

VARIANCE APPLICATION

FOR:

The Dolan Office Building

Prepared For:

Christopher & Carolyn Dolan
1800 Whites Creek Lane
Reno, NV 89511

Prepared By:



3100 Mill Street, Suite 107
Reno, NV 89502
(775)355.0505 Fax(775)355.0566

August, 2014

VA14-005
(DOLAN)

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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: The Dolan Office Setback Variance			
Project Description: The intent of this project is to bring two existing structures into conformance with the current front setback requirements.			
Project Address: 1800 Whites Creek Lane			
Project Area (acres or square feet): 3.755 acres			
Project Location (with point of reference to major cross streets AND area locator): The project is located between Arrowcreek Pkwy. and State Route 431 just west of Wedge Pkwy.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
142-031-08	3.755 ac		
Section(s)/Township/Range:			
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: Christopher & Carolyn Dolan		Name: K2 Engineering & Structural Design	
Address: 1800 Whites Creek Lane		Address: 3100 Mill Street #107	
Reno, NV	Zip: 89511	Reno, NV	Zip: 89502
Phone:	Fax:	Phone: 775-355-0505	Fax: 355-0566
Email:		Email: brandt@k2eng.net	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person: Brandt Kennedy	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name: Michael Vicks	
Address:		Address: 2408 Valencia Way	
	Zip:	Sparks, NV	Zip: 89434
Phone:	Fax:	Phone: 775-848-5787	Fax:
Email:		Email: mwvicks@gmail.com	
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?

This request is for a variance in the front yard setback along Kunde Lane in order to bring two existing structures into conformance. The existing office building was constructed in 1977 prior to the construction of the main residence which was built in 1997. Both the existing office building and the existing detached garage are located in the 30' front setback from Kunde Lane which is a 25' access easement on the subject property.

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 exceptional circumstance surrounding the existing buildings is that they were legally constructed over 37 years ago and due to changes in the zoning they are now located within the front building setback. It is not economically reasonable to demolish the existing structures and reconstruct them according to the new setback requirements. This request for a variance of the front yard setback along Kunde Lane is to bring the two existing structures into conformance with current County Code.

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?

The existing structures were legally constructed and have been located on the site for 37 years. They are an established part of the neighborhood and are surrounded by mature landscaping which will remain. The owners are renovating the existing office building and are in the process of replacing the roof in order keep the structures properly maintained. The proposed variance will have no effect on the views, privacy, or safety of any properties in the area.

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.)?

Because the two structures are existing, the variance will have no impact on the environmental character of the neighborhood. Once the variance is approved the owner intends to do an interior renovation of the office building and convert it into a Detached Accessory Dwelling which will be approved under a separate Administrative Special Use Permit. The future renovation will be completely within the existing building footprint and will not further encroach on the setbacks.

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

The intent is to bring the existing on site structures into conformance with current County Code in order to open up the possibility for a future conversion to a Detached Accessory Dwelling which is a common use in the area. The plans at this time are for an interior renovation only and there would be no additional encroachments into the setback along Kunde Lane. Approving this variance will allow them to fully utilize the existing structures on their 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
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8. What is your type of sanitary waste disposal?

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

DOLAN OFFICE ROOF REPAIR

K2 ENGINEERING
 3100 Mill Street, #1 07
 Reno, NV 89502
 P: (775) 355-0505
 F: (775) 355-0566
 www.k2eng.net

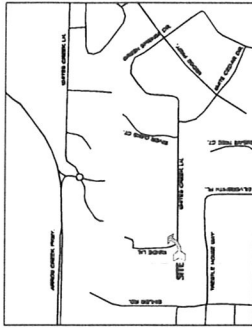
Dolan Office Roof Repair
 1800 Whites Creek Lane
 Reno, Nevada
 A.P.N. 142-031-08

Frank T. Kennedy, P.E.
 Jared A. Kasper, P.E.

REVISIONS	
1	Final Chk. 06/05/14
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Cover Sheet

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ENGINEER OF RECORD
 K2 ENGINEERING
 3100 MILL STREET, SUITE 107
 RENO, NV 89502
 TEL: 355-0505 - OFFICE
 TEL: 355-0566 - FAX

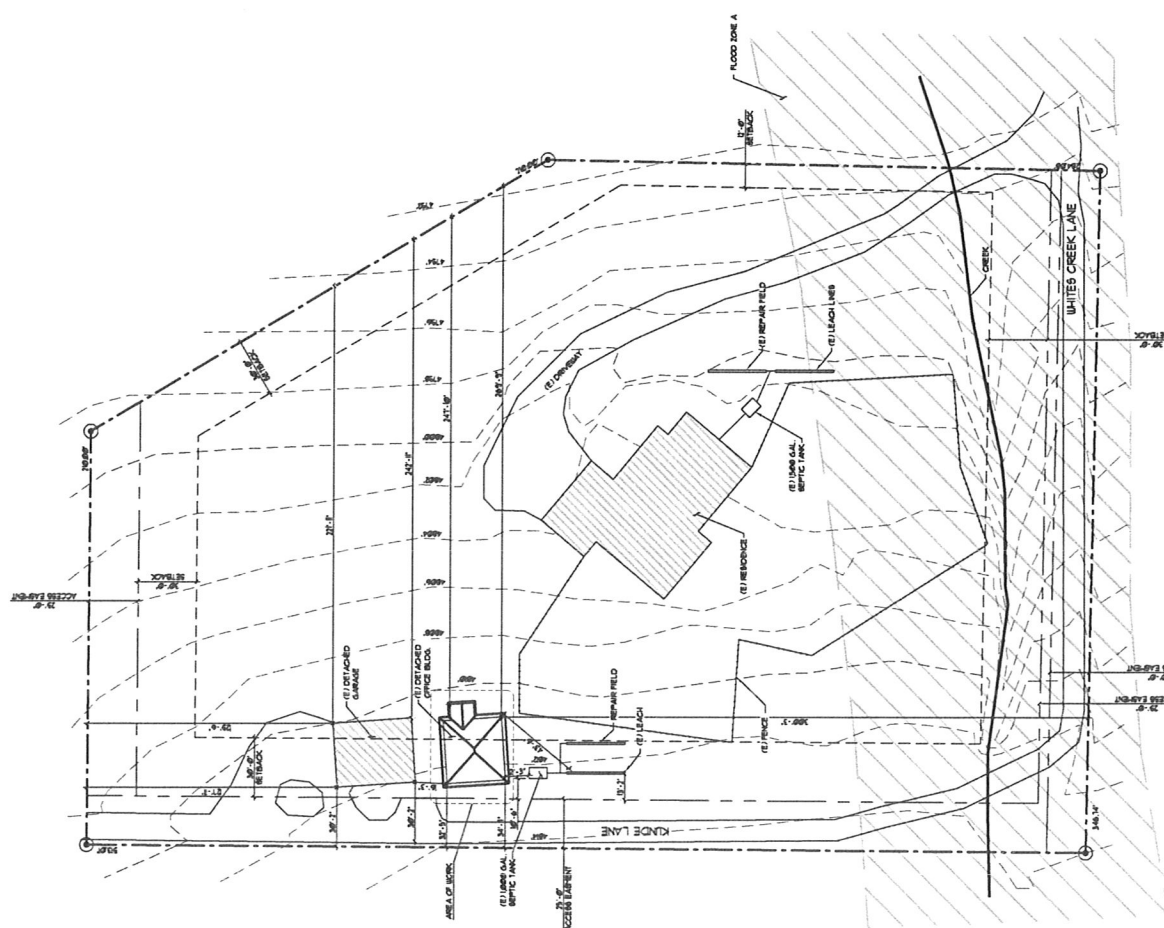
SHEET INDEX
 A-0 SITE PLAN
 A-1 FLOOR PLAN
 A-2 ELEVATIONS
 S-1 FOUNDATION PLAN
 S-2 STRUCTURAL NOTES AND SCHEDULES



SCOPE OF WORK
 REPAIR OF EXISTING ROOF SYSTEM AND REPLACING IT WITH A NEW PRE-PANED ROOF TRUSS SYSTEM.

GENERAL SITE NOTES

- ALL WORK SHALL COMPLY WITH LOCAL BUILDING CODES, CITY, COUNTY AND STATE REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES, UTILITIES, AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE AGENCIES. ALL SERVICE REQUIREMENTS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
- PLACEMENT OF STRUCTURE WITH SETBACKS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
- CONC. FLOORS TO BE FINISHED PER OWNER REQUIREMENTS.
- SLOPE LAIN AREAS FOR DRAINAGE 1/4" PER 1'-0".
- MAINTAIN EXISTING DRAINAGE WITH 3% (2" PER 10') SLOPE AWAY FROM STRUCTURE. EXISTING DRAINAGE SHALL BE MAINTAINED TO THE EXISTING DRAINAGE ONTO ADJACENT PRIVATE PROPERTY. MINIMUM SLOPE OF DRAINAGE SHALL BE 1%.
- THIS SITE IS LOCATED IN FEMA FLOOD ZONE X (WHICH IS DETERMINED TO BE OUTSIDE OF THE 500-YEAR FLOOD PLAIN AND FLOOD ZONE A).
- THIS SITE IS SERVICED BY MUNICIPAL WATER & ON-SITE SEPTIC TANK.
- THE DESIGN FOR THIS SITE HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION. ALL PARTIES SHOULD ANTICIPATE THE POTENTIAL NEED FOR CONSTRUCTION OF A FULL SURVEY. ALL DISCREPANCIES DISCOVERED IN ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
- NOTICE: A TOPOGRAPHICAL OR BOUNDARY SURVEY HAS BEEN PERFORMED FOR THIS SITE. THE TOPOGRAPHY SURVEY IS FROM THE WAGNER COUNTY GIS WEBSITE AND THE BOUNDARY SURVEY IS FROM THE WAGNER COUNTY GIS WEBSITE. A FULL SURVEY IS REQUIRED IN ORDER TO ACCURATELY PLACE THE IMPROVEMENTS.
- SHOULD ANY HISTORIC OR HISTORIC REMAINS BE DISCOVERED DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE HISTORIC PRESERVATION OFFICE OF THE DEPARTMENT OF CULTURAL HERITAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



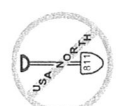
PROJECT INFORMATION
 PARCEL

1800 WHITES CREEK LN.
 RENO, NV 89502
 APN: 142-031-08
 PARCEL AREA: 5.199 ACRES
 ZONING: LDR & TR / OR 33%

BUILDING

EXISTING RESIDENCE - 2,871 SF.
 EXISTING DETACHED GARAGE - 1,960 SF.
 EXISTING DETACHED STRUCTURE - 1,960 SF.

SITE PLAN
 SCALE 1" = 30'-0"



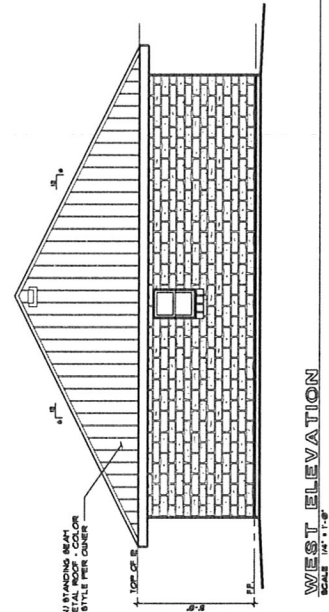
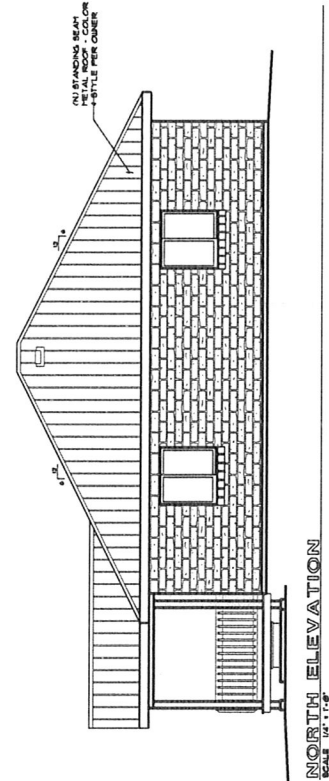
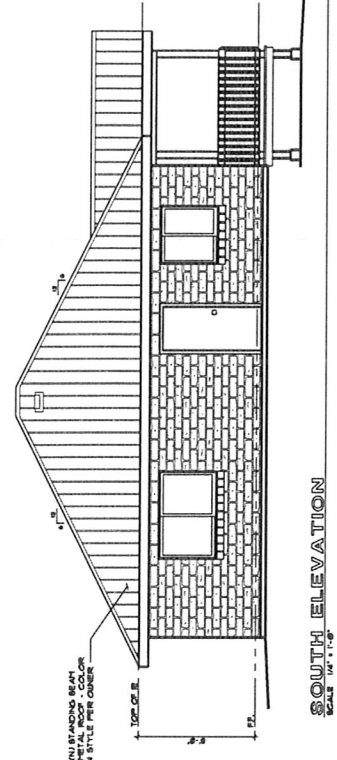
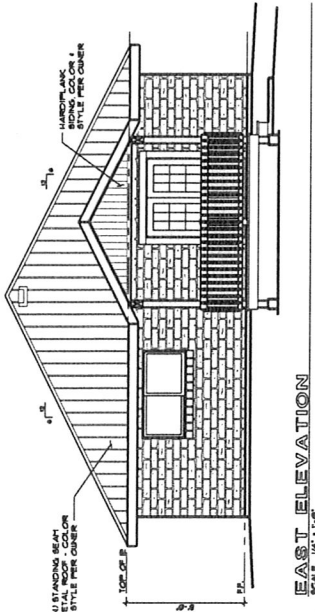
VA14-005
 (DOLAN)

Building Elevations

Revisions	
1	Plan, Chk. 06/05/14
2	
3	
Date: 03/31/14	
Drawn: KZ	
Checked: BTK	
Project No.: 14-141	

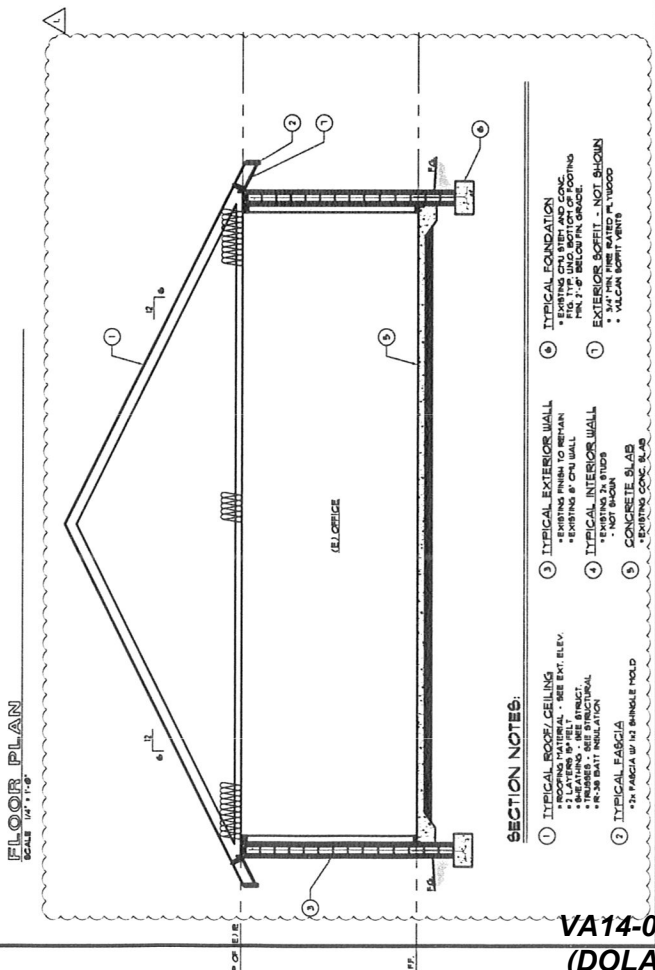
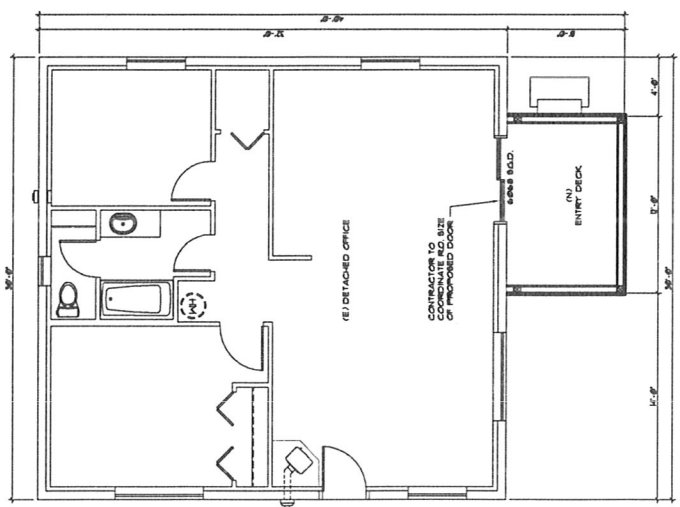
Floor Plan & Elevations

A-2



THIS PROJECT IS THE PROPERTY OF IK ENGINEERING. ANY REUSE OF THIS PROJECT HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL CONDITIONS AND THE TYPE OF ORIGINAL BUILDING MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE POTENTIAL NEED FOR REPAIRS TO THE ORIGINAL DESIGN IN ORDER TO ACCOMMODATE ACTUAL FIELD CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER OF ANY FIELD CONDITIONS THAT MAY AFFECT THE DESIGN OF THE PROJECT. THE ENGINEER'S DESIGN IS PRELIMINARY.

FLOOR PLAN NOTES
 1. ALL DOORS AND WINDOWS TO BE COMPLETED BY REI CONDITIONS PRIOR TO INSTALLATION.



Site Photos



