



Board of Adjustment Staff Report

Meeting Date: August 6, 2015

Subject: Variance Case Number VA15-005
Applicant: Brett Robinson and Mary Ayuson
Agenda Item Number: 8E
Project Summary: To reduce the front yard setback from 15 feet to 1 foot to construct a one story, two car garage and workshop attached to a new four story single family dwelling.
Recommendation: Approval with conditions
Prepared by: Chad Giesinger, AICP, Senior Planner
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3626
E-Mail: cgiesinger@washoecounty.us

Description

Variance Case Number VA15-005 (Ayuson) – Hearing, discussion and possible action to reduce the front yard setback from 15 feet to 1 foot to construct a one story, two car garage and workshop attached to a new four story single family dwelling.

- Applicant: Elise Fett & Associates LTD
- Property Owner: Brett J Robinson and Mary L Ayuson
- Location: 424 Gonowabie Rd.
- Assessor's Parcel Number: 123-145-07
- Parcel Size: 0.311 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, Variances
- Commission District: 1 – Commissioner Birkbigler
- Section/Township/Range: Section 19, T16N, R18E, 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.

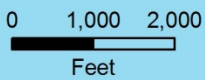
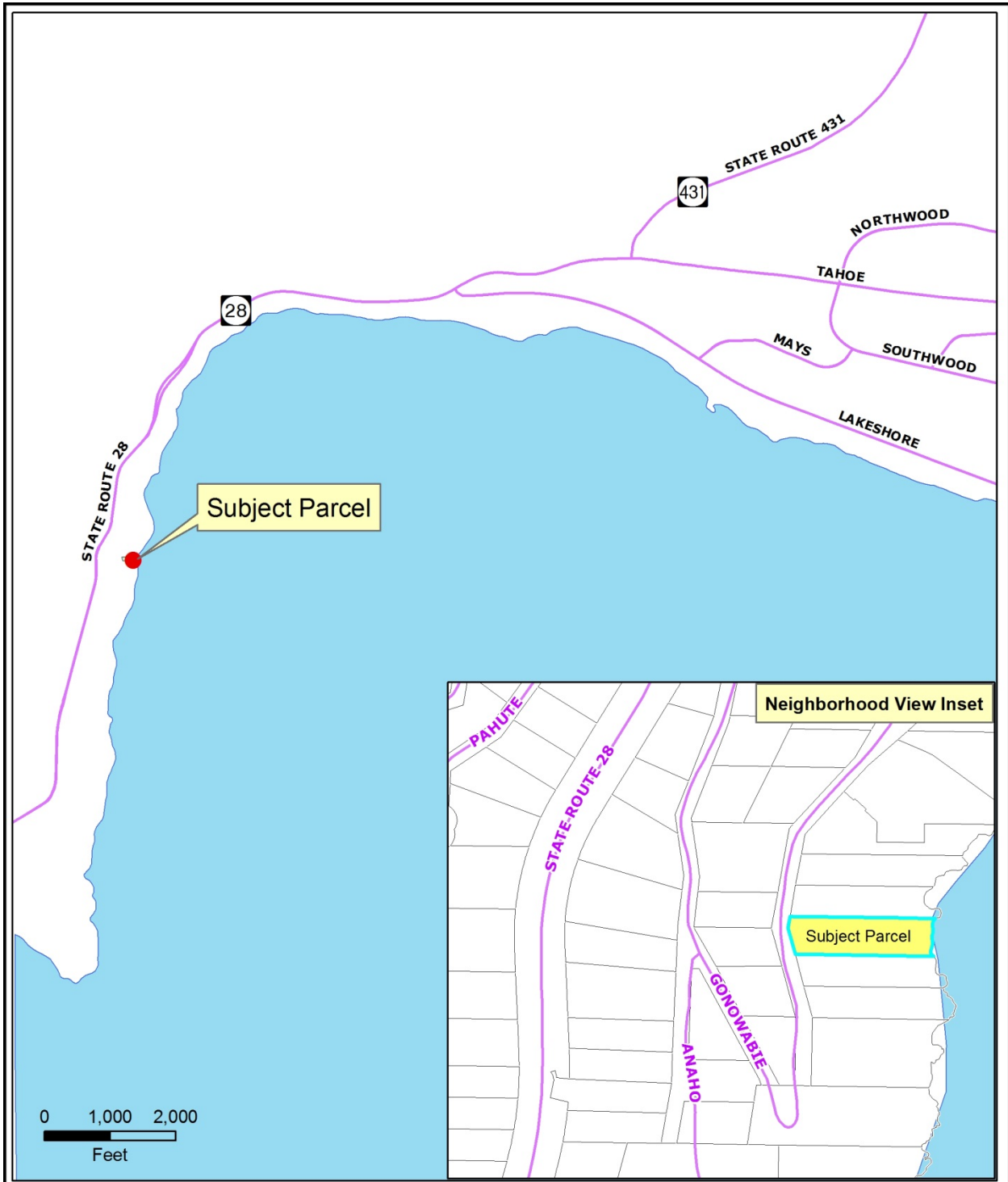
NRS 278.300 (1) (c) limits the power of the Board of Adjustment to grant variances only under the following circumstances:

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, Variance, the Board must make five 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.



VICINITY MAP

VA15-005 (Ayuson)

 APN 123-145-07

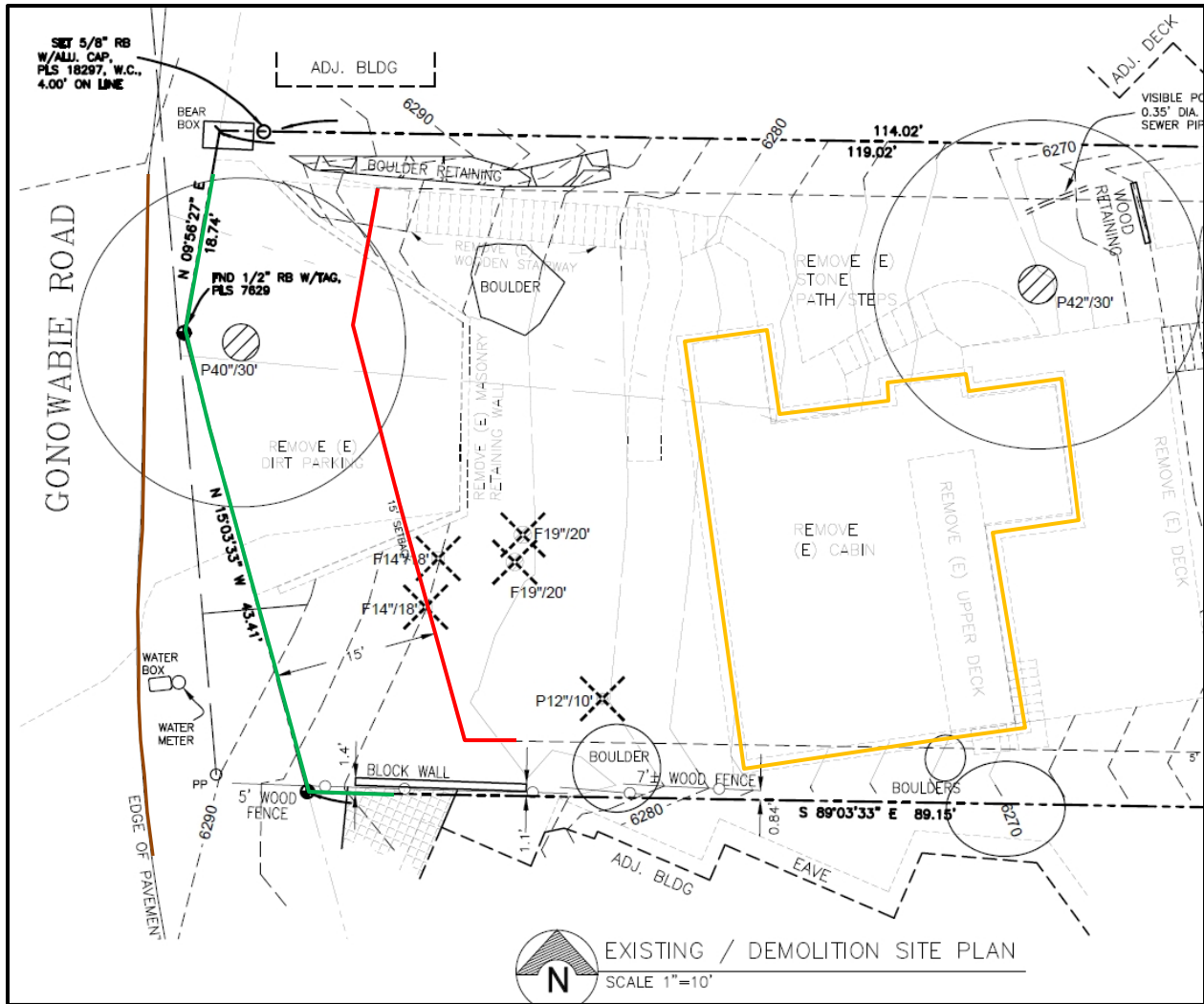
Date: May 2015



Community Services
Department, Planning
and Development

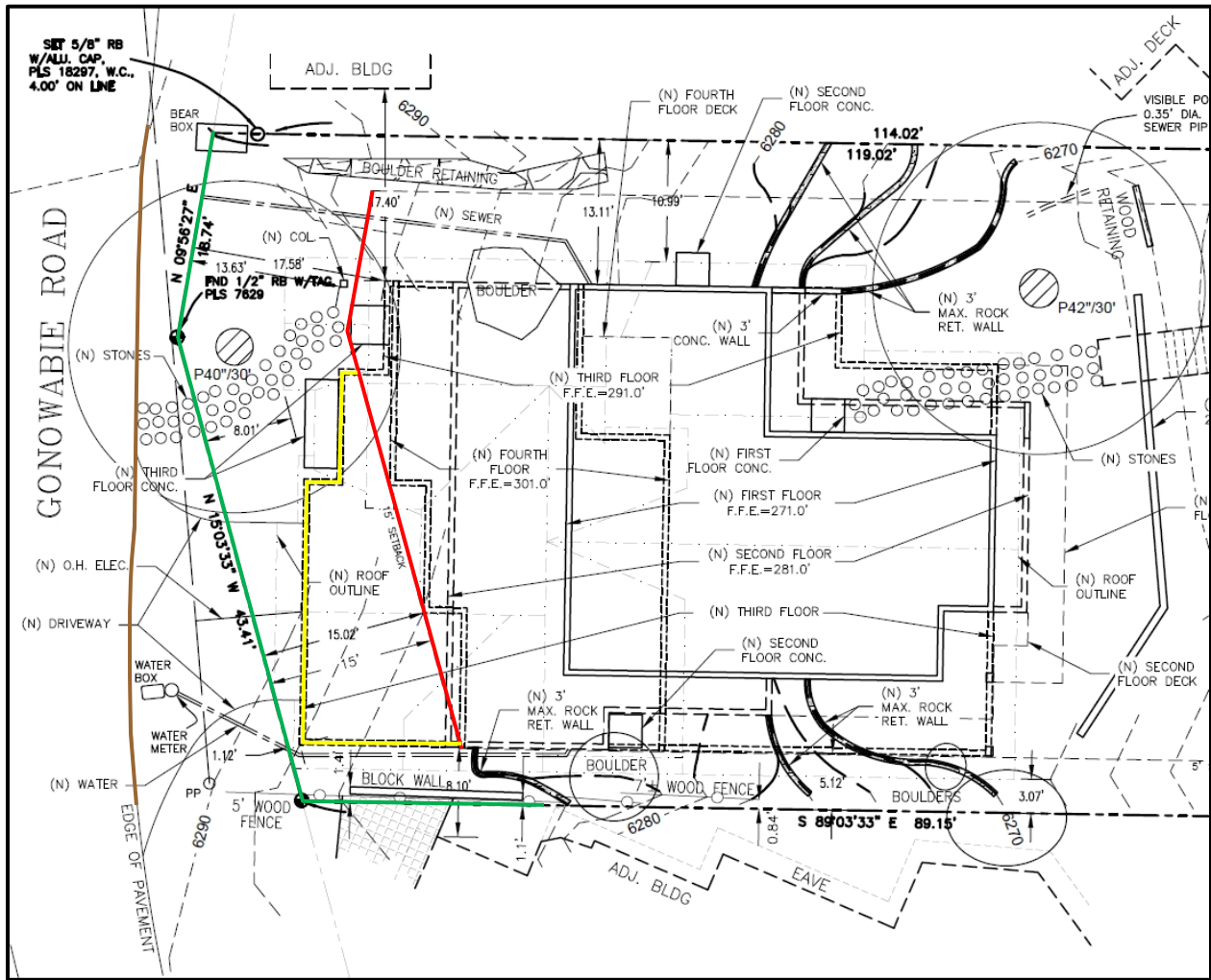


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Reno, Nevada 89520 (775) 328-3600



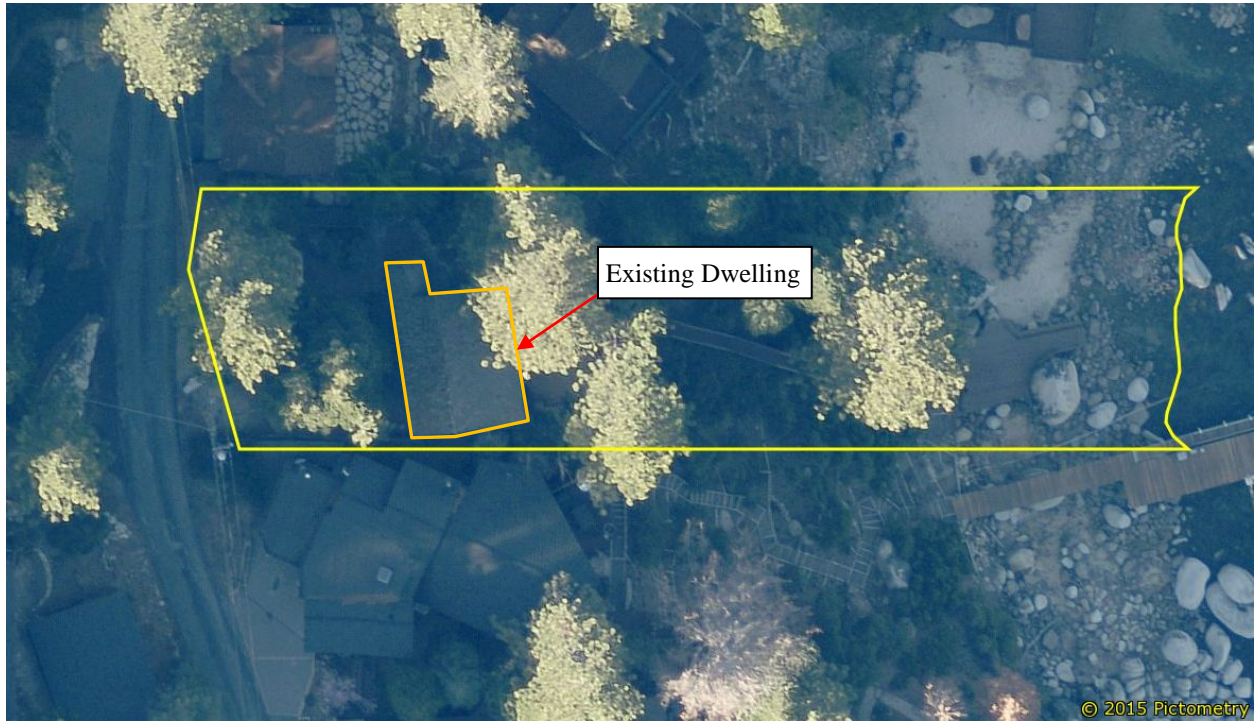
Existing Site Plan

NOTE: In the above image, the red line is the required 15' setback, the orange line outlines the location of the existing dwelling footprint, the green line is the property line, and the brown line is the edge of the pavement of Gonowabie Road.



Proposed Site Plan

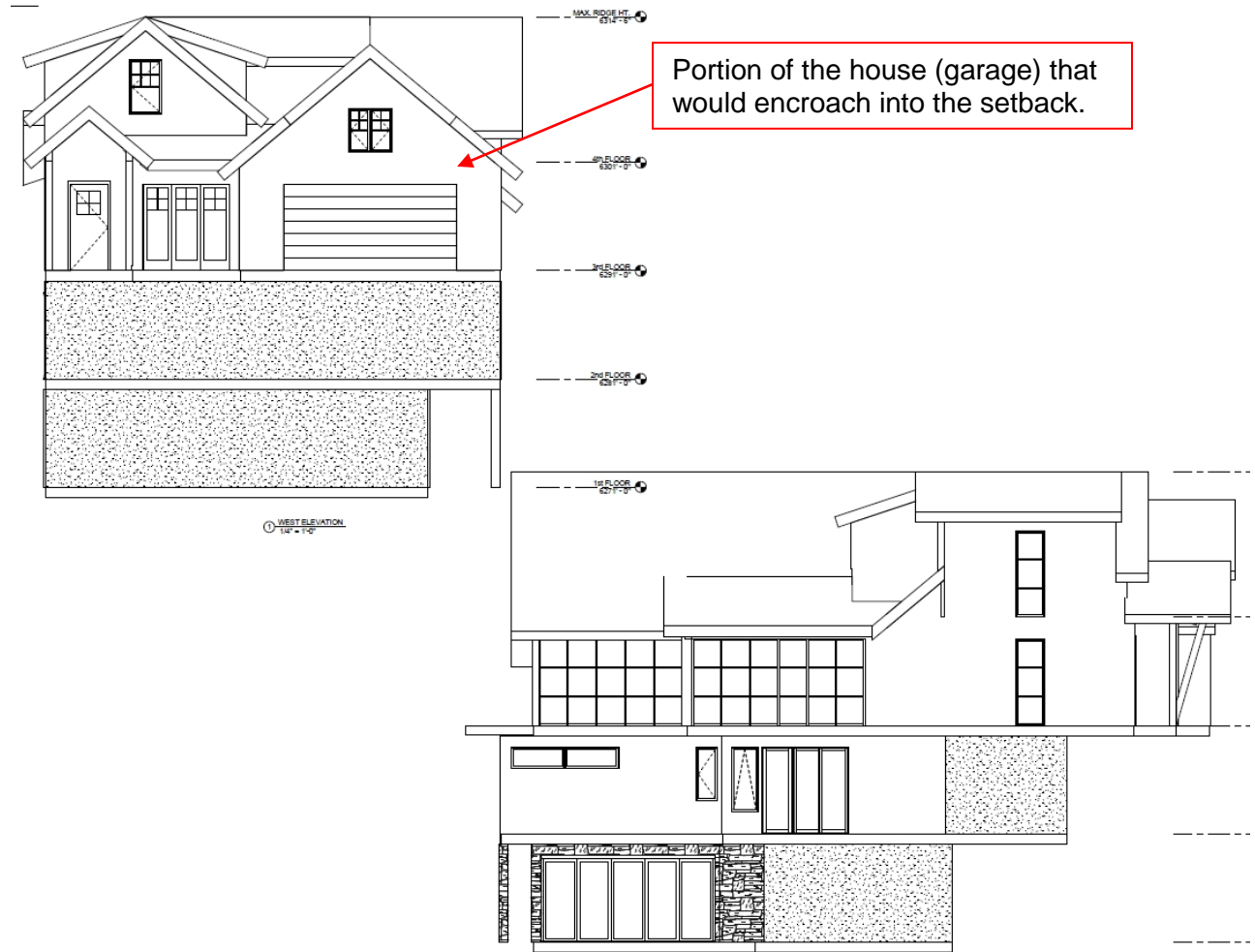
NOTE: In the above image, the red line is the required 15' setback, the yellow line outlines the portion of the garage/workshop that would encroach into the setback, the green line is the property line, and the brown line is the edge of the pavement of Gonowabie Road.



Aerial Photo of Subject Property



Existing View of Site from Gonowabie Road Frontage



Building Elevations

Project Evaluation

The subject property is zoned High Density Suburban, which requires a 15 foot front yard setback. The applicant is requesting a variance to this front yard setback to accommodate a one story, two-car garage, and workshop attached to a new four story single family dwelling. The existing dwelling on the property, which meets setbacks, will be demolished and replaced by the new larger dwelling. If approved, the majority of the garage would be located inside the setback. The southwestern corner of the garage would be located, at its closest point, approximately 15 feet from the edge of pavement (Gonowabie Road) and one foot from the property line. The applicant estimates that nearly 90% of the properties along Gonowabie Road have been granted variances to construct garages within the required building setback. While staff has not statistically verified this claim, it does appear that adjacent properties contain structures with similar setback relief, as depicted in the aerial photo below (subject property outlined in blue).



Properties in this area fronting the lake contain very steep slopes, which has resulted in the majority of dwellings using a stepped down building design with garages on the top level at street elevation. Because the subject property fronts the lake and contains similar slopes (in excess of 30%), the proposed new dwelling uses a similar design consisting of four levels with the garage on the top level at street elevation. Only the garage portion of the house would encroach into the building setback. In addition to topography constraints, the property also contains several large mature pine trees that should be preserved, if possible.



View of Property Sloping Down to the Lake

The applicant states that the new dwelling has been designed and situated to preserve as much lake view as possible for adjacent up slope properties. Granting of the variance would allow for the proposed design and would also enable the preservation of 2 large mature pine trees on the eastern (top) portion of the property (assuming the size of the house were to remain as proposed). The applicants also claim that the variance would allow them to avoid construction of a bridge for the driveway into the garage and that granting of the variance would be consistent with adjacent properties on both sides. Department records confirm that the lake front properties on both sides of the subject property have previously been granted similar variances to build within the front yard setback.



Existing Mature Pine Tree to be Preserved



Adjacent property (422 Gonowabie): VA4-31-96 reduced the front yard setback to zero.



Adjacent property (430 Gonowabie): V4-24-98 reduced the side yard setback to 3 feet.



Adjacent property (434 Gonowabie): VA06-009 reduced the front yard setback to 1.5 feet.



Gonowabie is a one way street due to its narrowness. Despite the no parking sign, residents park in the street ROW where possible because of a general lack of parking. The road was never accepted for dedication but the county maintains it anyway.

As mentioned above, both on and off street parking is scarce in this particular neighborhood. Washoe County code requires at least two (2) parking spaces per detached single family dwelling, one of which must be in an enclosed garage. The applicant estimates that the distance from the proposed garage location to the edge of pavement or travel way would be approximately 15 feet, which would allow for an off street parking spot for guests in addition to the enclosed parking provided by the garage.



View of street frontage and parked cars. Subject property is on the right. The closest corner of the garage would be 15 feet from the edge of pavement (Gonowabie Road).



View looking back up the street in the opposite direction. Traffic engineering staff has recommended denial (or a reduction of the requested setback from 1 foot to 9 feet) because of the narrowness; however, Gonowabie is already constrained along its length by other structures and natural features such as trees and boulders. Limiting the subject property more than adjacent properties would have little effect on this existing overall condition.

For staff to recommend approval of a variance request the Code requires that a series of specific findings be made. Among these is the finding that a special circumstance or hardship is identified. The specific Code language is below.

Section 110.804.25, Variance, Findings. Prior to approving an application for a variance, the Board of Adjustment, the Planning Commission or hearing examiner shall find that findings (a) through (d) apply to the property and, if a military installation is required to be noticed, finding (e):

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including either the:
 - (1) Exceptional narrowness, shallowness or shape of the specific piece of property, or
 - (2) By reason of exceptional topographic conditions, or
 - (3) Other 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;
- (b) 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;
- (c) 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; and
- (d) 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.
- (e) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

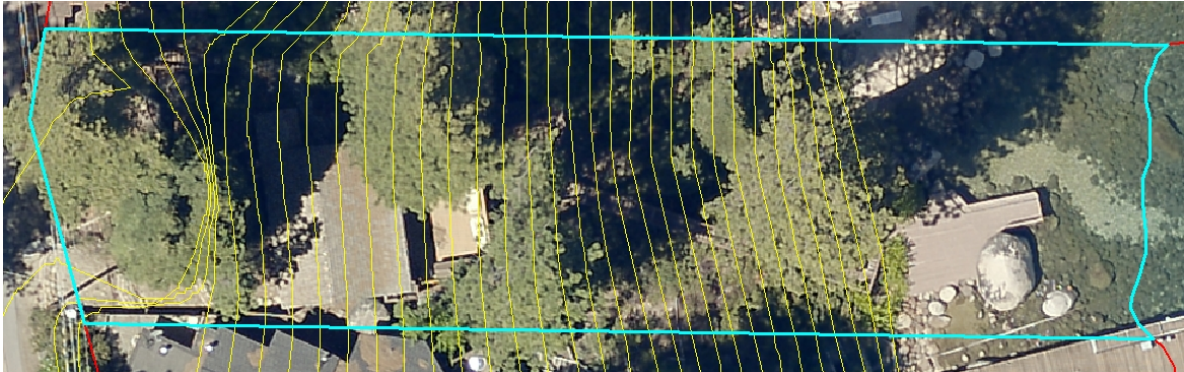
Staff Comment on Required Findings

Section 110.804.25 of Article 804, *Variations*, within the Washoe County Development Code, 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 does not conflict with the required findings, as explained below:

- a) 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: The average minimum lot width specified by the Development Code for the High Density Suburban (HDS) Regulatory Zone is 60 feet. The subject parcel has an average minimum lot width of approximately 60 feet, just meeting the minimum lot size. The parcel is therefore by definition narrow. The parcel, which is essentially a long narrow rectangle, is also

very deep at nearly 230 feet at its longest point. Although deep, much of the parcel is constrained by steep slopes, large boulders, and trees. Exceptional topographic conditions and unique surroundings therefore exist (see photo below – the yellow lines represent 2 foot contours).



- b) 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: The relief requested will not create a substantial detriment to the public good, impair affected natural resources or impair the intent and purpose of the Development Code. Approval of the variance may result in the preservation of mature pine trees present on the subject parcel, thus mitigating potential impacts to natural resources. Approval of the variance does not appear to create a substantial detriment to the public good as many of the surrounding properties already have similar setback relief. The variance would also enable the preservation of a greater amount of lake view for upslope properties.

- c) 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: The relief requested will not constitute a grant of special privileges inconsistent with the limitations of other properties in the vicinity. Adjacent properties have similar limitations, have been granted similar variances, and have built structures within the required setbacks.

- d) 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: The relief requested will not authorize a use not otherwise expressly authorized. Approval of the variance will allow the construction of a garage and associated single family dwelling, which are uses authorized by the Development Code.

- e) 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 is no military installation in the vicinity of the proposed project site.

Incline Village/Crystal Bay Citizen Advisory Board

The proposed project is scheduled to go before the regularly scheduled Citizen Advisory Board meeting on July 27, 2015. Staff will provide a summary report to the Board at the public hearing.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development Division
 - Building and Safety
 - Engineering and Capital Projects
 - Traffic
 - Roads
 - Land Development
- North Lake Tahoe Fire Protection District
- Incline Village General Improvement District
- Tahoe Regional Planning Agency
- Washoe County Health District
 - Environmental Health

Four of the above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. The remainder of the agencies/departments had no comment. A summary of each agency's comments and/or recommended conditions and their contact information is provided below:

- Washoe County Planning and Development reviewed the application and recommends approval subject to conditions since staff can make the required findings for approval of a variance.

Contact: Chad Giesinger, AICP, Senior Planner, 775.328.3626, cgiesinger@washoecounty.us

- Building and Safety responded stating the applicant must obtain necessary building permits from the Washoe County Department of Building and Safety. The project must comply with all County Building Codes including the Wildland Urban Interface Code and meet the required area for snow shedding from roofs. (Snow cannot shed onto adjacent properties.)

Contact: Don Jeppson, 775.328.2030, djeppson@washoecounty.us

- Washoe County Engineering and Capital Projects Division, Traffic Engineering responded by recommending denial of the variance due to concerns about adequate snow storage, sign and maintenance easements, clear zones for traffic safety, and the provision of adequate on street parking. The engineering division would support reducing the front yard setback from 15 feet to 9 feet with a hold harmless agreement from the property owner to the County.

Contact: Clara Lawson, 775.328.3603, clawson@washoecounty.us

- Washoe County Engineering and Capital Projects Division, Land Development responded by recommending conditions requiring a hold-harmless agreement to the satisfaction of the District Attorney and the Engineering and Capital Projects Division, the provision of automatic garage door openers, and a Revocable Encroachment Permit for all improvements in the right of way.

Contact: Kimble Corbridge, 775.328.2041, kcorbridge@washoecounty.us

Recommendation

After a thorough analysis and review, staff is able to make all of the required five findings for approval of a Variance. Therefore, staff is recommending approval with conditions of Variance Case Number VA15-005. 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 approve with conditions Variance Case Number VA15-005 for Brett Robinson and Mary Ayuson, being able to make the following findings required for approval of a variance under Development Code Section 110.804.25:

- (a) Special Circumstances. Because of the special circumstances applicable to the property, including either the:
 - (1) Exceptional narrowness, shallowness or shape of the specific piece of property, or
 - (2) By reason of exceptional topographic conditions, or
 - (3) Other 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;
- (b) 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;
- (c) 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;
- (d) 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; and
- (e) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed

in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment.

xc: Property Owner: Brett Robinson and Mary Ayuson
 P.O. Box 5126
 Incline Village, NV 89450

Representatives: Elise Fett & Associates LTD
 P.O. Box 5989
 Incline Village, NV 89450



Conditions of Approval

Variance Case Number VA15-005

The project approved under Variance Case Number VA15-005 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on August 6, 2015. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

Unless otherwise specified, all conditions related to the approval of this Variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the conditions of approval related to this Variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Variance may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- 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 project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Planning and Development Division

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact: Chad Giesinger, 775.328.3626, cgiesinger@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. Modification to the site plan may require amendment to and reprocessing of the variance.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. A copy of the Final Order stating conditional approval of this variance shall be attached to all applications for administrative permits, including building permits, issued by Washoe County.
- d. Prior to submission of a building permit for the approved garage, the front property line shall be surveyed and marked by a surveyor licensed in Nevada. Approval of the variance shall not convey any rights or approval to construct any portion of a structure across a property line, or in the County right-of-way. Neither shall any roof eaves, light fixtures or other structural or architectural elements project over the front property line.
- e. The use of straw bales shall be prohibited during construction of the project. A filter-fabric fence or other acceptable alternative shall be utilized for erosion control.

Building and Safety Division

2. The following conditions are requirements of the Building and Safety Division, which shall be responsible for determining compliance with these conditions.

Contact: Don Jeppson, 775.328.2030, djeppson@washoecounty.us

- a. The project must comply with all County Building codes including the Wildland Urban Interface Code.
- b. The project must meet the required area for snow shedding from roofs. Snow cannot shed onto adjacent properties (i.e. across property lines).

Engineering and Capital Projects Division, Land Development

3. The following conditions are requirements of the Engineering and Capital Projects Division, Land Development, which shall be responsible for determining compliance with these conditions.

Contact: Kimble Corbridge, 775.328.2041, kcorbridge@washoecounty.us

- a. Prior to issuance of a building permit, the applicant shall execute a Hold Harmless Agreement to the satisfaction of the District Attorney and the Engineering and Capital Projects Division for the purposes of road maintenance and snow removal. The

Washoe County Conditions of Approval

applicant shall submit a copy of the recorded document with the building permit application.

- b. The applicant shall install an automatic garage door opener prior the issuance of a Certificate of Occupancy or building permit final sign-off.
- c. The applicant shall obtain a Revocable Encroachment Permit for all improvements in the right of way.

*** End of Conditions ***

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: BRMA - 424 Gonowable Rd.			
Project Description: Construction of a new single family dwelling with 2-car attached garage. The property is located on a steep slope and has been designed to minimize the impact on scenic views of Lake Tahoe.			
Project Address: 424 Gonowable Rd.			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): Located on the one-way street, Gonowable, that intersects with State Route 28. The parcel is just after the hairpin turn near the entrance of Gonowable and on the lakeside.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
123-145-07	.311 (13,528 sf)		
Section(s)/Township/Range: S19/T16/R18			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). n/a			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Brett J Robinson and Mary L Ayuson		Name: Elise Fett & Associates LTD.	
Address: PO Box 5126		Address: PO Box 5989	
Incline Village, NV	Zip: 89450	Incline Village, NV	Zip: 89450
Phone: 510-856-2186	Fax:	Phone: 775-833-3388	Fax: 775-833-2388
Email: brett.robinson@1tribal.com		Email: elise@elisefett.com	
Cell: 505-920-3005 (Mary) Other:		Cell: n/a Other:	
Contact Person: Brett Robinson or Mary Ayuson		Contact Person: Elise Fett or Julie Rinaldo	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as consultant		Name: n/a	
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?

The front yard set-back, Article 406 - Building Placement Standard 110.406.30. In order to avoid construction of a bridge for the driveway and stay consistent with the neighbors on both sides, we are requesting that the front yard set-back be reduced from 15' to 1' in the SW corner for a one story garage and workshop. The encroachment into the set-back decreases from 14' at it's largest to 2' at the northern corner of the workshop. The entry is not within the set-back, although the roof overhang does extend 7' into the set-back. The distance from the garage door to the edge of pavement or travel way is 15.5' allowing for an off-street parking spot for guests. The steep topography of the lot limits the design options when taking into consideration maximum allowable height and the impact on the views of neighbors on each side and across the street.

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 slope of the lot is exceedingly steep (over 30%) and it is a lake front property, therefore the views of the neighboring properties, specifically those across the street is also a major factor. The current design does not utilize the full width of the lot, if the variance were not approved the house would need to be widened the additional 8', full set-back to set-back, to keep the coverage used up towards the road and be more reasonable to build. This would not provide a relief between this house and the house to the North (430 Gonowabie). We would like to not go full width in order to allow 18' for a view of the lake from the road, as is the case on the north side of 430 Gonowabie where there is 20' between structures. The ridge of the house would also be forced towards the lake. This would result in the ridge cutting off more view, since it would be higher into the line of sight of the properties that are up slope. Additionally, there are two large pine trees on the north side of the property that are in good health and need to be preserved.

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?

As described in question two, reducing the set-back actually lessens the negative impact on the views from the decks and living area windows of the up-slope neighboring properties. With the reduced set-back, the width of the house is decreased by 8' allowing for more separation and privacy between the home to the north and a view corridor of 18' between their garage and this home's proposed entry. This view corridor allows neighbors passing on the street and the neighbors up-slope to see and appreciate the lake view. There will still be enough area at the front of the house to allow for a guest to park off-street, which is critical on such a narrow road.

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 variance will provide enclosed parking and lessen clutter in the view by providing storage space for paddle boards, kayaks, etc. With the approval of a reduced set-back, the ridge of the house and the lakeside wall of the house are both situated such that less view is blocked by all neighboring properties and the people driving or walking by on the road. Without the reduced set-back the house ridge is forced closer to the lake and therefore higher into the line of sight to the lake by the up-slope neighbors. Also, the distance between the neighbor's garage to the north and their home's entry would only be 10' instead of 18'. Visually, from the road, the one-story garage in the set-back breaks up the two-story wall that starts at the set-back line.

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

Due to a general lack of parking in the neighborhood as well as the excessively steep topography, 90% of the properties have been granted reduced set-backs in order to construct garages on their property. The two adjacent properties to the north and the property to the south all have 1' or less set-backs to their garages.

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

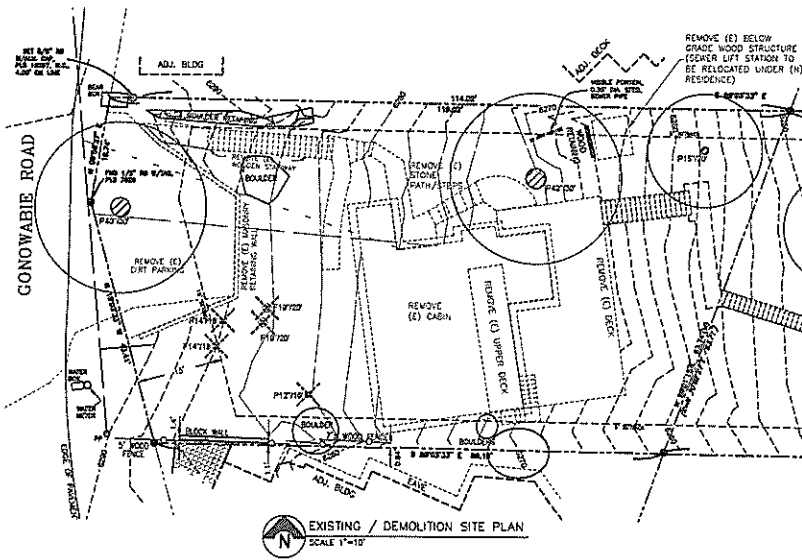
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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7. What is your type of water service provided?

<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 type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System
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LEGEND

- - - EXISTING CONTOURS
- - - CONTOUR TO BE REMOVED
- - - PROPOSED CONTOURS
- ☀ TREE, SIZE, TYPE
- ☀ TREE TO BE REMOVED
- ⊙ FOUND 5/8" REBAR W/PLASTIC CAP, PLS 7029, OR AS OTHERWISE NOTED
- SET POINT AS NOTED
- (R) RECORD OF SURVEY MAP NO. 5120, RECORDED NOVEMBER 8, 2008
- (M) MEASURED
- RB REBAR
- W.C. WITNESS CORNER
- EASE. #15 EASEMENT AS NOTED IN LIST OF EXCEPTIONS
- CALCULATED POSITION, NOTHING FOUND, NOTHING SET

NOTE: GRAPHIC REPRESENTATIONS OF BOULDERS AND ROCKS ARE APPROXIMATE DIMENSION/LOCATION ONLY

OWNER
 ROBERT ROBINSON & MARY AYUSON
 PO BOX 5106
 HIGHLAND VILLAGE, NV 89450

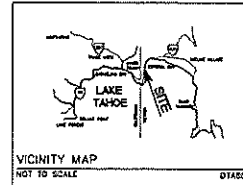
PROPERTY
 424 GONOWABIE RD.
 CRYSTAL BAY
 WASHOE COUNTY, NEVADA
 CRYSTAL BAY PARK LAYOUT
 LOT 2, BLOCK 13
 076-113-15-07

CONTACT PERSON
 ELISE FETT & ASSOCIATES
 P.O. BOX 5089
 HIGHLAND VILLAGE, NV 89450
 (775) 823-2388

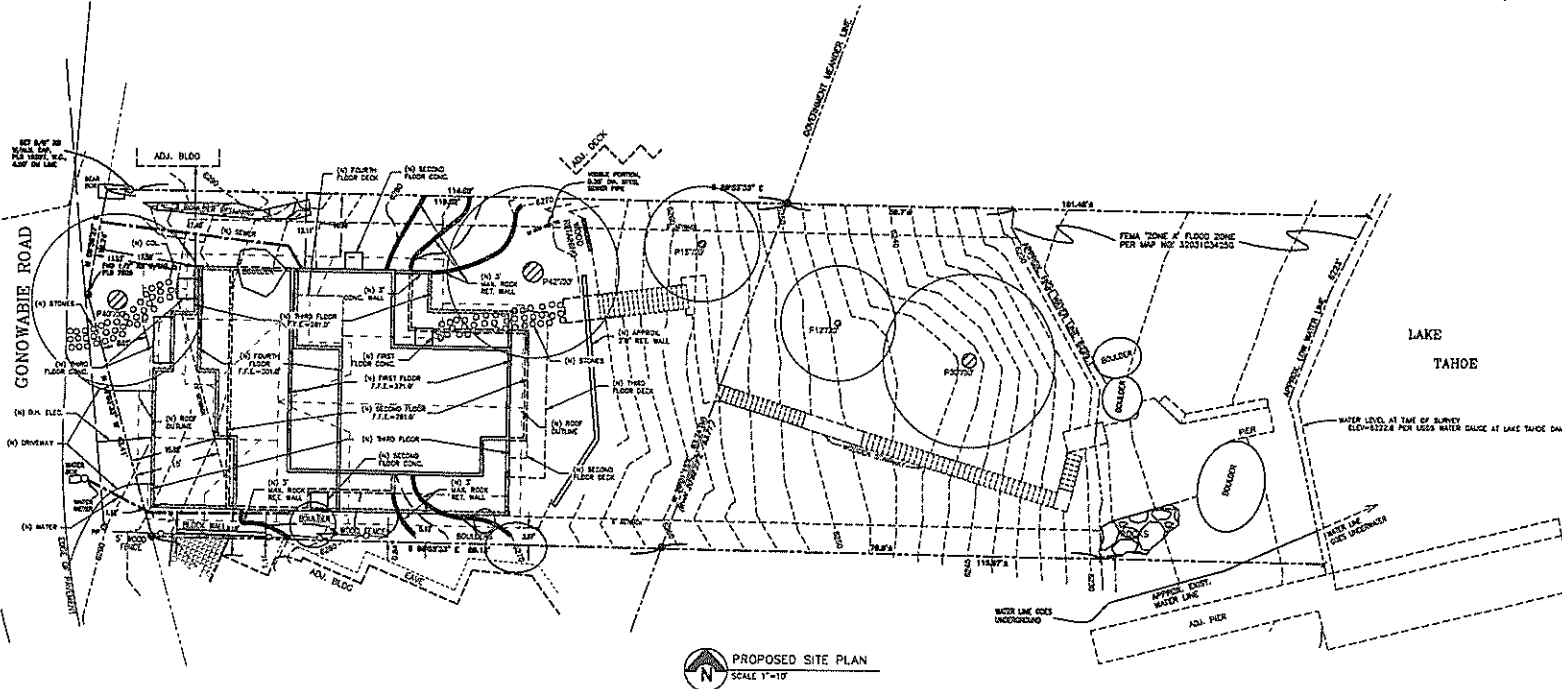
NOTE:
 THIS EXISTING SURVEY & SITE PLAN PROVIDED BY ASSOCIATE ENGINEER'S INC. ELISE FETT & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE EXISTING CONDITIONS ON THIS SITE PLAN.

LAND AREA
 10,127 SQ. FT.
 0.2325 ACRES

CODE ANALYSIS
 2008 EDITION - I.R.C. 2010
 EFFICIENCY GROUP - R-3
 TYPE OF CONSTRUCTION - V



BASIS OF BEARING:
 THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PARCEL, AS SHOWN ON RECORD OF SURVEY MAP 5120, FILE NO. 3703208, FILED FOR RECORD NOVEMBER 8, 2008, OPTICAL RECORDS WASHOE COUNTY, NEVADA. (N. 89°05'33" N.)



REVISIONS	BY

ELISE FETT & ASSOCIATES, L.P.
 AIA • RCE
 ARCHITECTURE
 ENGINEERING
 P.O. BOX 5089
 HIGHLAND VILLAGE
 NEVADA 89450
 PHONE: (775)823-2388
 FAX: (775)823-2388
 elise@eliffett.com

ROBINSON AYUSON RESIDENCE
 CRYSTAL BAY PARK 1 UNOFF., LOT 2, BLOCK 13
 424 GONOWABIE RD., CRYSTAL BAY, NV.
 APN: 123-145-07

DRAWN:	DATE:
CHKD:	DATE:
JOB NO:	SCALE:
DWG NO:	SHEET:

SP-1
 OF 1 "25" SHEETS



① WEST ELEVATION
1/4" = 1'-0"

MAX. RIDGE HT.
6314' - 6"

4th FLOOR
6301' - 0"

3rd FLOOR
6291' - 0"

2nd FLOOR
6281' - 0"



② NORTH ELEVATION
1/4" = 1'-0"

MAX. RIDGE HT.
6314' - 6"

4th FLOOR
6301' - 0"

3rd FLOOR
6291' - 0"

2nd FLOOR
6281' - 0"

1st FLOOR
6271' - 0"

REVISIONS	BY

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

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

ROBINSON AYUSON RESIDENCE
CRYSTAL BAY PARK, FR LOT 2, BLOCK 13
424 GONOWABIE RD., CRYSTAL BAY, WASHOE COUNTY, NV
APN: 123-145-07

DRAWN :	CHECKED :
DATE :	
SCALE :	1/4" = 1'-0"
JOB NO :	BRMA
DWG NO :	
SHEET	
A-5	
OF	SHEETS



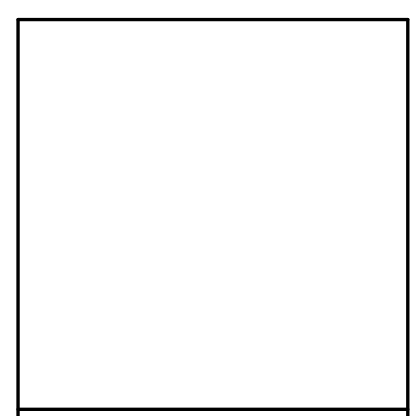
① SOUTH ELEVATION
1/4" = 1'-0"

② EAST ELEVATION
1/4" = 1'-0"

REVISIONS	BY

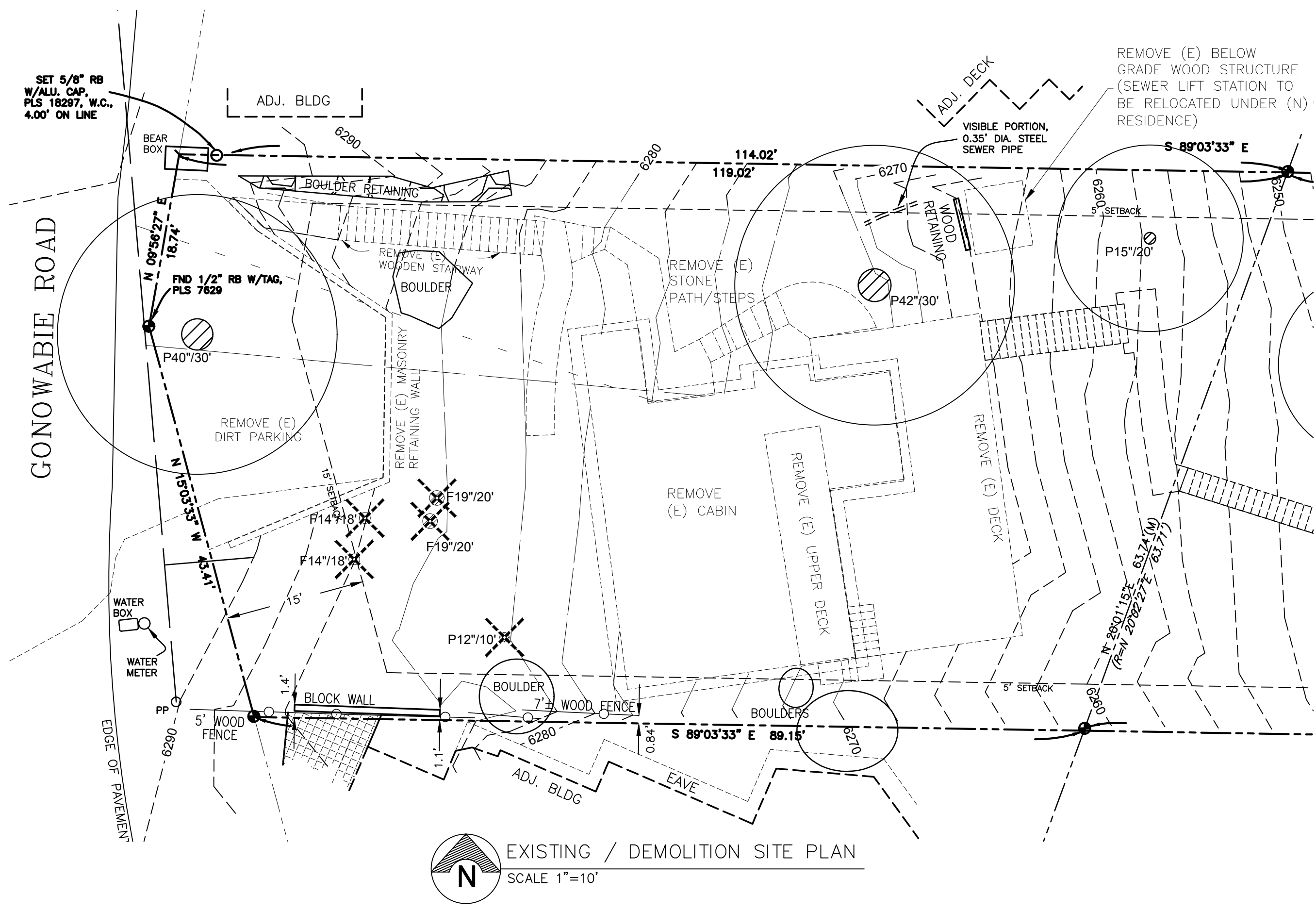
ELISE FETT & ASSOCIATES, LTD.
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ENGINEERING

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NEVADA 89150
PHONE: (775)833-3388
FAX: (775)833-2388
elise@elisefett.com



ROBINSON AYUSON RESIDENCE
CRYSTAL BAY PARK, FR LOT 2, BLOCK 13
424 GONOWABIE RD., CRYSTAL BAY, WASHOE COUNTY, NV
APN: 123-145-07

DRAWN :	CHECKED :
DATE :	
SCALE :	1/4" = 1'-0"
JOB NO :	BRMA
DWG NO :	
SHEET	
A-6	
OF	SHEETS



LEGEND

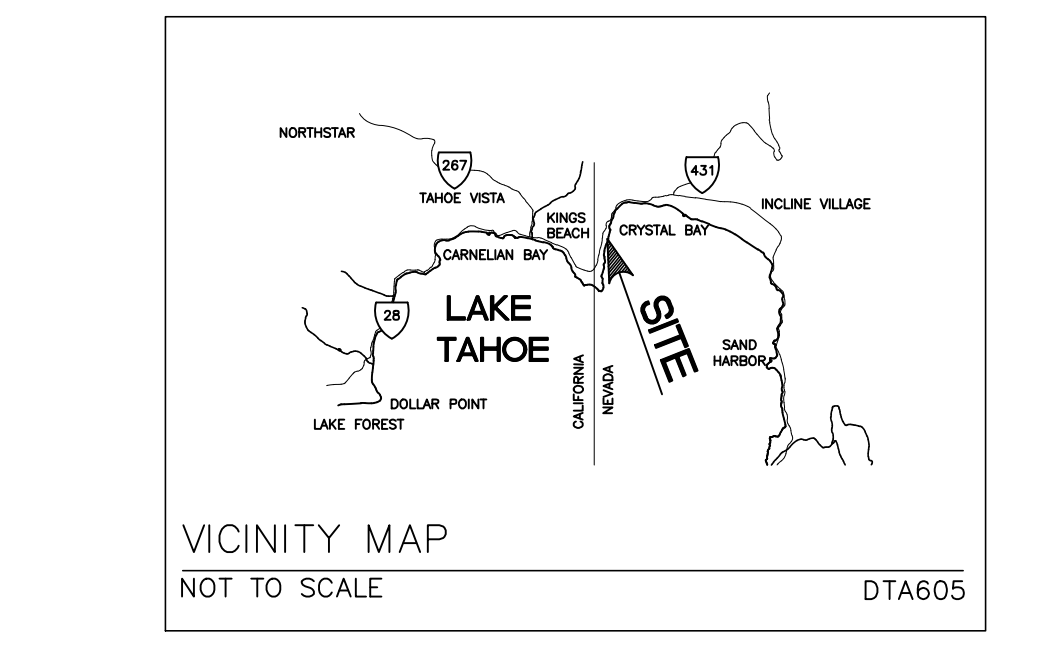
- EXISTING CONTOURS
- CONTOUR TO BE REMOVED
- PROPOSED CONTOURS
- TREE, SIZE, TYPE
- TREE TO BE REMOVED
- FOUND 5/8" REBAR W/PLASTIC CAP, PLS 7629, OR AS OTHERWISE NOTED
- SET POINT AS NOTED
- RECORD OF SURVEY MAP NO. 5120, RECORDED NOVEMBER 6, 2008
- (M) MEASURED
- (R) REBAR
- (W.C.) WITNESS CORNER
- (EASE.#) EASEMENT AS NOTED IN LIST OF EXCEPTIONS
- (CALCULATED POSITION, NOTHING FOUND, NOTHING SET)
- NOTE: GRAPHIC REPRESENTATIONS OF BOULDERS AND ROCKS ARE APPROXIMATE DIMENSION/LOCATION ONLY

OWNER
BRETT ROBINSON & MARY AYUSON
PO BOX 5126
INCLINE VILLAGE, NV 89450

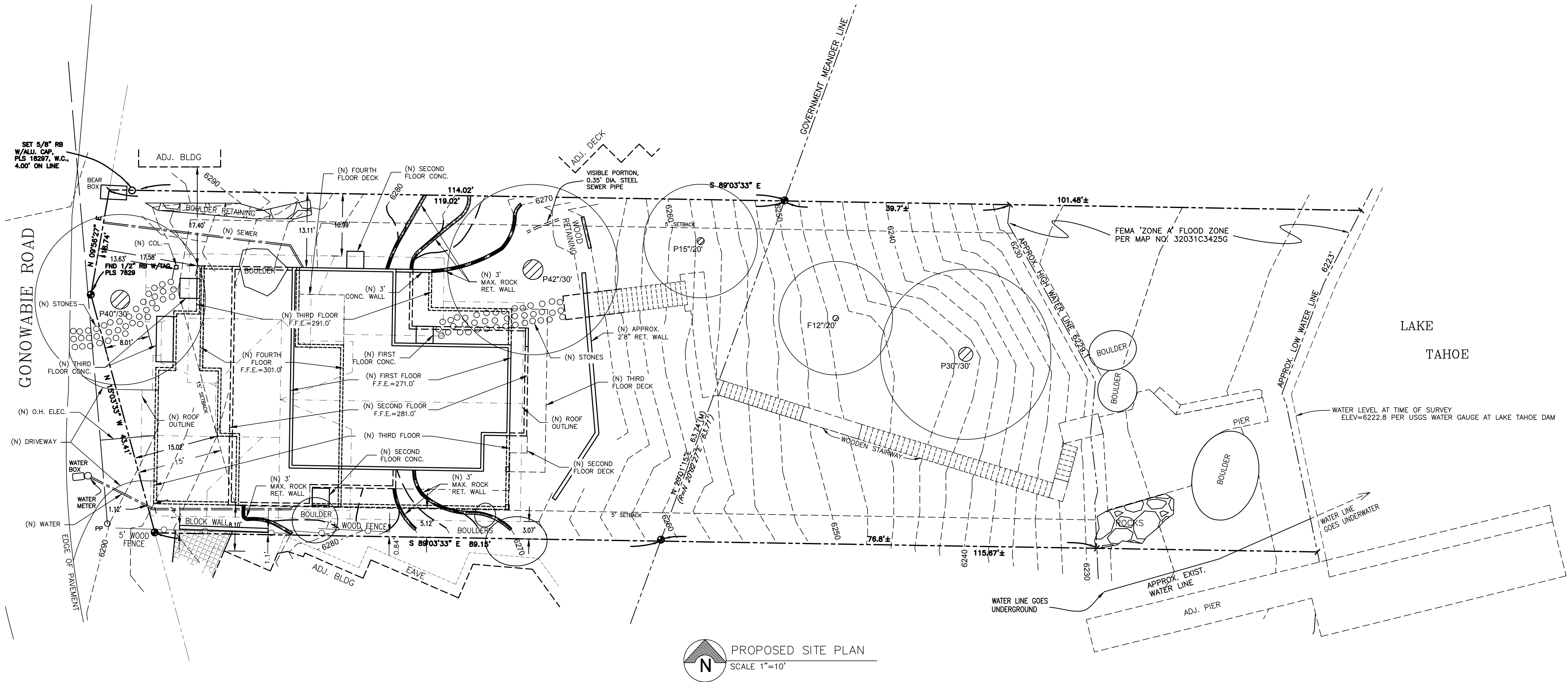
PROPERTY
424 GONOWABIE RD.
CRYSTAL BAY
WASHOE COUNTY, NEVADA
CRYSTAL BAY PARK UNOFF.
LOT 2, BLOCK 13
APN: 123-145-07

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

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



BASIS OF BEARING:
THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PARCEL AS SHOWN ON RECORD OF SURVEY MAP 5120, FILE NO. 3703256, FILED FOR RECORD NOVEMBER 6, 2008, OFFICIAL RECORDS WASHOE COUNTY, NEVADA. (N. 89°03'33" W.)



REVISIONS	BY

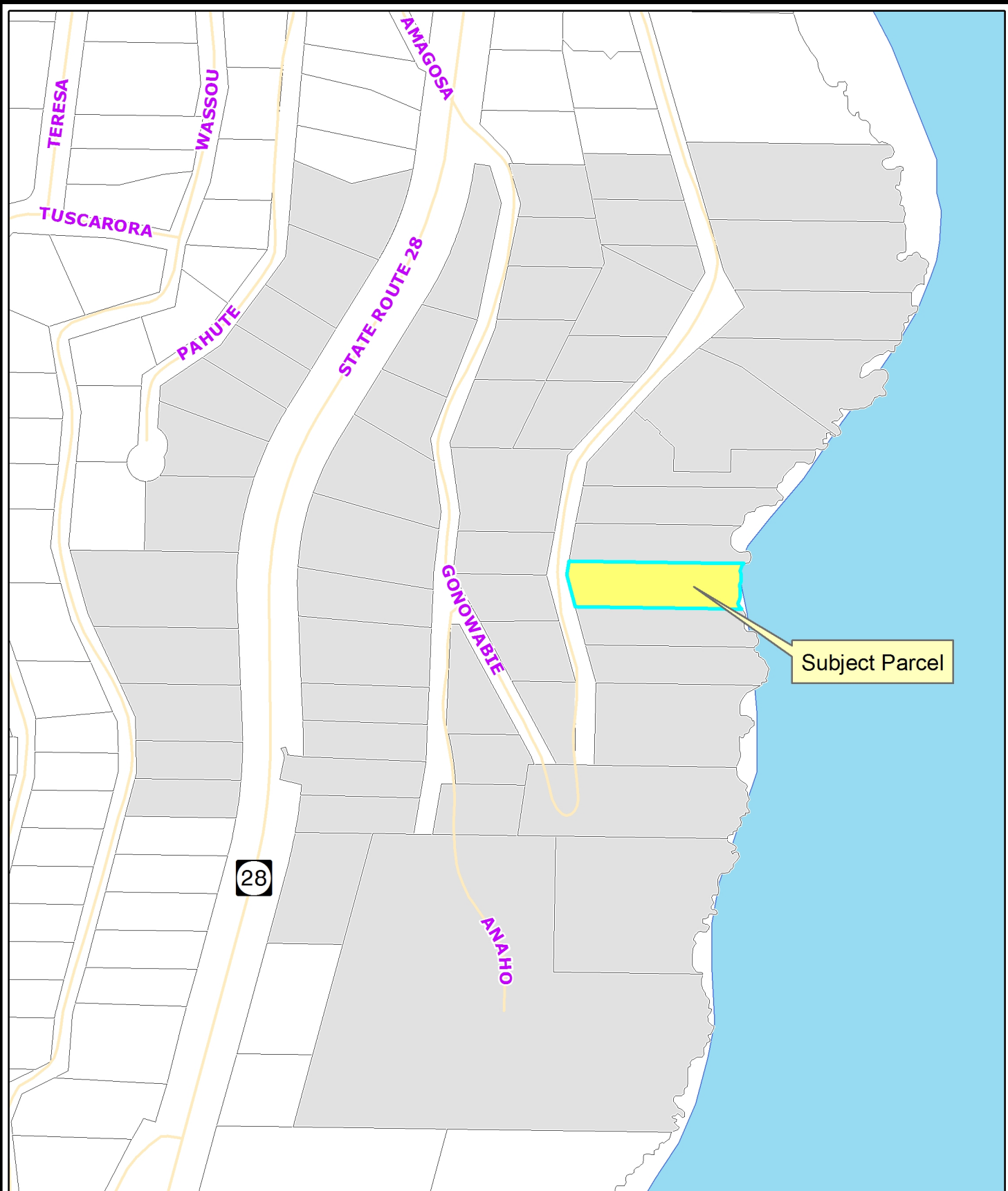
ELISE FETT & ASSOCIATES, LTD.
AIA • RCE
ARCHITECTURE
ENGINEERING

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NEVADA 89450
PHONE: (775)833-3388
FAX: (775)833-2388
elise@elisefett.com

ROBINSON AYUSON RESIDENCE
CRYSTAL BAY PARK 1 UNOFF., LOT 2, BLOCK 13
424 GONOWABIE RD., CRYSTAL BAY, NV.
APN: 123-145-07

DRAWN : KM	CHECKED : EF
DATE : 6-15-15	
SCALE : AS NOTED	
JOB NO : BRMA	
DWG NO : Site.dwg	
SHEET	

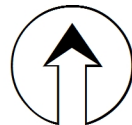
SP-1
OF 1 "SP" SHEETS



Subject Parcel

**EXHIBIT A
Public Notice Map**

 Noticed parcels



0 100 200
Feet

Community Services
Department, Planning
and Development



Post Office Box 111
Reno, Nevada 89520 (775) 329-3300

WA15-005

EXHIBIT C