



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director
Blaine Cartlidge, Legal Counsel



Washoe County Board of Adjustment
Richard "R.J." Cieri, Acting Chair
Gary Feero

Mary S. Harcinske
Philip J. Horan
Eric Scheetz

AGENDA
MEETING OF
WASHOE COUNTY BOARD OF ADJUSTMENT
Washoe County Commission Chambers
1001 East Ninth Street, Reno, Nevada
Thursday, 1:30 p.m., May 3, 2007

May 3, 2007

1:30 p.m. **DETERMINATION OF QUORUM**

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

APPROVAL OF MINUTES

April 5, 2007

PUBLIC COMMENT (Limited to items not on this agenda; three-minute time limit, however the Board reserves the right to reduce this three-minute time limit, as well as limit the total time for public comment, if more than 10 people request to speak. The same applies to public comment on each agenda item.)

*Agendas and staff reports are posted to the Washoe County website www.washoecounty.us/comdev/, on Friday, six days prior to the meeting. To access the agenda and staff reports, choose **Boards and Commissions**, and click on **Board of Adjustment Agendas, Staff Reports, Minutes and Roster**.*

Notes: Items on the agenda without a time designation may not necessarily be considered in the order in which they appear. The Board may take action on any of the items listed.

Facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Department of Community Development, at 328-3600, 24 hours prior to the meeting.

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only items of interest and not requiring Board action may be added to the agenda within the three-day period. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512

Telephone: 775.328.3600 – Fax: 775.328.6133

www.washoecounty.us/comdev/

"Your Community Development Department"

CHAIR AND BOARD ITEMS (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

- a. Report on Previous Board of Adjustment Actions

DIRECTOR'S ITEMS (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

CONSENT ITEMS

PROJECT REVIEW ITEMS

- 1:30 p.m. 1. **PUBLIC HEARING: VARIANCE CASE NO. VA07-009 (ADAM AND RICHELLE AARONS)** – To reduce the front setback from 15 feet to one-half (.5) foot for an interior lot (with a greater than 20% slope) to facilitate the construction of an attached two-car garage. **The project is located at 827 Geraldine Drive, Unit #1, in Incline Village near the intersection of Geraldine Drive and Jennifer Street.** The ±0.184-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 09, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 125-223-07) Staff Representative: Don Morehouse, Planner, 775.328.3632

OTHER ITEMS

ADJOURNMENT



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, AICP, Community Development Director



Agenda Item No: 1

Staff Recommendation: **DENIAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Board of Adjustment

Re: Variance Case No. VA07-009

Date: April 19, 2007

Prepared By: Don Morehouse, Planner

GENERAL INFORMATION SUMMARY

Applicant: Adam and Richelle Aarons

Requested Action: (Adam and Richelle Aarons) – To reduce the front setback from 15 feet to one half (.5) foot for an interior lot (with less than 20% slope) to facilitate the construction of an attached two-car garage. **The project is located at 827 Geraldine Drive (unit #1), in Incline Village near the intersection of Geraldine Drive and Jennifer Street.** The ±0.184-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 09, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN: 125-223-07) Staff Representative: Don Morehouse, Planner (775) 328-3632.

RECOMMENDATION/FINDINGS

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

I move that the Washoe County Board of Adjustment deny Variance Case No. VA07-004 having made the following findings in accordance with Washoe County Development Code Section 110.804.25 to approve a variance:

1. Special Circumstances. While the property does have some topographic constraints, the strict application of the regulation does not result in exceptional and undue hardships upon the owner of the property. The property is currently developed with an existing house and garage and other options exist that would permit the applicant to meet ordinance requirements with the addition of an attached street-level two-car garage without needing a setback variance;

2. No Detriment. The relief will 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;
3. No Special Privileges. The granting of the variance would set a precedent and be inconsistent, allowing a special privilege. The variance would allow a development standard, which is not otherwise expressly authorized in the County and is not legally consistent with the surrounding properties;
4. Use Authorized. The proposed variance would not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property; and
5. Reasoned Consideration. That the Board of Adjustment gave reasoned consideration to the information contained within the staff report and information received during the meeting.

Should the Board of Adjustment disagree with the staff's recommendation and can make all four hardship findings, staff will have conditions of approval available for the Board's and applicant's consideration. No unique or extraordinary conditions of approval are requested. All of the conditions are related to the service needs and/or development impacts resulting from the variance proposal.

| |
|-----------------|
| ANALYSIS |
|-----------------|

Background:

The project is a developed single-family interior lot in Incline Village. The developer is requesting a variance to reduce the setback from 15 feet to .5 feet in order to facilitate construction of an attached two-car garage. The Development Code currently allows front setbacks on interior lots with greater than 20% slope a reduction in setback from 20 to 15 feet. This reduced setback is already in place on this property.

Under Section 406 of the Washoe County Development Code (Building Setbacks):

Interior Lots. On any interior lot in any residential land use category or general rural or general rural residential zone, the front yard requirement shall be fifteen (15) feet where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) above (or below) the established street grade for every ten (10) feet of horizontal distance. Plans submitted must be specific enough to establish conformance with these provisions.

Special Circumstances:

The slope of the property is greater than 20% with a short, steep driveway into any existing single-car garage. The applicant finds this to be a substantial hazard during the winter months. The applicant would like to build a two-car garage over the existing driveway and parking deck at street level. The distance of the proposed two-car garage would be between 12 and 13 feet from the pavement edge of Geraldine Drive. It is staff's opinion that this does not constitute a special circumstance based on the fact that there is another option available for the construction of a garage without reducing the setback.

After a thorough review of the plans, staff finds it evident that a tandem two-car garage could be built on the second story level on the east side of the property. This addition could be built with a street-level bridge eliminating the need to encroach into the 15 foot setback. The new street-level bridge would also be used as an extra parking space. Coverage from the existing driveway could be moved to the east side of the structure in order to meet TRPA standards.

Impacts:

A reduction in the setback from 15' to 0.5' would allow the building to be pushed closer to the street thereby moving the residence out of conformance with the Development Code and surrounding properties.

Site Analysis:

The property is forested with mature trees and natural vegetation. The front of the proposed garage would be approximately 12 feet from the pavement edge of Geraldine Drive.

Development Suitability Constraints:

The Tahoe Area Suitability Map identifies the site as having slopes greater than 15%.

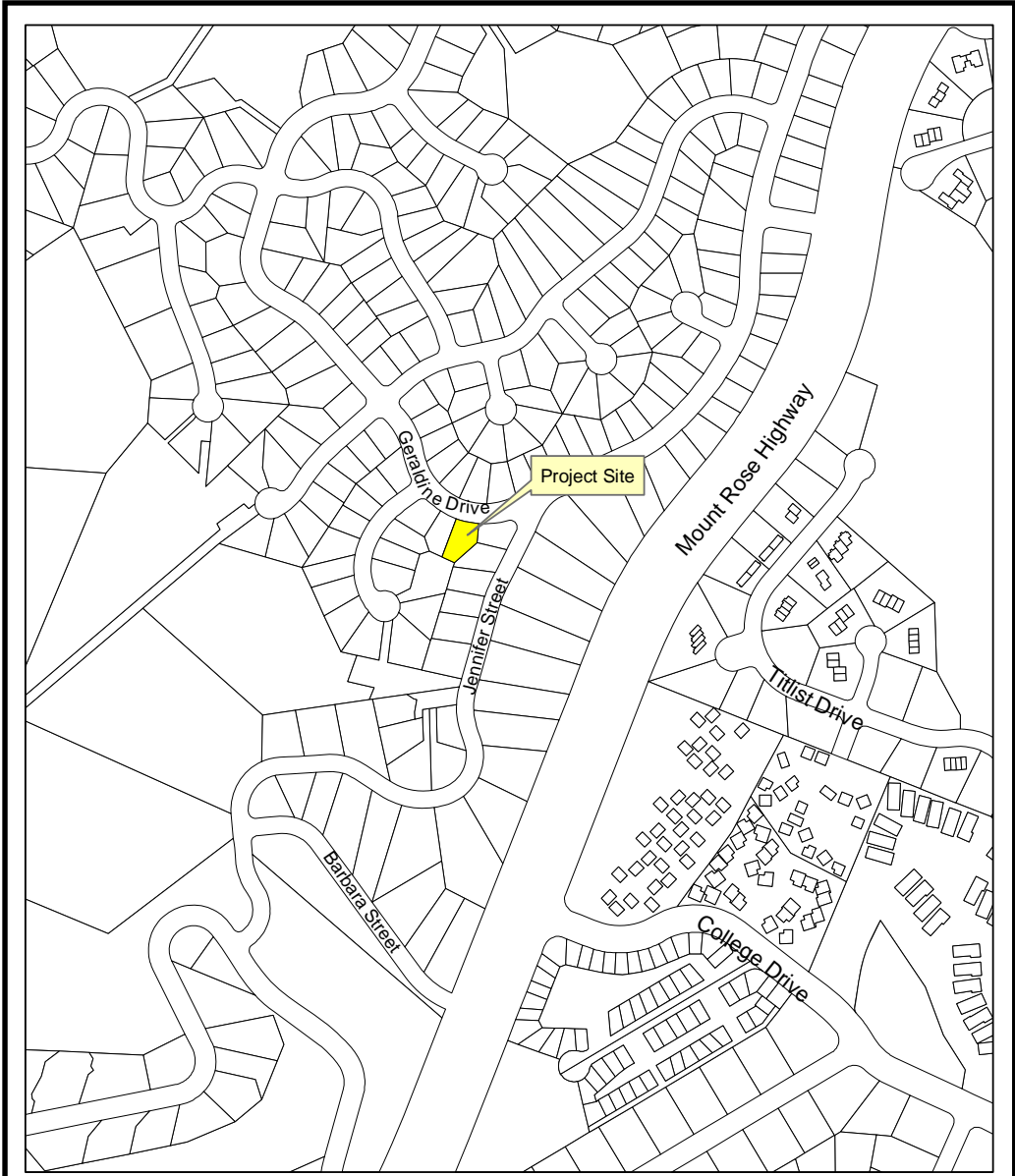
Parking Required/Provided:

Single-family detached dwelling units require two parking spaces per dwelling unit, one of which must be in an enclosed garage. This requirement has been met with the existing enclosed garage and parking deck.

Landscaping Required/Provided:

There are no landscaping requirements for single-family residences. No landscaping is proposed.

LOCATION MAP



Location Map


Variance Case Number VA07-009
Adam and Richelle Aarons

0 500
Feet

Source: Advanced Planning

April 2007

N


Department of
Community Development
**WASHOE COUNTY
NEVADA**
Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Site Photos of 827 Geraldine

Parking deck and entrance



North side of residence



Site Photos of 827 Geraldine (Continued)

Existing parking deck, driveway and garage



Existing parking deck



AGENCY COMMENTS

The plans were submitted to involved agencies. There was one condition from the Incline Village General Improvement District (IVGID) involving structures built over existing water and sewer service lines.

No unique or extraordinary conditions of approval were requested. All of the conditions are related to the service needs and/or development impacts of the reviewing agencies resulting from the variance proposal.

CITIZEN ADVISORY BOARD COMMENTS

The proposed plans were submitted to the Incline Village/Crystal Bay Citizen Advisory Board and will be discussed during the May 2, 2007 meeting. A report will be given during the May 3, 2007 BOA meeting.

APPLICABLE REGULATIONS

Nevada Revised Statutes Chapter 278; Washoe County Code Chapter 110.220 and 110.406

VA07-009(DM)

Attachments: Site Plan, Elevations, Letter and Variance Request Summary from Ogilvy Consulting dated March 15, 2007, Memos from Washoe County District Health Department dated March 30, 2007, North Lake Tahoe Fire Protection District dated March 27, 2007, Incline Village General Improvement District dated March 28, 2007, Email from noticed citizen Niran Shah dated April 24, 2007.

xc: Incline Village/Crystal Bay Citizen Advisory Board

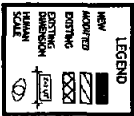
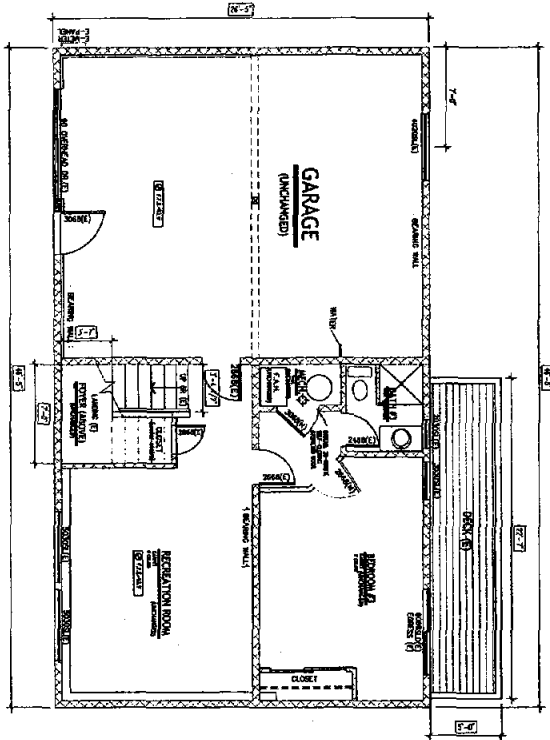
Applicant: Adam and Richelle Aarons, 24269 Dawnridge Drive, Los Altos, CA 94024

Representatives: Ogilvy Consulting, PO Box 1636, Kings Beach, CA 96143

Existing Lower Floor Plan

662 S.F. (CONDITIONED SPACE) (E)
 972 S.F. (NONCONDITIONED SPACE) (GARAGE) (E)
 DECK 119 S.F. (E)

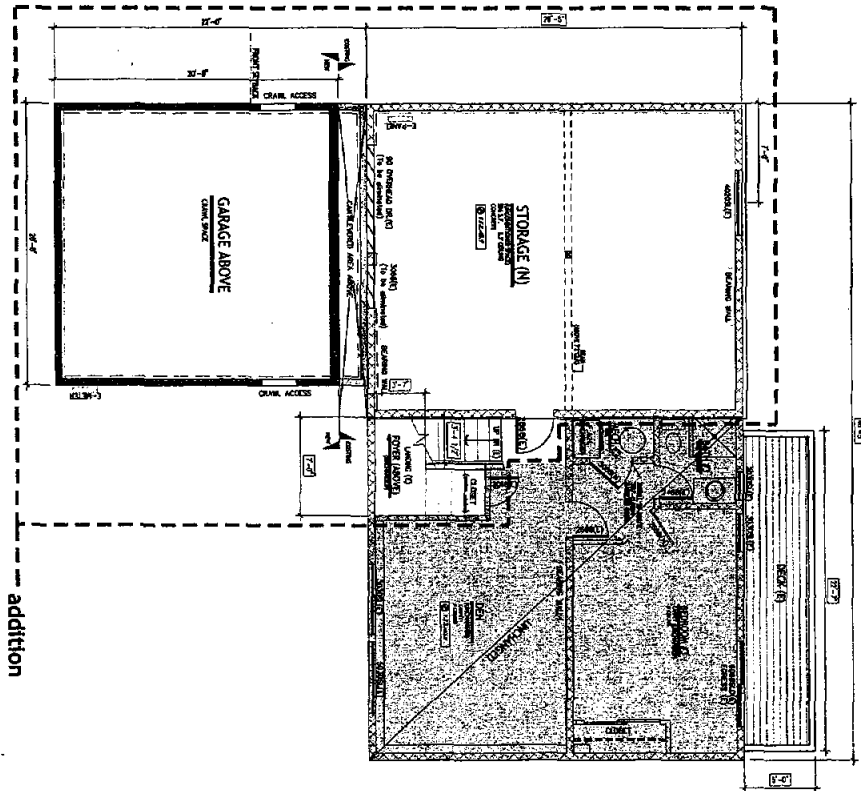
SCALE: 1/4"=1'-0"



Proposed Lower Floor Plan

1,016 S.F. (CONDITIONED SPACE) NO CHANGE
 216 S.F. (NONCONDITIONED SPACE) (STORAGE)
 GARAGE ABOVE (NONCONDITIONED) 440 S.F.
 DECK 119 S.F. (E)

SCALE: 1/4"=1'-0"



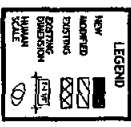
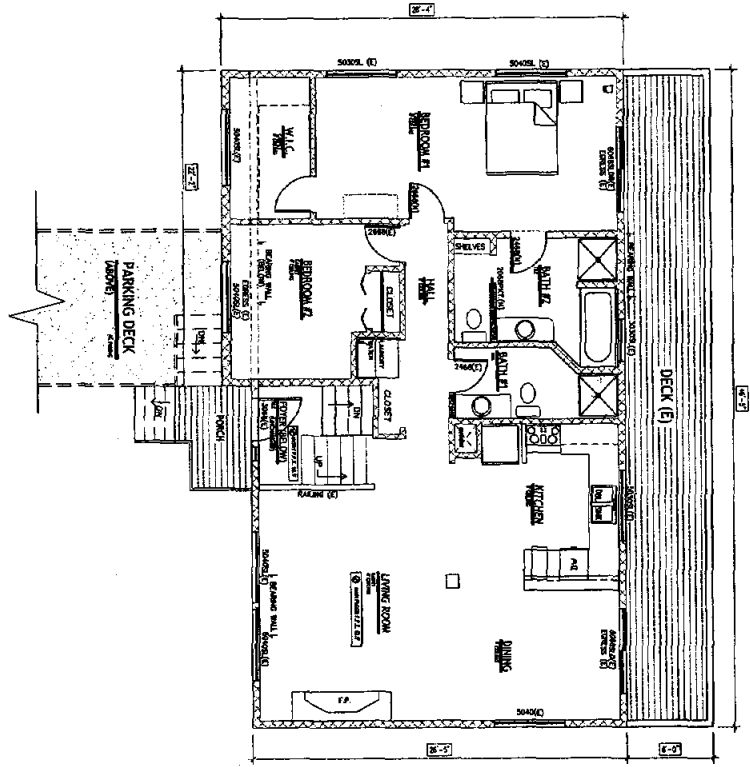
NOT FOR CONSTRUCTION

| | | | | | | |
|-------|------|---|--|--|--|--|
| A-2.0 | A001 | PROJECT NO. 125-223-07 SHEET NO. 1 DATE: 11/11/07 DRAWN BY: [blank] CHECKED BY: [blank] | AARON REMODEL 827 GERALDINE, INCLINE VILLAGE IV. APM# 125-223-07 | | ADAM, RICHELLE, ED, CAROLYN AARONS #3 WILDWOOD LANE MENLO PARK CA. 94025 650-283-5268 | |
| | | | EXISTING/PROPOSED FLOOR PLANS | | | |

Existing Main Floor/Entry Plan

Main Floor Plan (2) 128 S.F. (CONTINUED SHEET) IN CHANGE
 Project No. 17-188 S.F.
 Date: 03/28/87

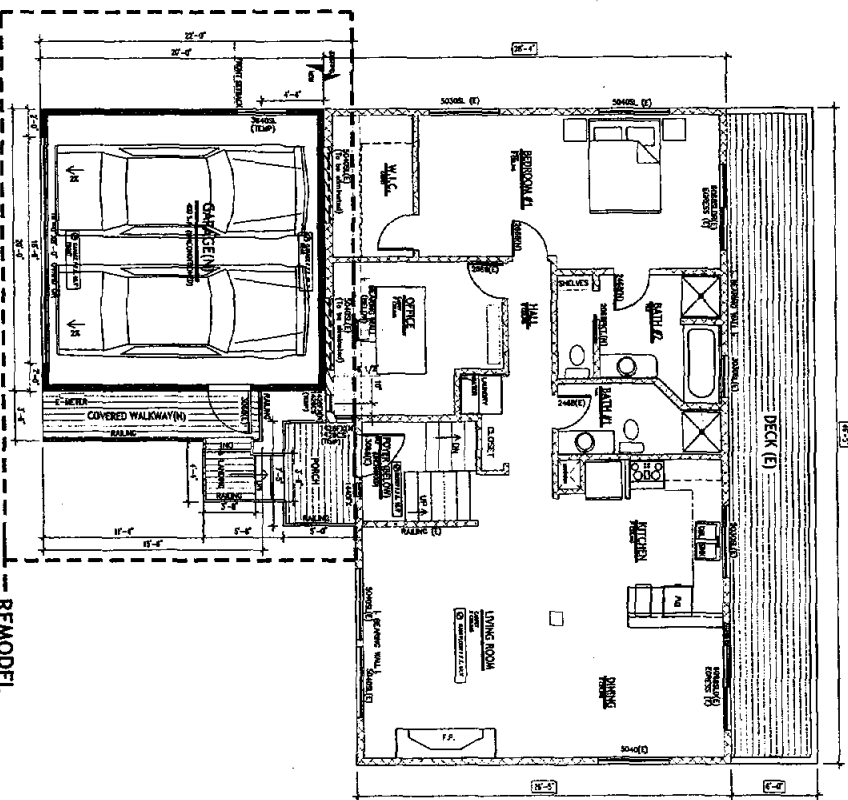
SCALE: 1/8"=1'-0"



Proposed Main Floor/Garage Plan/Entry Plan

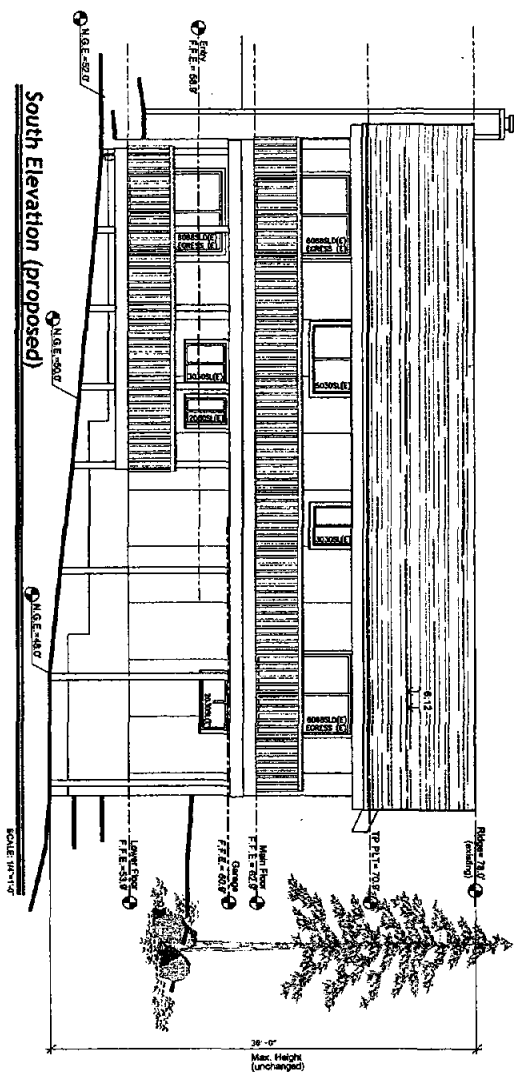
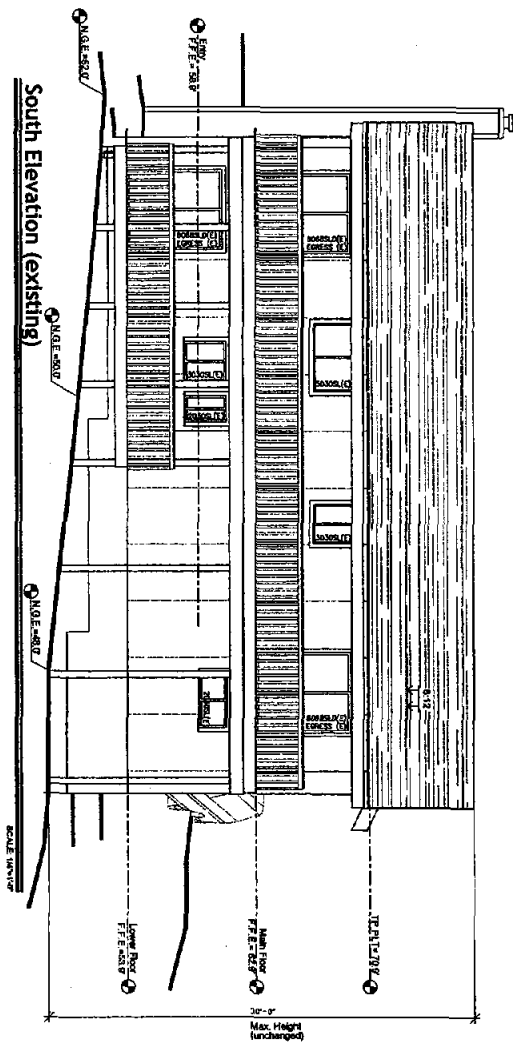
Main Floor Plan (2) 128 S.F. (CONTINUED SHEET) IN CHANGE
 Project No. 17-188 S.F.
 Date: 03/28/87

REMODEL



NOT FOR CONSTRUCTION

| | | | | |
|-------|------|--|--|--|
| A-2.1 | A001 | PROJECT NO. 17-188 S.F. DATE: 03/28/87 SHEET NO. 17-188 S.F. (CONTINUED SHEET) IN CHANGE | AARON REMODEL 827 GERALDINE, INCLINE VILLAGE NV. APN# 125-223-07 | ADAM, RICHELLE, ED, CAROLYN AARONS #3 WILDWOOD LANE MENLO PARK CA. 94025 650-283-5268 |
| | | | EXISTING/PROPOSED FLOOR PLANS | |



NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. ALL MATERIALS AND FINISHES TO BE APPROVED BY THE ARCHITECT AND THE CLIENT.

3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL RESIDENTIAL CODE.

4. ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 NATIONAL ELECTRICAL CODE.

5. ALL MECHANICAL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL MECHANICAL CODE.

6. ALL PLUMBING WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL PLUMBING CODE.

7. ALL PAINTING TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL PAINTING CODE.

8. ALL ROOFING TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL ROOFING CODE.

9. ALL EXTERIOR FINISHES TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL EXTERIOR FINISHES CODE.

10. ALL INTERIOR FINISHES TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL INTERIOR FINISHES CODE.

11. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL WORKING PRACTICES CODE.

12. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL SAFETY CODE.

13. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL ENVIRONMENTAL CODE.

14. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL ACCESSIBILITY CODE.

15. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL HISTORIC PRESERVATION CODE.

16. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL LANDSCAPE ARCHITECTURE CODE.

17. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL ARCHITECTURAL RECORDING CODE.

18. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL ARCHITECTURAL PRACTICE CODE.

19. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL ARCHITECTURAL ETHICS CODE.

20. ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2003 INTERNATIONAL ARCHITECTURAL LIABILITY CODE.

WASHOE COUNTY CODE REQ.

2003 International Building Code

2003 International Residential Code

2003 International Fire Code

2003 International Mechanical Code

2003 International Plumbing Code

2003 International Electrical Code

2003 International Energy Conservation Code

2003 International Fire Code

2003 International Fire Code

2003 International Fire Code

MATERIALS

| | |
|------------|-----------------------|
| ROOFING - | ASPH/FLT SHINGLES |
| WALLS - | 8" CMU |
| FLOORING - | 3/4" OSB |
| CEILING - | 5/8" OSB |
| DOOR - | 1 3/4" SOLID CORE |
| WINDOW - | 1 1/2" ALUMINUM FRAME |
| PAINT - | PRIMER AND FINISH |
| TRIM - | 1 1/2" ALUMINUM |
| ROOFING - | ASPH/FLT SHINGLES |
| WALLS - | 8" CMU |
| FLOORING - | 3/4" OSB |
| CEILING - | 5/8" OSB |
| DOOR - | 1 3/4" SOLID CORE |
| WINDOW - | 1 1/2" ALUMINUM FRAME |
| PAINT - | PRIMER AND FINISH |
| TRIM - | 1 1/2" ALUMINUM |

NOT FOR CONSTRUCTION

March 15, 2007

Washoe County Dept. of Community Development
Post Office Box 11130
Reno, NV 89520-0027

**Subject: Washoe County Variance Application Submittal – Aarons Property
827 Geraldine Drive, Incline Village, NV, APN: 125-223-07**

Dear Sir or Madam,

Enclosed please find the following items related to the Variance application, required for submittal:

- Variance Application Packets (19 sets and 1 original set including Owner Affidavit, Fee Schedule, and a check in the amount of \$735.00)
 - Completed Washoe County Development Application
 - Variance Request Summary
 - Washoe County Treasurer Tax Statement
 - 8.5 x 11 Plan Set
 - Full Size Plan Set

If questions arise regarding this application, or if further information is needed, please contact our office at (530) 546-2632, or email me at andrea@ogilvylanduse.com.

Sincerely,

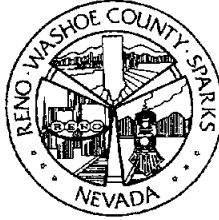


Andrea Napoli

ALN: attachments

cc: Adam Aarons

RECEIVED
APR 03 2007
WASHOE COUNTY
COMMUNITY DEVELOPMENT



DISTRICT HEALTH DEPARTMENT

ENVIRONMENTAL HEALTH SERVICES DIVISION

March 30, 2007

Washoe County
Community Development
C/O Don Morehouse
1001 E. Ninth St.
Reno, NV 89512

Dear Don,

After having reviewed the variance from Adam and Richelle Aarons (VA07-007) to facilitate the construction of a two-car garage, the applicant shall comply with the following condition.

In the text of the document straw bales will be utilized for erosion control. The Truckee Meadows Structural Control Design Manual prohibits the use of straw bales with other alternatives such as waddles available for Best Management Practices in controlling sediment runoff.

If there are any questions concerning the aforementioned vector-planning condition as it relates to environmental health, please call me at 785-4599.

Sincerely,

J.L. Shaffer
Environmentalist II
Environmental Health Division



RECEIVED

MAR 28 2007

WASHOE COUNTY DEPARTMENT OF
COMMUNITY DEVELOPMENT

March 27, 2007

Don Morehouse
Washoe County Department of Community Development
P.O. Box 11130
Reno, NV 89520-0027

APRIL 2007 AGENCY REVIEWS

Dear Mr. Morehouse:

The following application has been reviewed by the North Lake Tahoe Fire Protection District (NLTFPD) with comment as noted below:

VARIANCE CASE NO. VA07-007 (ADAM AND RICHELLE AARONS), 827 Geraldine Drive, Unit #1, Incline Village. There are no adverse impacts to fire protection for this application.

Prepared by:
NORTH LAKE TAHOE FIRE PROTECTION DISTRICT

Peter J. Mulvihill, P.E.
Assistant Fire Marshal

Fire/DCserver/Prevention/Devel Apps/April 2007 packet

**North Lake Tahoe
Fire Protection
District**

866 Oriole Way
Incline Village, NV
89451

775/831-0351
Fax 775/831-2072
www.nltfpd.net

Michael D. Brown
Fire Chief

VARIANCE REQUEST SUMMARY

Aarons Property- 827 Geraldine Drive, Incline Village, NV
Washoe County APN: 125-223-07

Summary of Request: This variance request is to seek approval for a reduction of the required front yard setback from fifteen (15) feet to one-half (.5) foot. Granting of this variance request will allow for the construction of a two-car garage structure at this residential property, which currently contains a single-car garage unusable during the winter months. The short, steep (20%+ slope) of the drive that provides access to the existing garage make use of this garage and parking area a hazard during winter months, due to snow and ice combined with a north-facing aspect. The only usable off-street winter parking available is a single-car parking deck constructed over the western half of the original driveway.

The proposed structure will provide two garage parking spaces at street level, constructed over the existing 11-foot wide A.C. driveway and 11-foot wide parking deck. The distance from the proposed garage structure to the edge of pavement at Geraldine Drive will be between twelve (12) feet to twelve and thirteen (13) feet, from the west to east ends of the building, respectively. This separation from the improved segment of Geraldine Drive will provide for guest parking in front of the proposed garage structure.

Please note Washoe County Code Section 110.410.10.1 requires two (2) parking spaces per single-family unit, one (1) of which must be in an enclosed garage.

Site Constraints: The existing driveway has an approximate 21% slope, measured from the edge of pavement to the front of the garage. Due to the inability of a vehicle to safely enter/exit the existing garage from this very steep and shallow driveway, the existing single-car garage and parking is felt to be unusable in winter.

The site contains 1,936 square feet of verified land coverage, comprised mainly of the residence and existing driveway, and is located entirely within a Class 3 Land Capability District (5% base allowable coverage). Please refer to the Tahoe Regional Planning Agency (TRPA) Site Assessment (File No. 20060041). As a result, this parcel does not have coverage available, nor can additional coverage be transferred for the construction of a garage that adheres to the County setback requirements at this property (TRPA Code Sections 20.3.B.(1).(a) and 20.5.C). Per our recent meeting with TRPA Staff Member, Heather Gustafson on March 7, 2007, it was determined that existing coverage could not be relocated within the parcel to accommodate construction of a single-car garage at the eastern side of the residence, outside the 15-foot front setback. This was determined from TRPA Code Section 20.5.C, due to the subject portion of the parcel containing the steepest slope in relation to the remainder of the parcel and due to its currently undisturbed condition, which would require the removal of existing vegetation, including mature Pines.

Conclusion: In review of the proposed garage structure and the special circumstances (inaccessible/unusable garage and parking in winter, steep slope, land coverage limitations, TRPA Code constraints, etc.) applicable to this property, strict application of the Development Code would deprive this property of privileges enjoyed by others in the vicinity. In consideration of these site limitations, the requested variance is the minimum deviation from the County standard for attaining a garage and off-street parking at this property. Therefore, the granting of this variance request will not constitute a grant of special privilege inconsistent with limitations upon other properties in the vicinity.

**Incline Village General Improvement District
Development review Status Sheet**

**From: Tim Buxton, Chief Inspector, Ph. (775)832-1246 Fax:(775)832-1260
1220 Sweetwater Road, Incline Village Nevada 89451**

Delivered Via E-Mail On or To Fax No. Re: APN

| | | | |
|---------|--------|----------|------------|
| 3-28-07 | E-MAIL | VA07-007 | 125-223-07 |
|---------|--------|----------|------------|

Washoe County Dept. of Community Development

P.O. Box 11130

Reno, Nevada 89520

Attention:

Don Morehouse

| | | | |
|-------------------------|-------------|-------------|--------------------|
| Service Address: | Lot: | Blk: | Subdivision |
|-------------------------|-------------|-------------|--------------------|

| | | | |
|---------------------|----|---|--------|
| 827 Geraldine Drive | 19 | I | I.V.#1 |
|---------------------|----|---|--------|

| | | |
|---------------|------------|------------|
| Owner: | Ph. | Fax |
|---------------|------------|------------|

| | | |
|-------------------------|--|--|
| Adam and Richelle Adams | | |
|-------------------------|--|--|

Mailing Address:

| |
|-----------------------|
| 24269 Dawnridge Drive |
|-----------------------|

| |
|--------------------|
| Los Altos CA 94024 |
|--------------------|

| | | |
|------------------------|------------|------------|
| Contact Person: | Ph. | Fax |
|------------------------|------------|------------|

| | | |
|---------------|--------------|--------------|
| Andrea Napoli | 530-546-2632 | 530-546-3589 |
|---------------|--------------|--------------|

Request:

Variance case no. VA07-007 (Adam and Richelle Aarons)- To reduce the front setback from 15 feet to one-half (.5) foot for an interior lot (with a greater than 20% slope) to facilitate the construction of an attached two-car garage. The project is located at 827 Geraldine Drive, Unit #1, in Incline Village near the intersection of Geraldine Drive and Jennifer Street. The ±0.184-acre parcel is designated High Density Suburban (HDS) in the Tahoe Area Plan, and is situated in a portion of Section 09, T16N, R18E, MDM, Washoe County, Nevada. The property is located in the Incline Village/Crystal Bay Citizen Advisory Board boundary and Washoe County Commission District No. 1. (APN 125-223-07) Staff Representative: Don Morehouse, Planner, 775.328.3632

Applicant/Property Owner: Adam and Richelle Aarons, 24269 Dawnridge Drive, Los Altos, CA 94024

Professional Consultant: Ogilvy Consulting, PO Box 1636, Kings Beach, CA 96143

Comments and Conditions:

No impact to IVGID.

Structure may not be built over existing residential water and sewer service lines. Residential water and sewer services must be located before construction begins if re-location of lines is required then all utilities must be inspected by IVGID compliance department.

The contents of this transmission are intended only for the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone and return the original to us at the above address via U.S. Postal Service We will reimburse you for your postage. Thank You.

Morehouse, Don

From: Shah, Niran [NShah@ci.berkeley.ca.us]
Sent: Tuesday, April 24, 2007 10:38 AM
To: Morehouse, Don
Subject: Variance Case No. VA07-009

Variance Case No. VA07-009

Dear Mr. Morehouse,

My name is Niran Shah and along with my wife, Norma Shah, we are the owners of 823 Jeffrey Street, Incline Village. In response to your request for our testimony, I offer the following for your consideration.

The setback reduction from 15 feet to 0.5 foot appears drastic and would appear to us that such a short setback may endanger public safety in a snow country. We encourage you to find other practical solutions to address the desires of the owners of 827 Geraldine Drive. Thank you.

Your Truly,

Niran Shah