

Staff Assigned Case No.: VA09-008

Washoe County Development Application

Project Information			
Project Name (commercial/industrial projects only): <u>JULIET ASHTON RESIDENCE</u>			
Project Description: <u>VARIANCE</u>			
Project Address: <u>285 GONDWABIE RD, CRYSTAL BAY NV</u>			
Project Area (acres or square feet):			
Location Information			
Project Location (with point of reference to major cross streets AND area locator): <u>GONDWABIE, LAKESIDE OF HWY 28</u>			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
<u>123-133-22</u>	<u>8148 before dedication (0.187 acre)</u>		
	<u>7878 sq ft</u>	<u>after dedication (0.1809 acre)</u>	
Section(s)/Township/Range:			
Indicate any previous Washoe County approvals associated with this application:			
Case Nos.			
Applicant Information			
Property Owner:		Professional Consultant: <u>Elise Feltz Assoc</u>	
Name: <u>JULIET C. ASHTON</u>		Name: <u>Elise Feltz</u>	
Address: <u>[REDACTED]</u>		Address: <u>PO BOX 5989</u>	
<u>CRYSTAL BAY</u> Zip: <u>[REDACTED]</u>		<u>Incline Village</u> Zip: <u>89450</u>	
Phone: <u>[REDACTED]</u> Fax: <u>[REDACTED]</u>		Phone: <u>75 833-3388</u> Fax: <u>833-2388</u>	
Email: <u>[REDACTED]</u>		Email: <u>elise@elisefeltz.com</u>	
Cell: <u>[REDACTED]</u> Other:		Cell: Other:	
Contact Person: <u>Juliet Ashton</u>		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
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:			
CAB(s):		Land Use Designation(s):	

*Med
Density
Suburban*

*Bd of
Adjustment*

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 setbacks
1. North side setback is reduced from 8 feet to 6.5 feet
2. South side setback (a nonwable side) reduced from 8 feet to 5.1 feet.
3. Front setback is reduced from 15 feet to 9.2 feet.
I request waiver (variance) to be able to build our home as in the plans (attached)

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?

① Exceptional circumstances: to resolve paving a nonwable road in my parcel, I met with 4 County Department Representatives (County Manager, County Public Works, Community Development and Dick Minto (Local roads) on site, marked the new edge of pavement, which settlement defines new proposed parcel.
② Based on safety issues
(a) Curvature and road elevations
(b) Distance from State Highway 28 @ nonwable
(c) Safety driveway angle at garage + safe guardrail curved at property, house was located lower on the lot.
(d) A lower lot placement resulted in slight north side setback variance requested.

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?

I will work with Washbe Roads to raise Gonowabic at the driveway so it slopes toward the hill

Currently it slopes slightly toward the south and will be safer as a result of the project.

This was discussed at a 5 way meeting in June 2009 on site as the acceptable reconstruction solution to safety on Gonowabic at the driveway and house location of proposed 285 Gonowabic St. Once the variance is approved the dedication for Gonowabic Road will be offered.

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.)?

With the newly designed home, designed consistent with many Crystal Bay Development homes by Elise Feltz Assoc to have consistent quality in the neighborhood.

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

Every developed parcel in Gunowabic is steep and each required adjustment of front and/or side setbacks to accommodate driveway access.

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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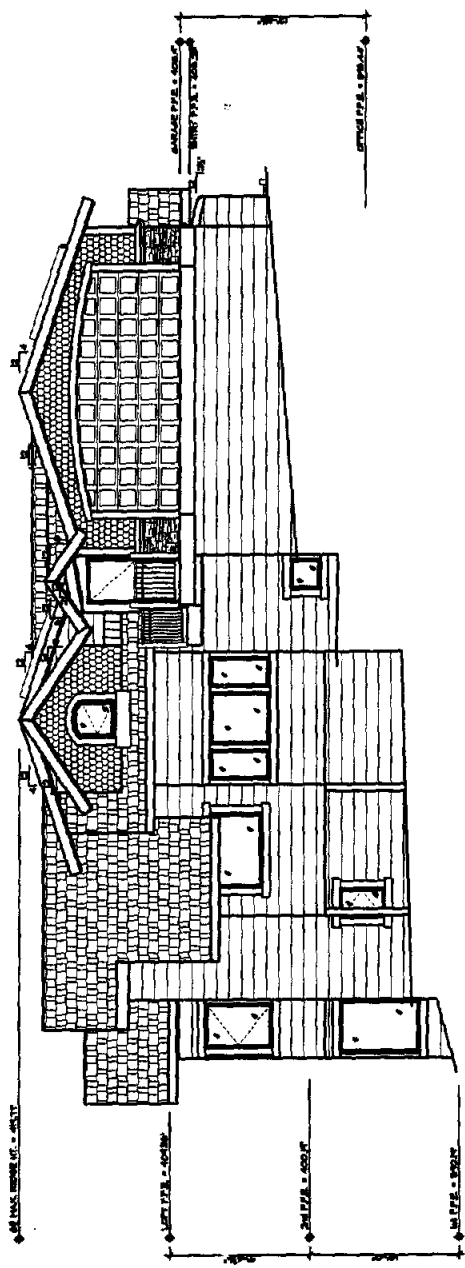
7. What is your type of water service provided?

<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System
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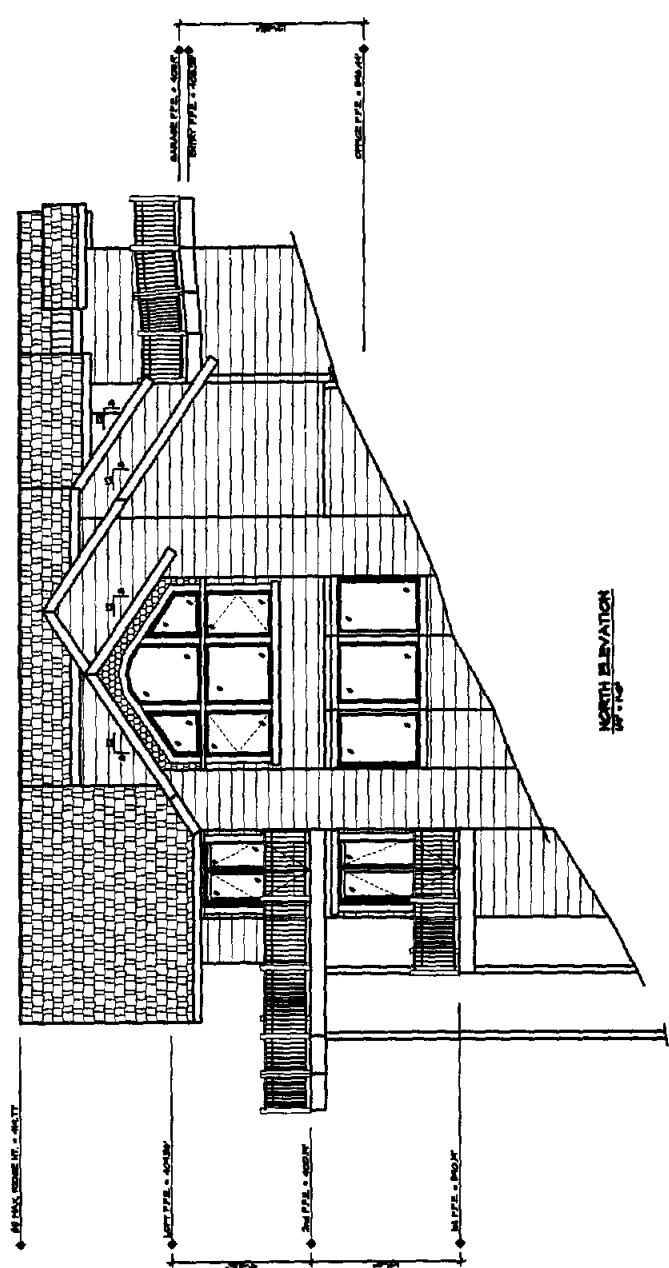
8. What is your type of sanitary waste disposal?

<input type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System
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JULIET ASHTON LOT 18, BLOCK 14, CRYSTAL BAY UNOFFICIAL 288 GONNABIE, CRYSTAL BAY, WASHOE CO., NV. APN# 123-133-22		ELISE FETT & ASSOCIATES, LTD. AA - RES ARCHITECTURE ENGINEERING P.O. BOX 6088 INCLINE VILLAGE REYNOLDS 89450 PHONE: (775) 853-2288 FAX: (775) 853-2288 elise@elisefett.com		A-3
SHEET NO. / TOTAL SHEETS 1 / 1	DATE: 10/13/2009	SCALE: 1/8" = 1'-0"	DRAWN BY: JAS	
PROJECT: 10-13-09				
REVISIONS				



WEST ELEVATION
10/13/09



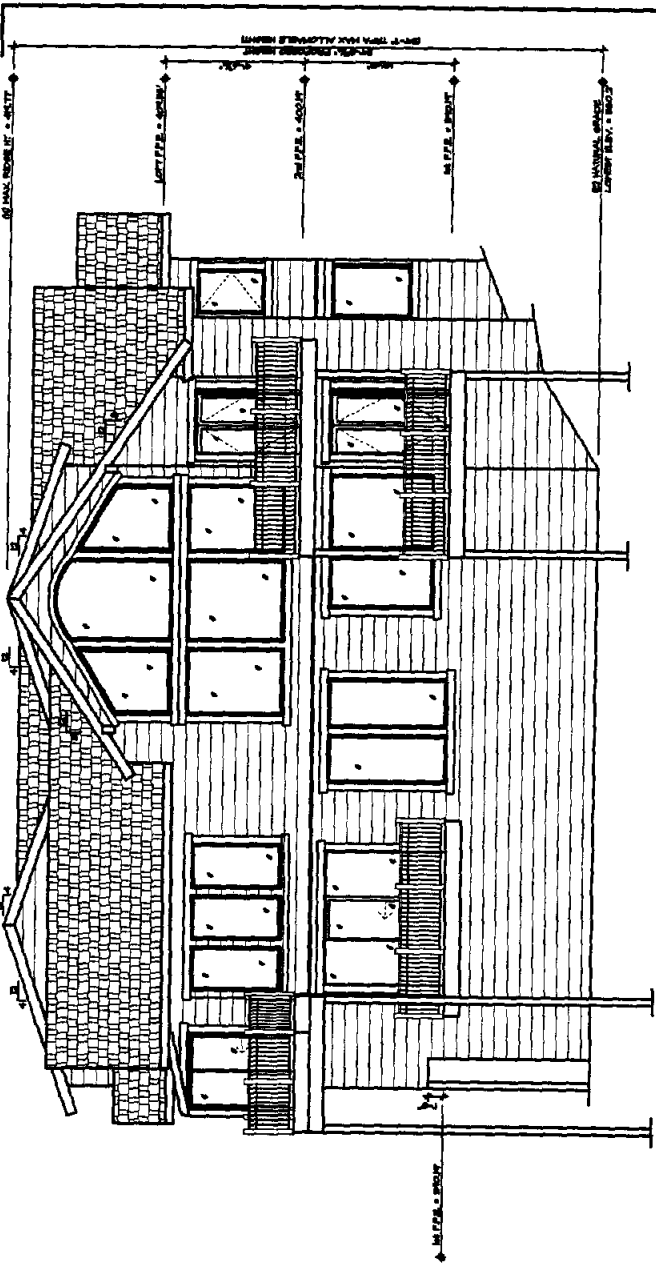
NORTH ELEVATION
10/13/09

NO.	DATE	BY	REVISIONS

ELISE FETT
 & ASSOCIATES, LTD.
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 P.O. BOX 5088
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 NAYVA 92040
 PHONE: (774) 853-3208
 FAX: (774) 853-3208
 elise@eliseft.com

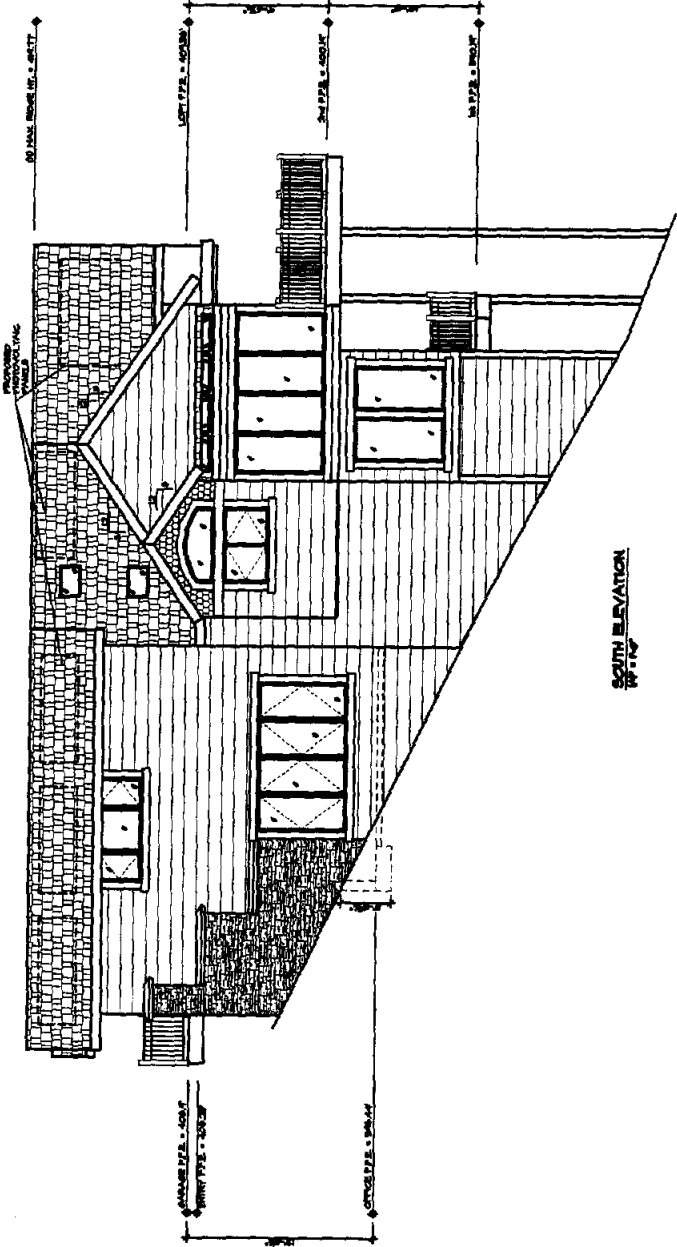
JULIET ASHTON
 LOT 18, BLOCK 14, CRYSTAL BAY UNOFFICIAL
 285 GONOWABIE, CRYSTAL BAY, WASHOE CO., NV.
 APN# 123-133-22

DATE: 10/13/2009	TIME: 11:50:44 AM
USER: jason	HOST: jason
PROJECT: JULIET ASHTON	DRAWING: EAST ELEVATION
A-4	



EAST ELEVATION

BUILDING HEIGHT
 TO BE DETERMINED BY THE
 LOCAL HEALTH DEPARTMENT
 AND THE LOCAL FIRE DEPARTMENT
 AND THE LOCAL PLANNING
 AND ZONING DEPARTMENT
 AND THE LOCAL PUBLIC WORKS
 DEPARTMENT



SOUTH ELEVATION