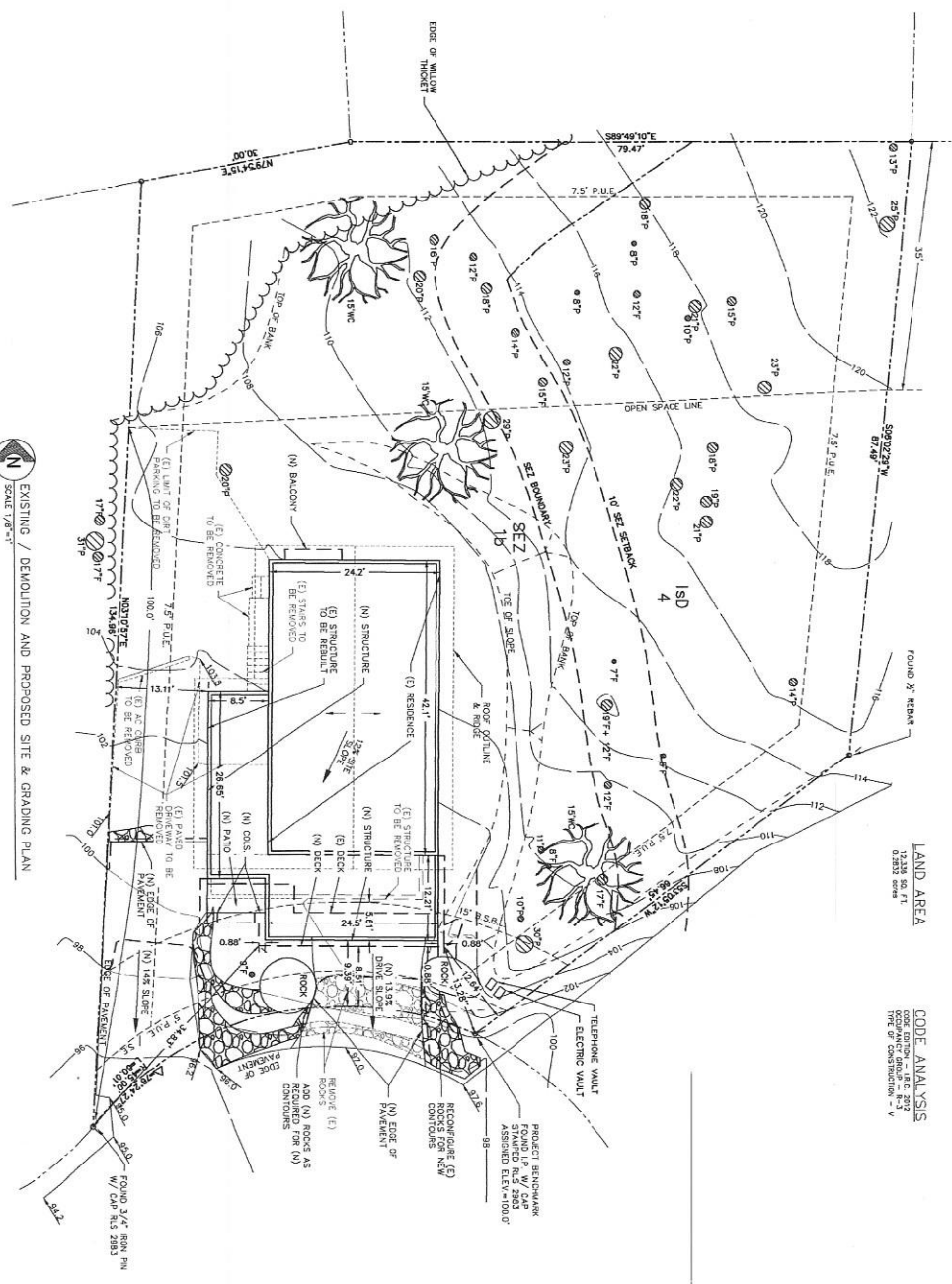
PROPERTY
 128-032-13
 INCLINE VILLAGE
 LOT 10, BLOCK N
 APN: 128-032-13

CONTACT PERSON
 ELISE FETT & ASSOCIATES
 12880 W. WYOMING
 SUITE 200, LAS VEGAS, NV 89135
 (702) 833-3388

NOTE:
 1. EXISTING SHOWN IN RED
 2. PROPOSED SHOWN IN GREEN
 3. REMOVED SHOWN IN BLUE
 4. CONSTRUCTION - V

LAND AREA
 12880 SQ. FT.
 0.2333 ACRES

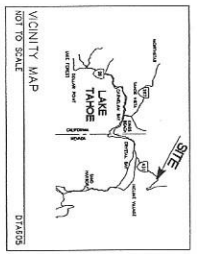
CODE ANALYSIS
 2008 IBC
 2008 IBC
 TYPE OF CONSTRUCTION - V



EXISTING / DEMOLITION AND PROPOSED SITE & GRADING PLAN
 SCALE 1/8"=1'-0"
 DATE: 10-14-15
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

LEGEND

- EXISTING CONTOUR
- CONTOUR TO BE REMOVED
- PROPOSED CONTOUR
- FOUND 3/4" P.I.S. 2024
- NOTHING FOUND OR SET
- SPOT ELEVATION
- UTILITY AS NOTED
- PUBLIC UTILITY EASEMENT
- SE. SLOPE EASEMENT
- BS&L BUILDING SETBACK LINE PER TRACK MAP
- 12" TREE PLANTER & TYPED
- 2" TREE PLANTER & TYPED
- WILLOW TREE



NO.	DATE	BY	REVISIONS
1	10-14-15	[Signature]	ISSUED

JOB NO: 108
 DATE: 10-14-15
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

DICK / BILLMAN REMODEL
 INCLINE VILLAGE 3, LOT 10, BLOCK N
 964 CHIPMUNK CT., INCLINE VILLAGE, NV.
 APN: 128-032-13

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 PHONE: (775) 833-3388
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 elise@elisefett.com

NO.	DATE	BY	REVISIONS

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