

ORIGINAL

Community Services Department
Planning and Development
SPECIAL USE PERMIT APPLICATION



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: Booth			
Project Description: Submit for a SUP to allow a Detached Assessorly Dwelling Unit.			
Project Address: 61 Shoreline Circle			
Project Area (acres or square feet): 15,490 sf			
Project Location (with point of reference to major cross streets AND area locator): Property is south of Highway 28 on Lake Tahoe on the west side of Incline Village.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
122-162-15	0.355		
Section(s)/Township/Range: S21 T16 R18			
Indicate any previous Washoe County approvals associated with this application: Case No.(s) 15-1459, 15-2368, 223P, 69390B, 71369B, 93-0347			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Booth Family Trust c/o Caroline Booth		Name: JTC Consulting, LLC	
Address: 1901 Harrison Street, Ste 1580		Address: 584 Kiowa Drive	
Oakland, CA	Zip: 94612	South Lake Tahoe, CA	Zip: 96150
Phone:	Fax:	Phone: 530-416-2779	Fax:
Email: dbooth@cci-sf.com; dbooth4707@gmail.co		Email: jtconsulting@charter.net	
Cell: 415-412-0768	Other:	Cell:	Other:
Contact Person: Douglas Booth		Contact Person: Nicole Zaborsky	
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:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Special Use Permit 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 special use permits may be found in Article 810, Special Use Permits.

1. What is the type of project being requested?

We request a Special Use Permit to allow a Detached Accessory Dwelling Unit in Medium Density Suburban (MDS) Zoning District. The property is zoned MDS. Per Washoe County Development Code Section 110.304.15(a)(2), a Detached Assessorly Dwelling Unit in MDS shall not exceed 800 sf or fifty percent of the total square footage of the main dwelling unit, whichever is smaller. The existing residence with the addition proposed in application 15-2368 will be 2816 sf, the 275sf of living space above the garage meets this criteria.

2. What currently developed portions of the property or existing structures are going to be used with this permit?

There is an existing detached garage on the property. Application 15-2368 plans to add a second story office with a bathroom above the garage. The desire is to make the second floor garage the caretaker's habitation space while the property owner residing at the home.

3. What improvements (e.g. new structures, roadway improvements, utilities, sanitation, water supply, drainage, parking, signs, etc.) will have to be constructed or installed and what is the projected time frame for the completion of each?

The new plumbing in the second floor garage office will be part of the 15-2368 project scope. The addition above the garage will be completed by October 15, 2016.

4. What is the intended phasing schedule for the construction and completion of the project?

Application 15-2368 will begin construction on the main residence addition as soon as the permit is issued, with a target date of September 15, 2015. The residential addition/remodel will continue through October 15, 2016.

5. What physical characteristics of your location and/or premises are especially suited to deal with the impacts and the intensity of your proposed use?

There are five existing off-street parking spaces to accommodate the occupants of the residence and the detached accessory dwelling unit. The existing garage is outside the front and side yard setback and is well screened with native and adapted vegetation.

6. What are the anticipated beneficial aspects or effects your project will have on adjacent properties and the community?

The project will add a second floor onto an existing building footprint which will limit the ground disturbance, minimize visual mass and bulk of the structures, retain existing vegetation compared to adding more square footage onto the existing residence or connecting the garage to the residence. The proposed design of the Detached Accessory Dwelling Unit compared to a Detached Accessory Structure will look identical from the exterior.

7. What will you do to minimize the anticipated negative impacts or effects your project will have on adjacent properties?

We do not anticipate this project will have negative impacts or effects on adjacent properties. Should neighbors have concerns, we will address them during the application review and public comment period.

8. Please describe operational parameters and/or voluntary conditions of approval to be imposed on the project special use permit to address community impacts:

None are known at this time.

9. How many improved parking spaces, both on-site and off-site, are available or will be provided? (Please indicate on site plan.)

Five on-site.

10. What types of landscaping (e.g. shrubs, trees, fencing, painting scheme, etc.) are proposed? (Please indicate location on site plan.)

The existing landscaping will be maintained during and after construction of the proposed addition/remodel.

11. What type of signs and lighting will be provided? On a separate sheet, show a depiction (height, width, construction materials, colors, illumination methods, lighting intensity, base landscaping, etc.) of each sign and the typical lighting standards. (Please indicate location of signs and lights on site plan.)

There are no new exterior lighting or signs proposed as a part of this project.

12. Are there any restrictive covenants, recorded conditions, or deed restrictions (CC&Rs) that apply to the area subject to the special use permit request? (If so, please attach a copy.)

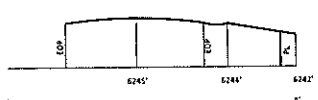
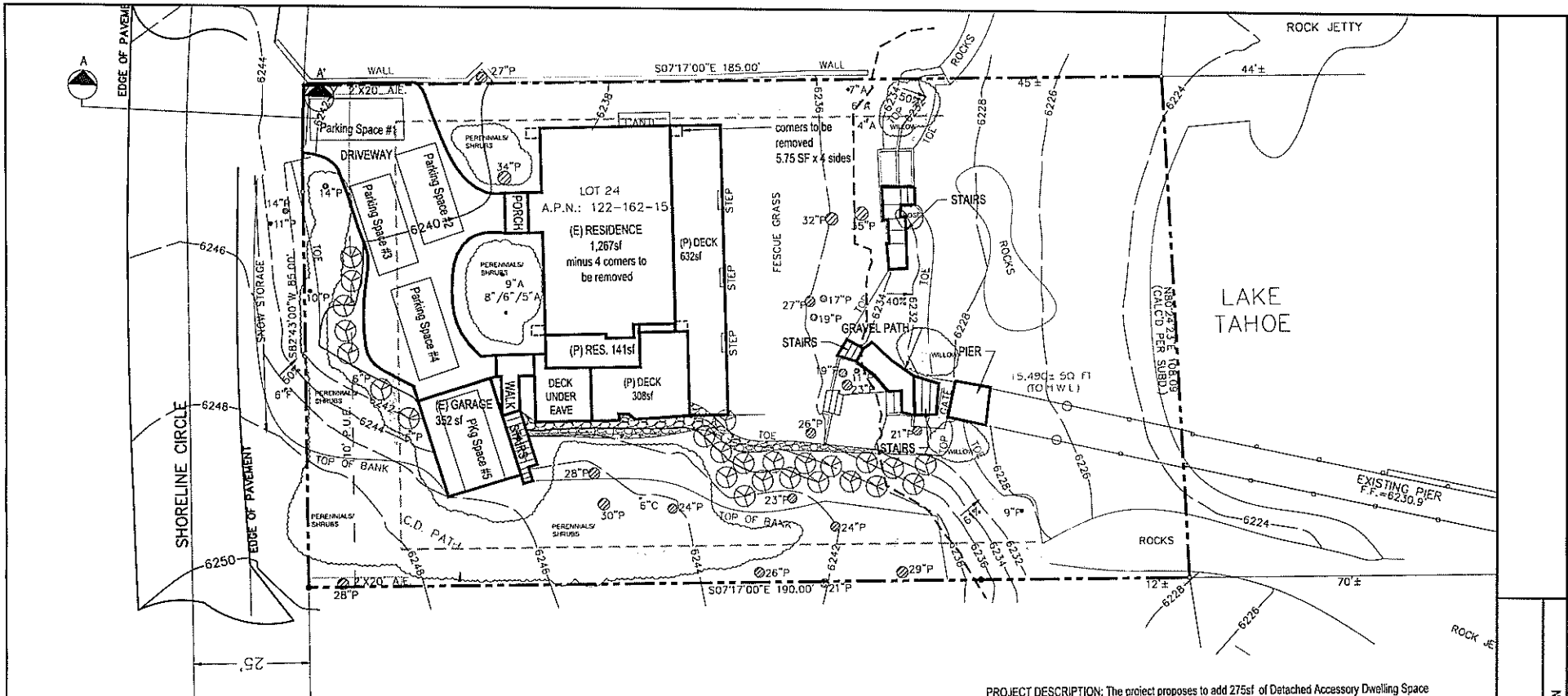
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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13. Community Sewer

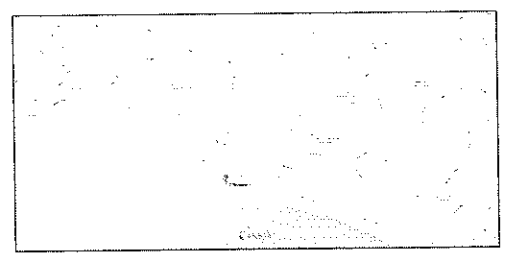
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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Community Water

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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1 STREET AND R.O.W. CROSS SECTION
NTS



2 VICINITY MAP
NTS

PROJECT DESCRIPTION: The project proposes to add 275sf of Detached Accessory Dwelling Space above the garage.

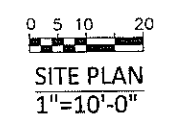
ZONING: Medium Density Suburban (MDS)

LOT SIZE: 15,480 sf

Plans comply with all applicable provisions of Washoe County Development Code

Plans drawn by: Douglas Booth

- LEGEND
- Property Line
 - - - Setback Line
 - 21"p Tree



BOOTH FAMILY TRUST
 64 SHORELINE CIRCLE
 APRIL 12, 2015
 SPECIAL USE PERMIT APPLICATION SITE PLAN

C1

