



Board of Adjustment Staff Report

Meeting Date: October 2, 2014 Agenda Item Number: 8C

Subject: Variance Case Number VA14-005
Applicant: Christopher and Carolyn Dolan
Project Summary: To reduce the required front yard setback from thirty (30) feet to five (5) feet two (2) inches
Recommendation: Denial
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 VA14-005 (Dolan) – To reduce the required front yard setback from thirty (30) feet to five (5) feet two (2) inches to bring two (2) existing nonconforming structures into conformance with current Washoe County Code.

- Applicant/Property Owner: Christopher & Carolyn Dolan
- Location: 1800 River Oaks Dr., Reno, NV 89511
- Assessor's Parcel Number: 142-031-08
- Parcel Size: 3.75 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Low Density Suburban (LDS)
- Area Plan: Southwest Truckee Meadows
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Authorized in Article 804, Variances
- Commission District: 2 – Commissioner Humke
- Section/Township/Range: Section 29, Township 18, Range 20, 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:

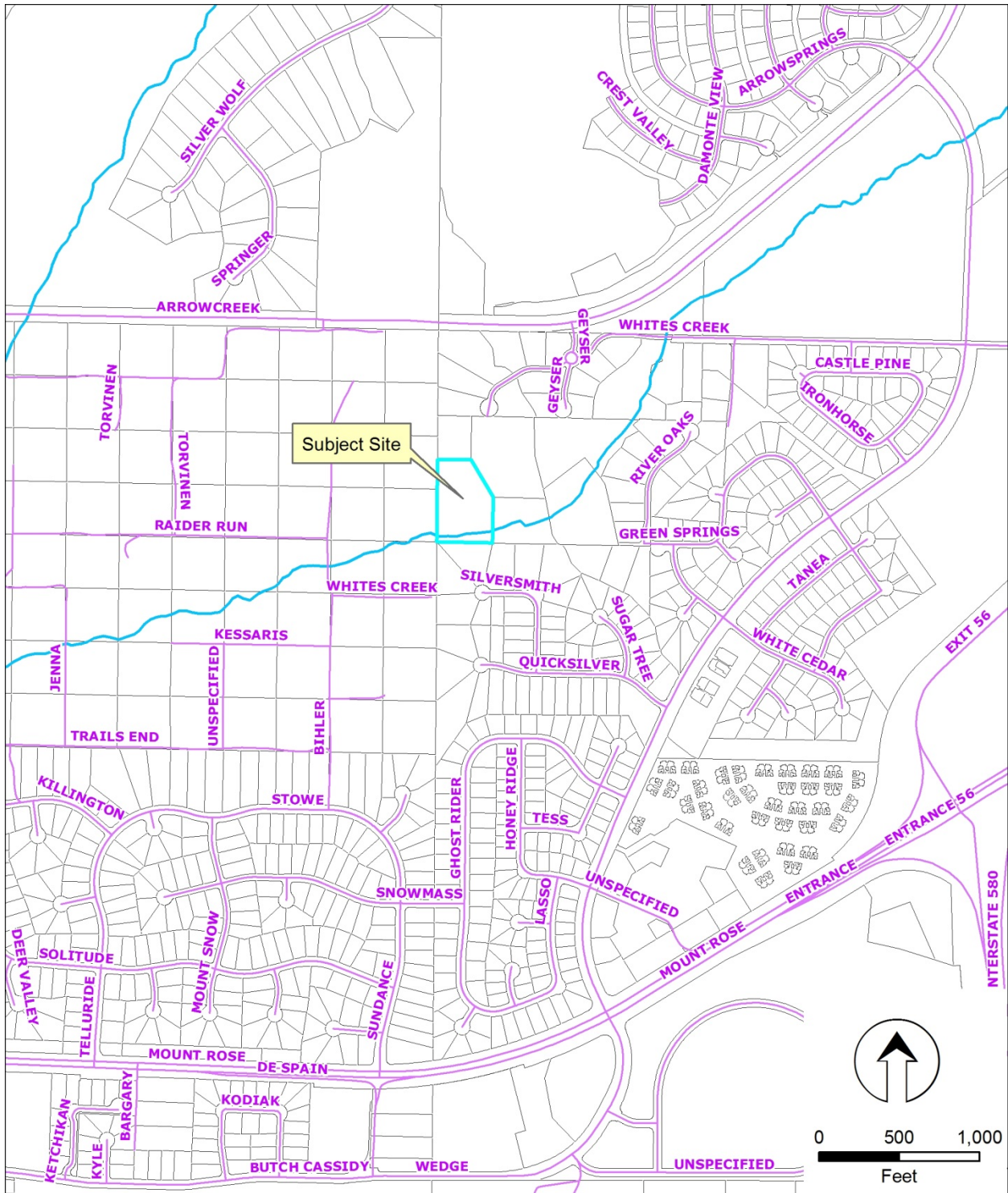
Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application 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 four findings which are discussed below.

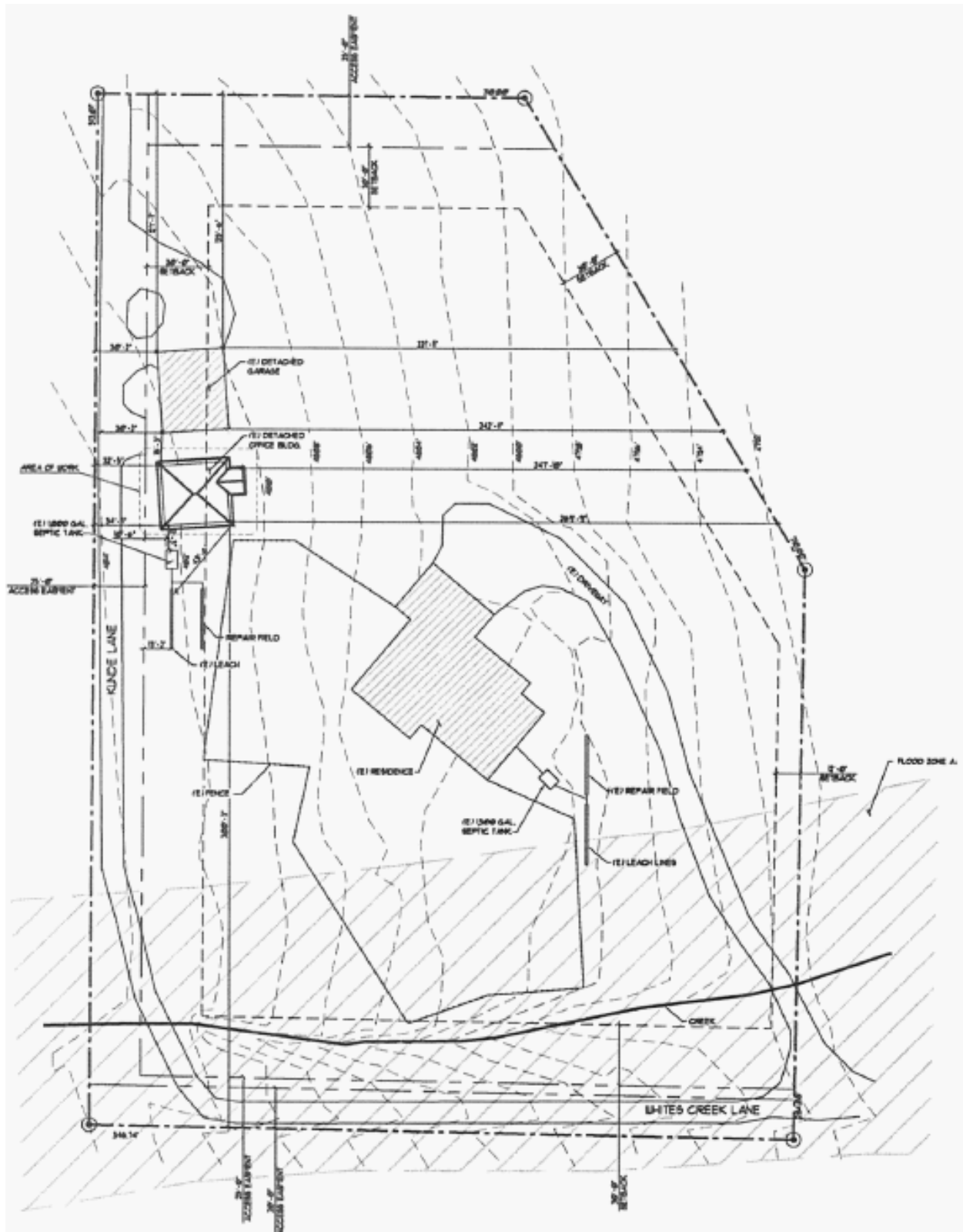
If the Board of Adjustment grants an approval of the Variance, that approval may be subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- 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.

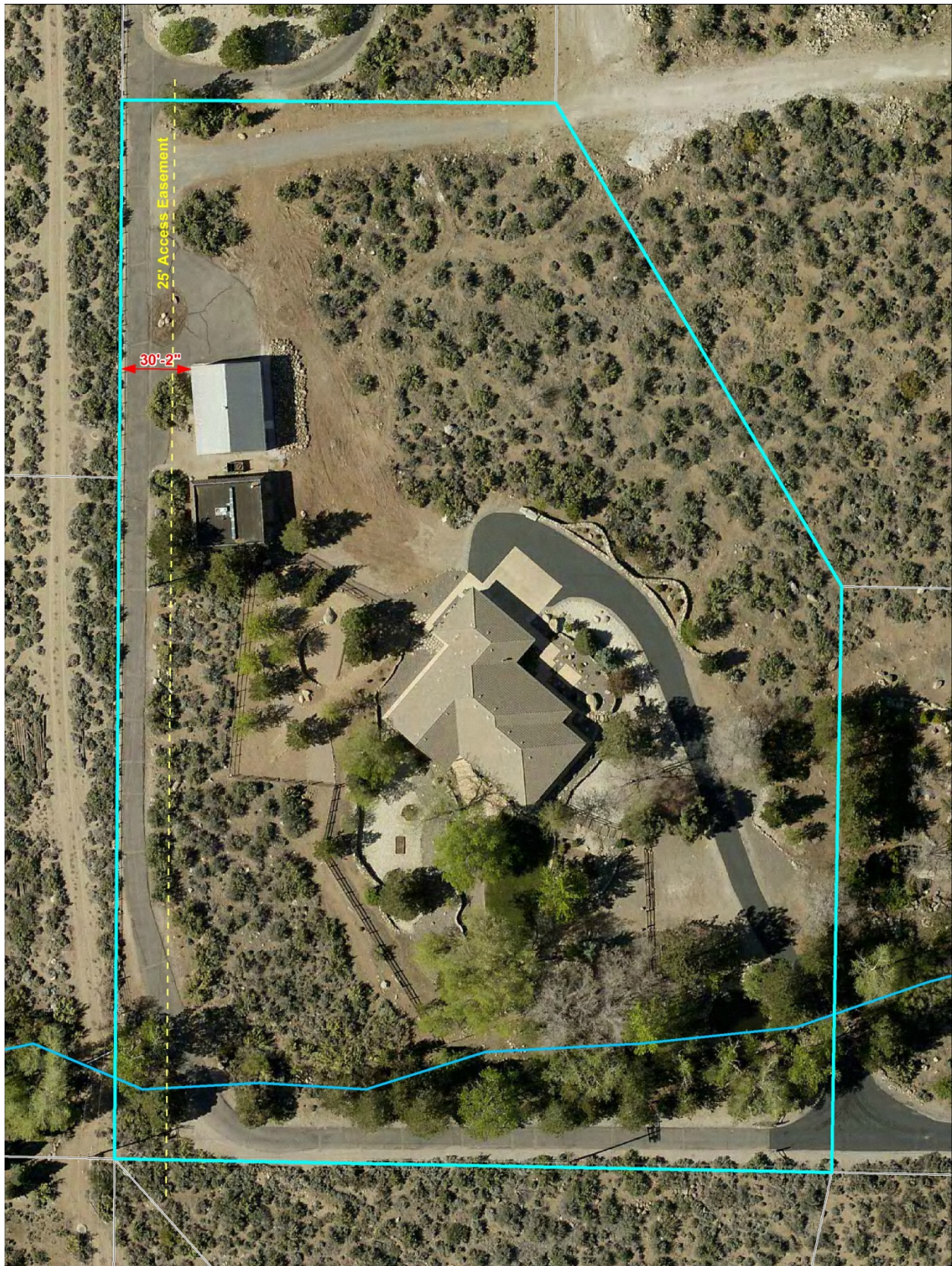
Since a recommendation of denial has been made, there are no Conditions of Approval attached. Should the Board find that special circumstances exist and approve the requested variance, staff will provide Conditions of Approval at the public hearing.



Vicinity Map



Existing Site Plan



Site Plan with 2013 Aerial Photo



View looking north



View looking east

Project Evaluation

The applicant is requesting a variance to the front yard setback to bring two existing legal nonconforming structures into conformance with current County Code. One of the structures is a detached accessory structure used as a garage and the other is a detached accessory structure supposedly built in 1977 and used as office space. It is unclear when the garage was constructed (no records available to staff). The applicant intends to change the use of the nonconforming structure currently used as office space to a Detached Accessory Dwelling but first must legalize the building through approval of this variance application in order to do so.

The garage is located thirty (30) feet two (2) inches from the subject property line, which would normally comply with the required front yard setback for the Low Density Suburban (LDS) regulatory zone. However, there is a twenty five (25) foot access easement (entirely within the subject parcel) that provides access to two (2) adjacent parcels. Section 110.406.05, Building Placement Standards, of the Development Code requires that "when an access easement traverses a portion of a property and has a total width of twenty (20) feet or more, or is maintained by the County, the required yard setback is measured from the easement edge closest to the proposed structure." Therefore, the structure is actually setback only five (5) feet two (2) inches from the required line of measurement (see graphic on page 6 for reference).

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

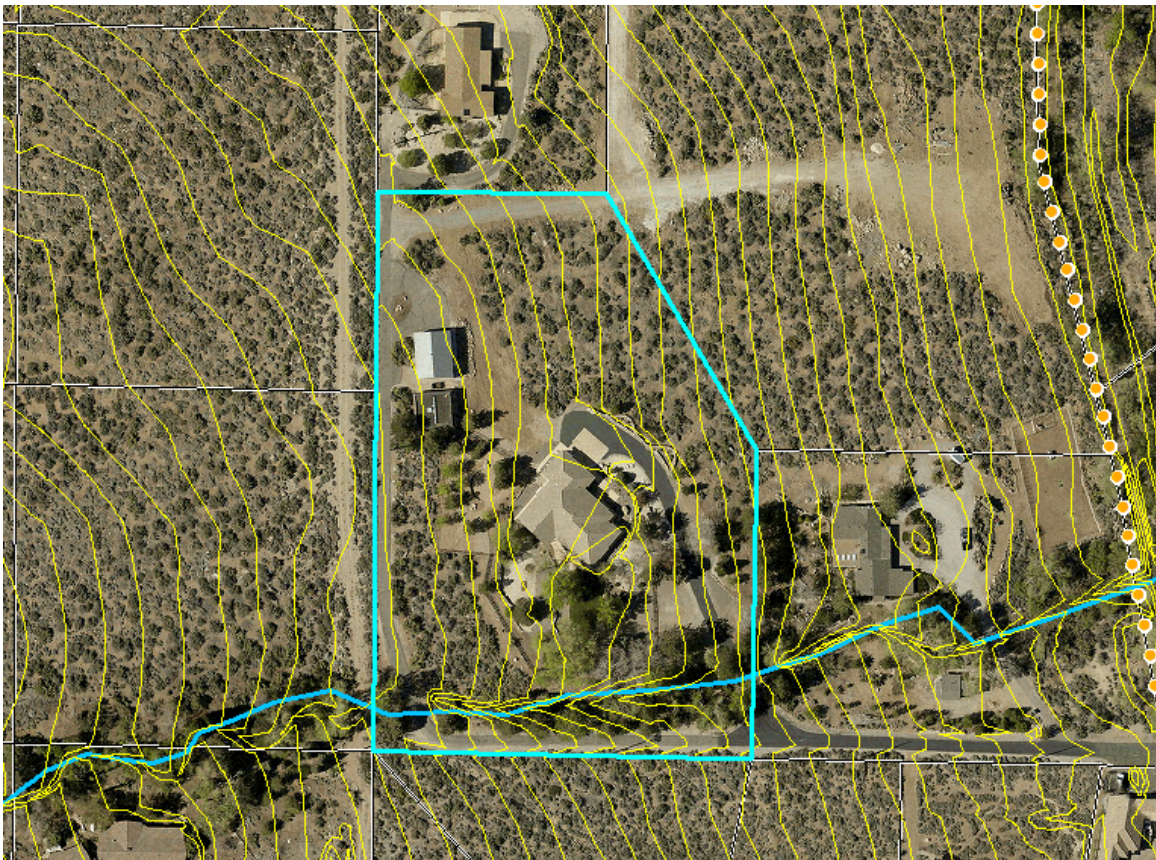
- (d) Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.
- (e) Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

The average minimum lot width specified by the Development Code for the Low Density Suburban (LDS) Regulatory Zone is 120 feet. The subject parcel has an average minimum lot width of approximately 306 feet with the narrowest portion of the lot measuring 210 feet. The parcel is not exceptionally narrow.

The parcel is more than 1.5 times as deep as it is wide (512 feet in depth). The parcel is not exceptionally shallow.

The parcel is essentially rectangular in shape except for the northeast corner portion which is angled. There are no special circumstances associated with the shape of the parcel. The parcel is somewhat atypical in that it has 3 front yard setbacks due to the presence of access easements, but because of the size of the parcel, these setbacks do not create an exceptional circumstance or preclude development potential on the property in areas outside of the setbacks.

There are no exceptional topographic conditions unique to the subject parcel in comparison to surrounding parcels. The parcel is relatively flat and does not have significant topographic constraints, as can be seen in the photo below (2 foot contour lines in yellow):



There is no other extraordinary and exceptional situation or condition of the property and/or location of the surroundings forcing the reduction in the front yard setback. The only reason the subject structures are within the front yard setback is because they were built prior to current standards in the Development Code, and perhaps before the access easements were dedicated. The structures became legal nonconforming structures upon adoption of the current Development Code (and/or dedication of the easements). Per Article 904, Nonconformance, of the Development Code, this legal nonconforming status locked in the existing size and use of the structures (meaning they cannot be enlarged by more than 10% and their use cannot be changed, for example, from an accessory structure to a detached dwelling). Below is an excerpt from the Development Code explaining the purpose of nonconformance regulation:

*“The intent of this article, Article 904, Nonconformance, is to regulate lots, structures and uses of land and structures which were **lawful before the adoption or amendment of this Development Code, but which no longer comply. The additional intent of this article is to permit those nonconformities to continue until they are removed or required to be terminated, but not to encourage their continuance.**” [emphasis added]*

The applicant is requesting the variance, in part, to legalize the structures so that the use of one of them can be converted from a detached accessory structure to a detached accessory dwelling. From staff's perspective this course of action, if approved, would essentially result in encouraging the continuance of a nonconformance since the structures will remain in place and not be terminated. In fact, the nonconformance would actually be exacerbated since the use of the structure(s) would be intensified by later conversion to a detached accessory dwelling, yet still remain only five (5) feet two (2) inches from the access easement. Further, there is no hardship or special circumstance/finding that staff can identify that would justify approval of the variance request in the first place.

The variance request appears to be based on financial and convenience considerations since the applicant has ample room remaining on the parcel to construct the desired accessory dwelling and still comply with required setbacks. Financial and convenience based arguments are not relevant to the review and granting of variances (i.e. regarding required findings) and should not form the basis for approval. The applicant may renovate and repair the existing legal nonconforming structures without moving them, provided they meet the requirements of Article 904, Nonconformance, regarding expansion and value, and still construct a new accessory dwelling elsewhere on the parcel that complies with setbacks. The applicants desire to utilize the existing nonconforming structure as an accessory dwelling constitutes a convenience for the applicant, but does not create a special circumstance as required by Code.

Staff is also unable to make the required finding that there would be no special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated. The special privilege results from a reduction in the required front yard setback where no special circumstance exists, as defined by Section 110.804.25, Variances. As mentioned above, the desire to use the existing structure as an accessory dwelling is a convenience to the applicant but not a special circumstance. Additionally, there are numerous parcels throughout the county with similar circumstances and legal nonconforming structures. Allowing the applicant to intensify the use of a nonconforming structure through a variance, where no demonstrable special circumstance or hardship can be shown, would grant the applicants a special privilege that other properties with similar circumstances do not enjoy.

South Truckee Meadows/Washoe Valley Citizen Advisory Board

The proposed project was presented by the applicant's representative at the South Truckee Meadows/Washoe Valley Citizen Advisory Board meeting on September 11, 2014. The CAB minutes are attached as Exhibit A to this report.

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
 - Parks and Open Space
 - Engineering and Capital Projects
 - Traffic
 - Roads
 - Land Development
 - Water and Sewer
- Truckee Meadows Fire Protection District
- South Truckee Meadows General Improvement District
- Washoe County Health District
 - Environmental Health

Five out of the eight above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A summary of each agency's comments and/or recommended conditions and their contact information is provided:

- Washoe County Planning and Development reviewed the application and recommends denial as there is no demonstrable special circumstance resulting in a hardship, as required for a recommendation of approval of a variance. **Contact: Chad Giesinger, AICP, Senior Planner, 775.328.3626, cgiesinger@washoecounty.us**
- Washoe County Water and Sewer responded stating they had no comments or conditions. **Contact: John Cella, 775.954.4600, jcella@washoecounty.us**
- Washoe County Traffic Engineering responded stating they had no comments or conditions. **Contact: Clara Lawson, 775.328.3603, clawson@washoecounty.us**
- Washoe County Parks and Open Space responded stating they had no comments or conditions. **Contact: Jennifer Budge, Park Planner, 775.325.8094, jbudge@washoecounty.us**

- Truckee Meadows Fire Protection District (TMFPD) responded stating they will approve the permit with the following conditions:
 - Plans and/or permits for the renovation of any structure shall be obtained and approved prior to construction in accordance with Washoe County Code 60.**Contact: Amy Ray, Fire Marshall, 775.326.6005, aray@tmfpd.us**

Staff Comment on Required Findings

Section 110.804.25 of Article 804, *Variances*, 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 is in conflict with several of the required findings as follows:

1. 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: There is nothing unique or extraordinary having to do with the physical constraints of the parcel that would justify an 83% reduction to the required front yard setback. In addition, denial of the request would not result in an exceptional or undue hardship to the property owner as it appears possible to construct an accessory dwelling elsewhere on the property that would comply with all required setbacks.

2. 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 impair the intent and purpose of the Development Code by encouraging the continuance and intensification of a nonconformity.

3. 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 constitute a grant of special privileges inconsistent with the limitations of other properties in the vicinity by allowing the use of a nonconforming structure to be intensified when no demonstrable special circumstance resulting in a hardship can be shown and where there are numerous similar properties with similar circumstances that do not enjoy such privilege.

4. 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. Accessory structures and an accessory dwelling are uses authorized by code in the applicable regulatory zone if a principal use (i.e. main dwelling) exists. There is an existing single family main dwelling (principal use) on the property.

5. 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.

Recommendation

After a thorough analysis and review, staff is unable to make three of the required five findings for approval of a Variance. Therefore, staff is recommending denial of Variance Case Number VA14-005. 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 deny Variance Case Number VA14-005 for Christopher and Carolyn Dolan, being unable to make the following findings required for approval of a variance under Development Code Section 110.804.25 [at least three negative findings must be made to constitute denial]:

- (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 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

xc: Property Owner: Christopher and Carolyn Dolan
1800 River Oaks Dr.
Reno, NV 89511

Representatives: K2 Engineering and Structural Design
3100 Mill Street #107
Reno, NV 89502



South Truckee Meadows/Washoe Valley Citizen Advisory Board

MEMORANDUM

To: Chad Giesinger, Staff Representative
From: Misty Moga, Administrative Recorder
Re: **Variance Case Number VA14-005 (Dolan)**
Date: September 11, 2014

B.* Variance Case Number VA14-005 (Dolan) - To reduce the required front yard setback from thirty (30) feet to five (5) feet two (2) inches to bring two (2) existing non-conforming structures into conformance with current Washoe County Code. Applicant/Property Owner: Christopher & Carolyn Dolan; Location: 1800 Whites Creek Lane, Reno, NV 89511. APN: 142-031-08. Staff Representative: Chad Giesinger, AICP, Senior Planner Washoe County Community Services Department Planning and Development Division, 775-328-3626, cgiesinger@washoecounty.us. This case is tentatively scheduled to be heard by the Board of Adjustment October 2, 2014.

Mike Vicks presented the highlights for the Dolan's property variance request:

- Currently they are existing, non-conforming structures, constructed legally.
- They are requesting a variance to bring the buildings as they stand today into conformity.
- They have to comply with setback standards.
- With approval, they can do interior modifications for the future.
- A detach accessory dwelling would be a different application.
- No external changes are being made. There won't be any visual/noise impacts.
- They are both screened by existing landscape.
- They are requesting Variances for setbacks for future for interior modification to existing building to install a kitchen for aging parents.

Questions/comments:

- Jim Rummig asked why they weren't grandfathered in. Mike said they are grandfathered in as their current use but because we want to apply for a Detach Accessory Dwelling in the future application, we have to conform to variance. It will be change of use.
- Eric Scheetz stated that the grandfathering issue is a huge ordeal. He said he was surprised they had an issue with change of use since it will be lower use than the original use of an office. He asked if they are willing to give up the office use. Mike said yes, it's assessed as office space and it meets the square footage requirements standards. It's roughly 1000 foot space with all the changes being interior as well as a new roof will be installed. Eric Scheetz asked if anyone in the audience to speak on this? No one was present.
- Tom Judy said he didn't understand; if this is approved, they can ask for a different use? Mike clarified it's a setback variance request. Mike said it will be a separate approval process going forward and they will have to apply for a Detach Accessory Dwelling will be proposed after this approval. Mike said showed the footprint of the current building. Not a commercial office building.
- Brad Stanley asked about usage currently. Mike said it's gutted, but it's an office building, assessed as office use. Brad Stanley asked why the two applications weren't connected/submitted concurrently. Mike said because of the application fees and process and wanted to go step by step to make sure the setbacks were approved first. Brad Stanley asked about the planners opinions. Mike said the planners think is an uphill battle. In its existing use, it's economically infeasible to move the structure 20 feet and they don't necessarily take this into consideration. They have spoken with resident living on the road, and they were fine with it. It's the only access to the house. Brad Stanley asked about the planners' perspective on safety problem. Mike said the setbacks are there to prevent building on each other to keep it low density, suburban. Mike reviewed the setbacks and density for each zoning types. There are no safety concerns. These buildings aren't going anywhere. We want to make the building more useful for the owner. Mike said it's already part of the neighborhood with mature landscapes.
- Eric Scheetz made a comment about the irregular shape setback. Mike said the access road, it's gated, not a public road. The access road has to be treated like a front setback. Mike made an example of how the County applied for setback for Verizon in Washoe Valley by chocolate factory. It was built into the setbacks. It's not off the wall as a request.
- Brad Stanley Stanley asked about the order of events and said he was uncomfortable to vote or rule in anyway. It should come back with a planner with a package.

- Bill Naylor asked about the easement road before and after building was constructed. Mike wasn't aware of timeline of when the easement was created. Bill asked if it was legal, and the easement made it illegal.
- Pat Phillips summarized the project: make interior construction to provide residents as detached accessory. Mike said they are following all procedures; notices were given to the surrounding properties. This would be the platform to address concerns if there were any.

Summary support:

- Jim Rummings said he fully supports the project going ahead. Existing building had some requirements to changes setbacks to existing buildings. There should be some strong understand for grandfather clause. They aren't changing exterior, and just remodeling the inside of the building. We are getting into their personal business. No one from the neighborhood objects to it. The planner isn't here to show strong opposition. He said we should fully support to move ahead.
- Ty Whitiker said it's pretty straight forward and support it.
- Brad Stanley said supports idea but not the process. He suggested it go through the complete process and package.
- Cathy Roberts said she supports project with no reason to be denied.
- Pat said she saw no problem with this project and it moving forward.
- Tom Judy said he supports the idea and what is presented and don't support it because he said he was uncomfortable with processes. I don't take a stand on this.
- Tom Daily said he support the project.
- Eric Scheetz said he supported project and thinks the planner should have been available.

Mike thanked the board.

cc: Patricia Phillips, Chair
David Humke, Commissioner
Al Rogers, Constituent Services
Sarah Tone, Constituent Services

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

Table of Contents

- Development Application
- Owner's Affidavit
- Proof Of Property Tax Payment
- Supplemental Information
- Fee Worksheet (Original Only)
- Site Plan
- Building Elevations
- Site Photos

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?

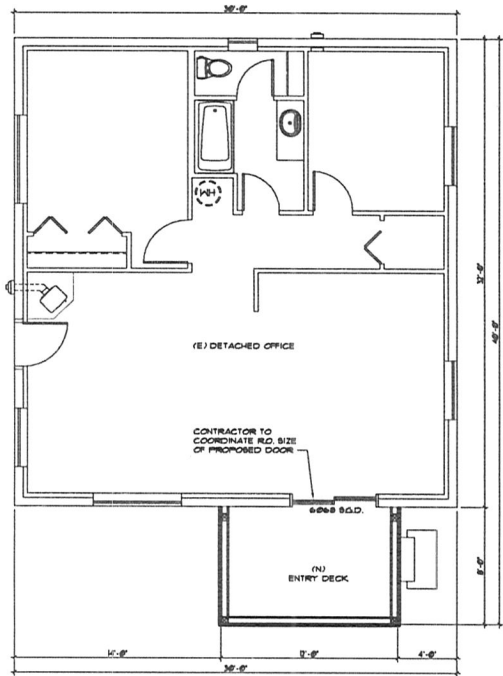
<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System
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8. What is your type of sanitary waste disposal?

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

Building Elevations



FLOOR PLAN
SCALE 1/4" = 1'-0"

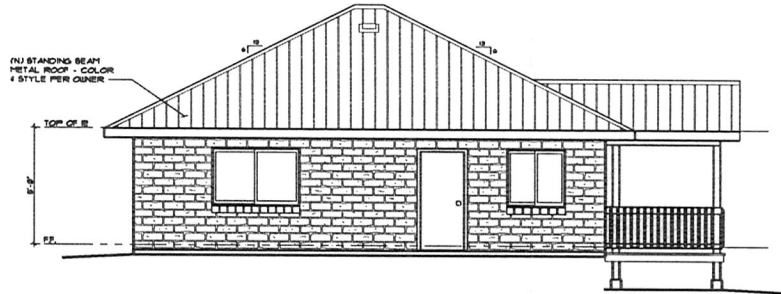
THIS PROJECT IS AN ADDITION / REMODEL OF AN EXISTING STRUCTURE. THE STRUCTURAL DESIGN FOR THIS PROJECT HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION RELATIVE TO THE AS-BUILT FRAMING & CONDITIONS & THE TYPE OF ORIGINAL CONSTRUCTION. ALL ASSUMED EXISTING INFORMATION SHALL BE VERIFIED BY THE BUILDER & THE TYPE OF INITIAL DEMOLITION. ALL PARTIES SHOULD ANTICIPATE THE POTENTIAL NEED FOR MODIFICATIONS TO THE INITIAL DESIGN IN ORDER TO ACCOMMODATE ACTUAL FIELD CONDITIONS. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER & DESIGNER IMMEDIATELY.

FLOOR PLAN NOTES

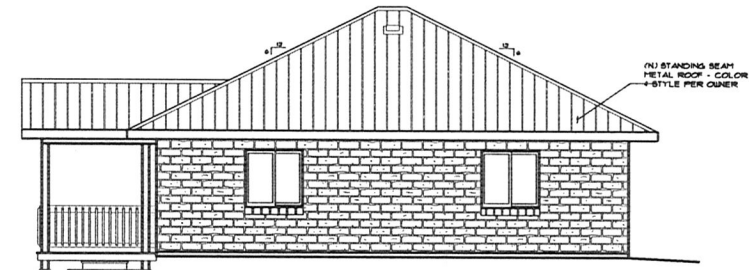
1. ALL R.O. FOR NEW DOORS & WINDOWS TO BE COORDINATED W/ (E) CONDITIONS PRIOR TO INSTALLATION.



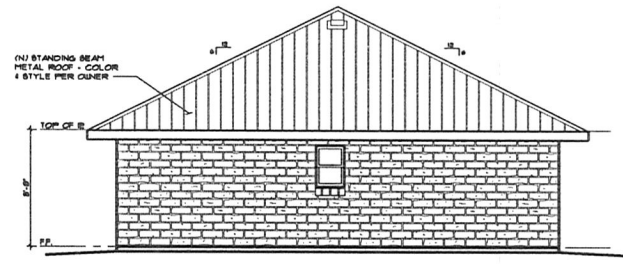
EAST ELEVATION
SCALE 1/4" = 1'-0"



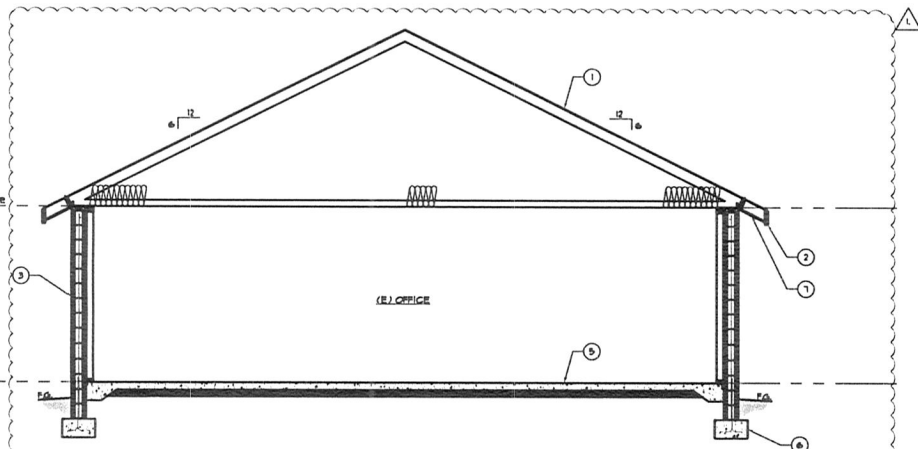
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"



WEST ELEVATION
SCALE 1/4" = 1'-0"



SECTION NOTES:

- | | | |
|--|--|---|
| <p>1 TYPICAL ROOF/CEILING</p> <ul style="list-style-type: none"> • ROOFING MATERIAL - SEE EXT. ELEV. • 2 LAYERS 5/8" FELT • SHEATHING - SEE STRUCT. • TRUSSES - SEE STRUCTURAL • R-38 BATT INSULATION | <p>3 TYPICAL EXTERIOR WALL</p> <ul style="list-style-type: none"> • EXISTING FINISH TO REMAIN • EXISTING 8" CMU WALL | <p>6 TYPICAL FOUNDATION</p> <ul style="list-style-type: none"> • EXISTING CMU STEM AND CONC. FIG. 17R UNED. BOTTOM OF FOOTING FIN. 2'-0" BELOW FIN. GRADE. |
| <p>2 TYPICAL FASCIA</p> <ul style="list-style-type: none"> • 2x FASCIA W/ 1/2 SHINGLE HOLD | <p>4 TYPICAL INTERIOR WALL</p> <ul style="list-style-type: none"> • EXISTING 2x STUDS • NOT SHOWN | <p>7 EXTERIOR SOFFIT - NOT SHOWN</p> <ul style="list-style-type: none"> • 3/4" MIN. FIRE RATED PL. WOOD • VULCAN SCRYPT VENTS |
| | <p>5 CONCRETE SLAB</p> <ul style="list-style-type: none"> • EXISTING CONC. SLAB | |

Revisions

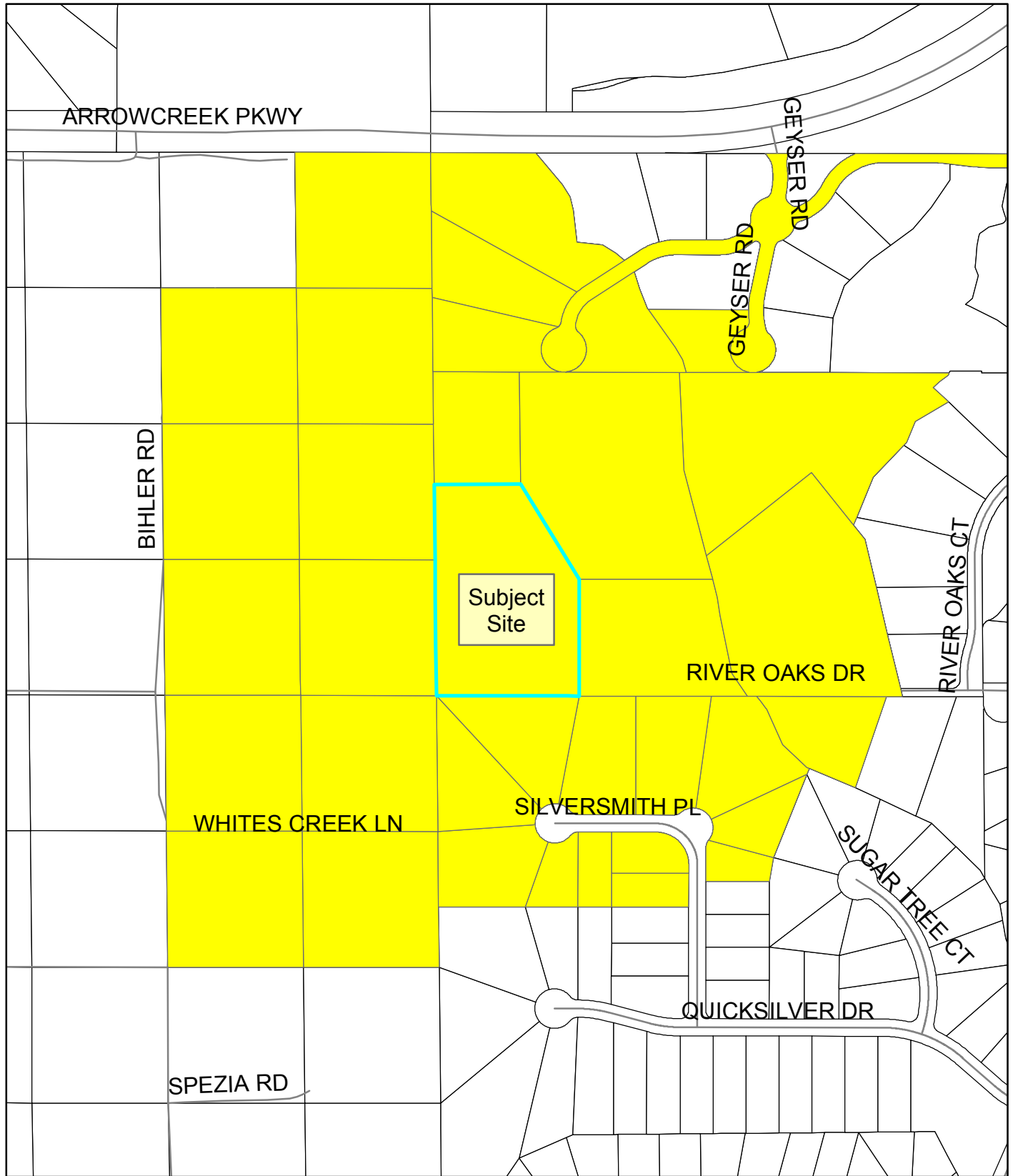
▲	Plan Chk. 06/05/14
▲	
▲	
▲	

Date: 03/31/14
Drawn: K2
Checked: BTK
Project No: 14-141

Site Photos

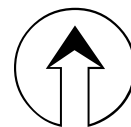






Mailing Label Map

Variance Case No. VA14-005
 Dolan
 36 Parcels selected at 500 feet.



Community Services
 Department

WASHOE COUNTY
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 1861

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