



Board of Adjustment Staff Report

Meeting Date: October 4, 2018

Agenda Item: 8D

VARIANCE CASE NUMBER: WPVAR18-0005 (Blaszyk – Wittmann)

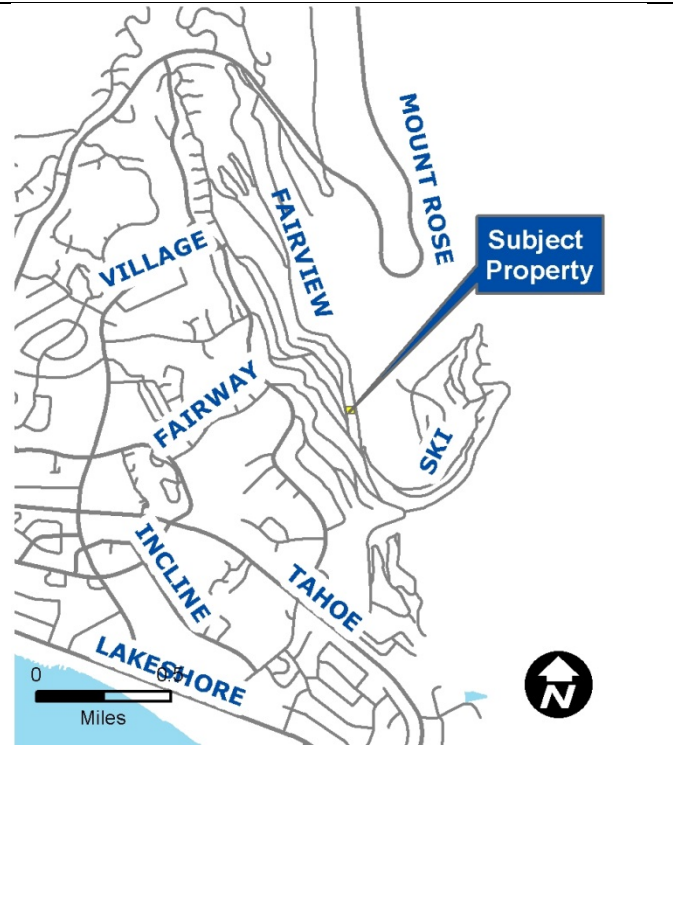
BRIEF SUMMARY OF REQUEST: Reduce front yard setbacks to extend roof over garage and front entrance

STAFF PLANNER: Planner's Name: Eva Krause
Phone Number: 775.328.3628
E-mail: ekrause@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a variance for the reduction of the general 15 foot front yard setback as follows: 1) to approximately 8 feet to build a roof over the staircase to the front entry; 2) to approximately 11 feet to build a roof over the front entry deck; and 3) to approximately 11 feet to extend the roof eaves over the front of the garage.

Applicant/Property Owner: Michael Blaszyk & Leslie Wittmann
Location: 455 Fairview Blvd, Incline Village
APN: 131-221-05
Parcel Size: 0.5 acres
Master Plan: Suburban Residential
Regulatory Zone: Medium Density Suburban
Area Plan: Tahoe
Citizen Advisory Board: Incline Village/Crystal Bay
Development Code: Authorized in Article 804 Variances
Commission District: 1 – Commissioner Berkgigler



STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 approve Variance Case Number WPVAR18-0005 for Blaszyk-Wittmann with the Conditions of Approval included as Exhibit A for this matter, having made all four required findings in accordance with Washoe County Development Code Section 110.804.25:

(Motion with Findings on Page 10)

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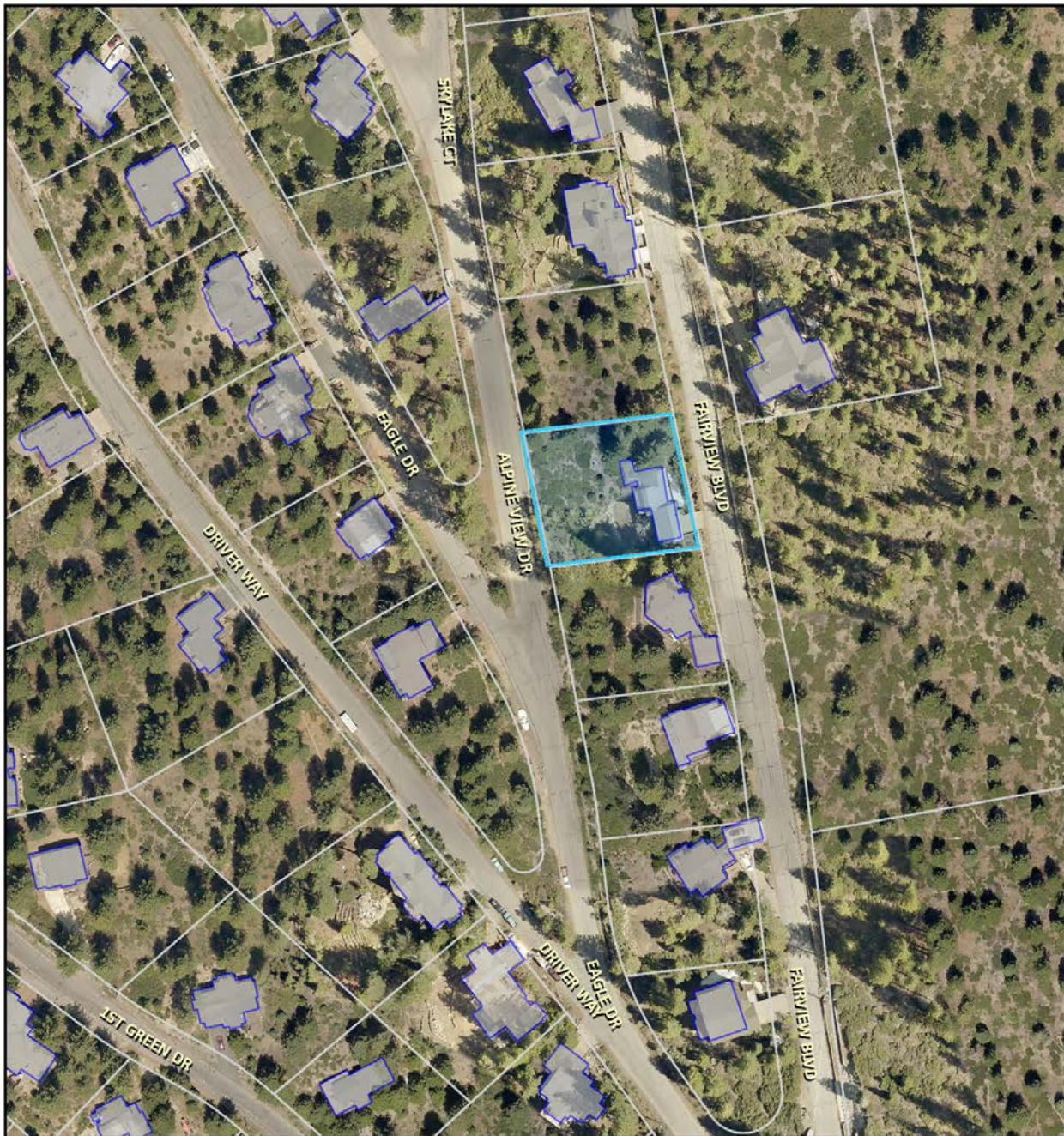
Variance Definition

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. If the Board of Adjustment grants an approval of the Variance, that approval is 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.



The Conditions of Approval for Variance Case Number WPVAR18-0005 are attached to this staff report and if granted approval, will be included with the Action Order.

The subject property is designated as Medium Density Suburban (MDS). The property is developed with an existing single family residence which is an allowed use. The application is seeking a variance to extend the roof eaves into the front yard setback.

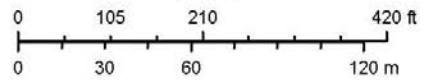


September 11, 2018

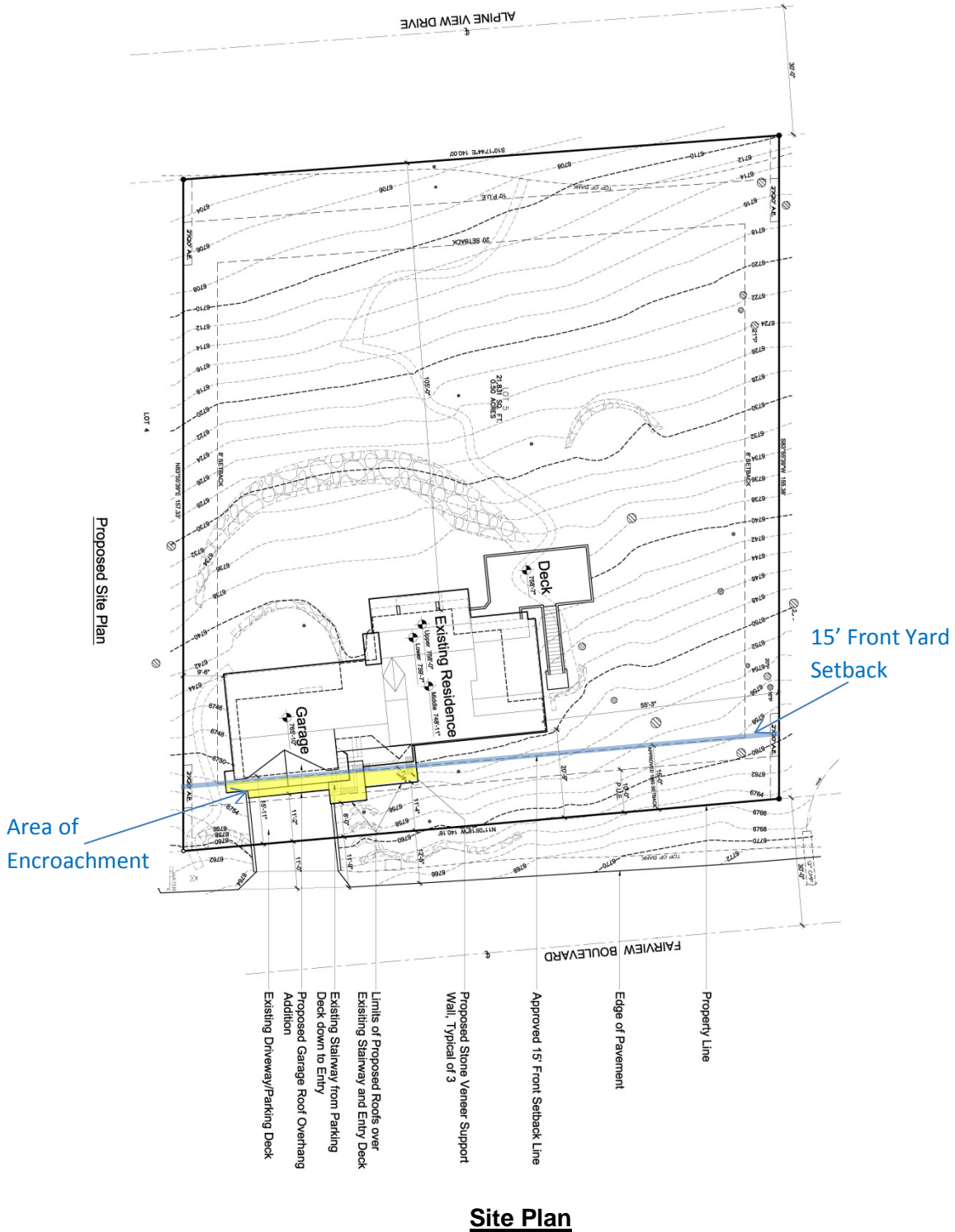
polygonLayer

-  Override 1
-  Building Footprint

1:2,257



Surround Area



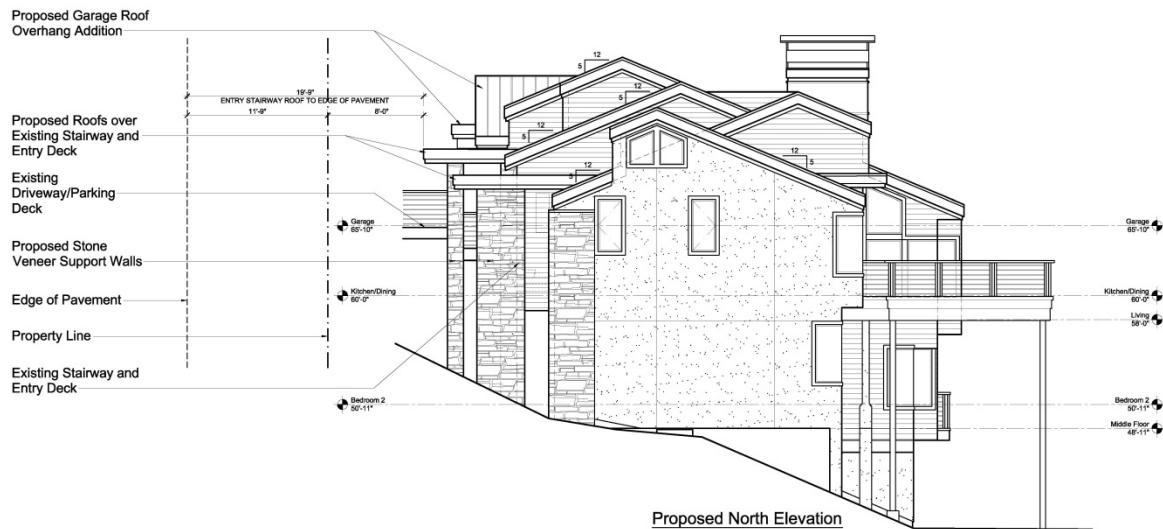
Site Plan



Front Elevation



Existing House



Proposed North Elevation

Project Evaluation

The subject parcel and all surrounding parcels have a regulatory zone of Medium Density Suburban (MDS), with the exception of the two parcels to the east, which are zoned as General Rural (GR). Both the GR lots and all the undeveloped MDS lots in the surrounding area are owned by the United States of America (US Forest Service).

The project site is just under 1-acre in size. Generally, the MDS regulatory zone requires a front yard setback of 20-feet. However, WCC Section 110.406.30(b) reduces the required front yard setback to 15-feet when the front half of a lot contains slopes of over 20%. The subject property has a 37% slope, so it qualifies for the front yard setback reduction to 15-feet. In addition, the Tahoe Area modifiers (Article 220 of the Washoe County Development Code) allow at or below grade parking decks, walkways, and decks to encroach into the front yard setback as long as they are no more than 18-inches above grade at the edge of pavement (WCC Section 110.220.30). Building on a steeply sloped lot is more challenging than building on a “flat” area, so the developer took advantage of the relief offered by the code and built the house to the 15-foot setback and located the stairway that connects the parking deck to the front entrance within the front yard setback.

Currently the roof over the garage slopes towards the driveway, shedding snow and rain onto the driveway. The front entry deck is covered by a shed roof, but the roofline does not extend beyond the edge of the deck. The stairs from the driveway to the front entry are currently not covered.

The applicant is proposing to add a new gable roof on the front of the garage and an additional overhang extension above the garage door. This overhang is proposed to extend four feet from the front of the garage, reducing the setback from 15-feet to 11-foot 2-inches. The new gable roof would redirect snow and roof run-off to either side of the driveway, shedding on to the staircase. The extension above the garage door would deflect snow from in front of the garage door.

In order to protect the stairs to the front door, the applicant proposes to build a new roof over the stairs, extending it 2-feet past the front edge of the stairs, thereby reducing the front setback to 8-feet.

The roof over the front door deck is proposed to be extended 4-feet beyond the front of the house to create a continuous architectural appearance and provide additional protection of the deck from the elements. This roof overhang would reduce the front setback to 11-feet 4-inches.

In addition, the applicant is proposing to build two rock faced columns in the front yard setback to support the extended roof eaves. The applicant stated that the proposed design is intended to improve the esthetic appearance of the house as well as protect the stairs and deck from the elements.

WCC Section 110.406.30(e) allows Cornices, canopies, chimneys, eaves and other similar architectural features to extend into the required front yard setback up to 2-feet. Therefore, both the roof over the garage and the deck could be extended an additional 2-feet providing some protection from the elements without requiring a variance, but the stairs to the house would still be unprotected. The proposed extension of the roofs does not create additional living area or increase the size of the building, but would improve the safety of the front entrance.

If the variance is granted, no portion of the structure would be closer than 19-feet from the edge of the road and, thus, does not impede or impact County road crew’s ability to clear the street.



View of front deck. Stairs to deck are behind the tree.

Existing House

Incline Village/Crystal Bay Citizen Advisory Board (IV/CB CAB)

The proposed project was presented by the applicant at the regularly scheduled Citizen Advisory Board meeting on September 4, 2018. The CAB voted unanimously to recommend approval.

The attached CAB draft minutes reflect discussion on the following items:

- *Other homes in the area have similar features and are located closer to the road*
- *The lot is steep which is a hardship*
- *In favor of improving neighborhood esthetics*

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation.

Washoe County Community Services Department

- Planning and Building Division – Planning Program
- Planning and Building Division – Building Program
- Engineering and Capital Projects – Land Development
- Washoe County Health District
- North Lake Tahoe Fire Protection District
- Incline Village General Improvement District
- Regional Transportation Commission
- NV Energy
- Southwest Gas
- Charter Communications

1 out of the 10 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 of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Washoe County Planning and Building Division reviewed the application and recommends approval subject to standard conditions.

Contact: Eva Krause, 328-3628, ekrause@washoecounty.us

Staff Comment on Required Findings

Washoe County Development Code Section 110.804.25, Article 804, *Variances*, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the request. Staff has completed an analysis of the variance application and has determined that the proposal is in compliance with 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: The property has a slope of 37% which qualifies the site for a setback reduction and allows for decks and driveways to be built within the front yards setback. Because of the slope of the lot, the access stairs to the front door are below the level of the road and exposed to the elements. The steep slope creates a special circumstance where the exposed stairs and deck becomes a hazardous access when inclement weather occurs. Allowing the roofs in the front setback provides protection to the stairs and front deck from normal snow fall as well as from being pushed downhill from the road.

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: No detriment to the public good will result from granting of the variance. In fact, public safety would be improved by providing roofs over the access to the house.

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: Granting of the variance will not constitute a grant of special privileges not enjoyed by similarly situated properties. Both of the adjacent properties have the identical regulatory zone, similarly steep slopes, and have structures built to the property line.

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: A single family residence is an allowed use. A variance to the roof does not change the use of the structure.

5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Staff Comment: There are no military installations within the required noticing distance; therefore this finding is not required.

Recommendation

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Variance Case Number WPVAR18-0005 is being recommended for approval with conditions. 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 approve Variance Case Number WPVAR18-0005 for Blaszyk-Wittmann with the Conditions of Approval included as Exhibit A for this matter, having made all four required findings in accordance with Washoe County Development Code Section 110.804.25:

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;
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;
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;
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;

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Property Owner: Michael Blaszyk and Leslie Wittmann
Michael.blaszyk@outlook.com

Representatives: Jim Borelli, AIA, Borelli Architecture
jim@borelliarchitecture.com



Conditions of Approval

Variance Case Number WPVAR18-0005

The project approved under Variance Case Number WPVAR18-0005 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 4, 2018. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Building Division.

Compliance with the conditions of approval related to this Variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Variance may result in the institution of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of the Planning and Building Division, which shall be responsible for determining compliance with these conditions.

Contact Name: Eva Krause, 775.328.3628, ekrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance permit. Modification to the site plan may require amendment to and reprocessing of the variance.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. A copy of the Final Order stating conditional approval of this variance shall be attached to all applications for administrative permits, **including building permits**, issued by Washoe County.

- d. Prior to issuance of a building permit, the applicant execute and record a Hold Harmless Agreement for the purposes of road maintenance and snow removal. Said Hold Harmless Agreement shall run with the property.
- e. The use of straw bales shall be prohibited during construction of the project. A filter-fabric fence or other acceptable alternative shall be utilized for erosion control.

*** End of Conditions ***



EXCERPT FROM:

Incline Village Crystal Bay Citizens Advisory Board

DRAFT: Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where changes to these minutes are approved by the CAB.

Minutes of the Incline Village Crystal Bay Citizens Advisory Board meeting held at Incline Village General Improvement District, 893 Southwood Blvd, Incline Village, NV 89451 on September 4, 2018, 5:30 P.M.

7. DEVELOPMENT PROJECTS- The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: www.washoecounty.us/comdev

7.A. Variance Case Number WPVAR18-0005 (Blaszyk-Wittman) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request to reduce the front yard setback from 15 feet to: 1) 8 feet to build a roof over the staircase to the front entry; 2) 11'-4" build a roof over the front entry deck; and 3) 11' 2" to extend the roof eaves over the front of the garage. (for Possible Action)

- Applicant/Property Owner: Michael Blaszyk and Leslie Whittman
- Location: 455 Fairview Blvd., Incline Village, NV
- Assessor's Parcel Number: 131-221-05
- Staff: Eva Krause, AICP, Planner; 775-328-3628; ekrause@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Board of Adjustment on October 4, 2018

Mr. Blaszyk, homeowner, showed proposed house concepts, elevations, and site plan

- The property is on the steep slope
- Requesting setbacks to provide shelter from inclement weather, new architecture
- He showed pictures of similar architecture

Gerry Eick asked Eva Krause about the code reference on why we are approving the variance. Eva Krause said she will look at the conformances with codes and the hardship of the land.

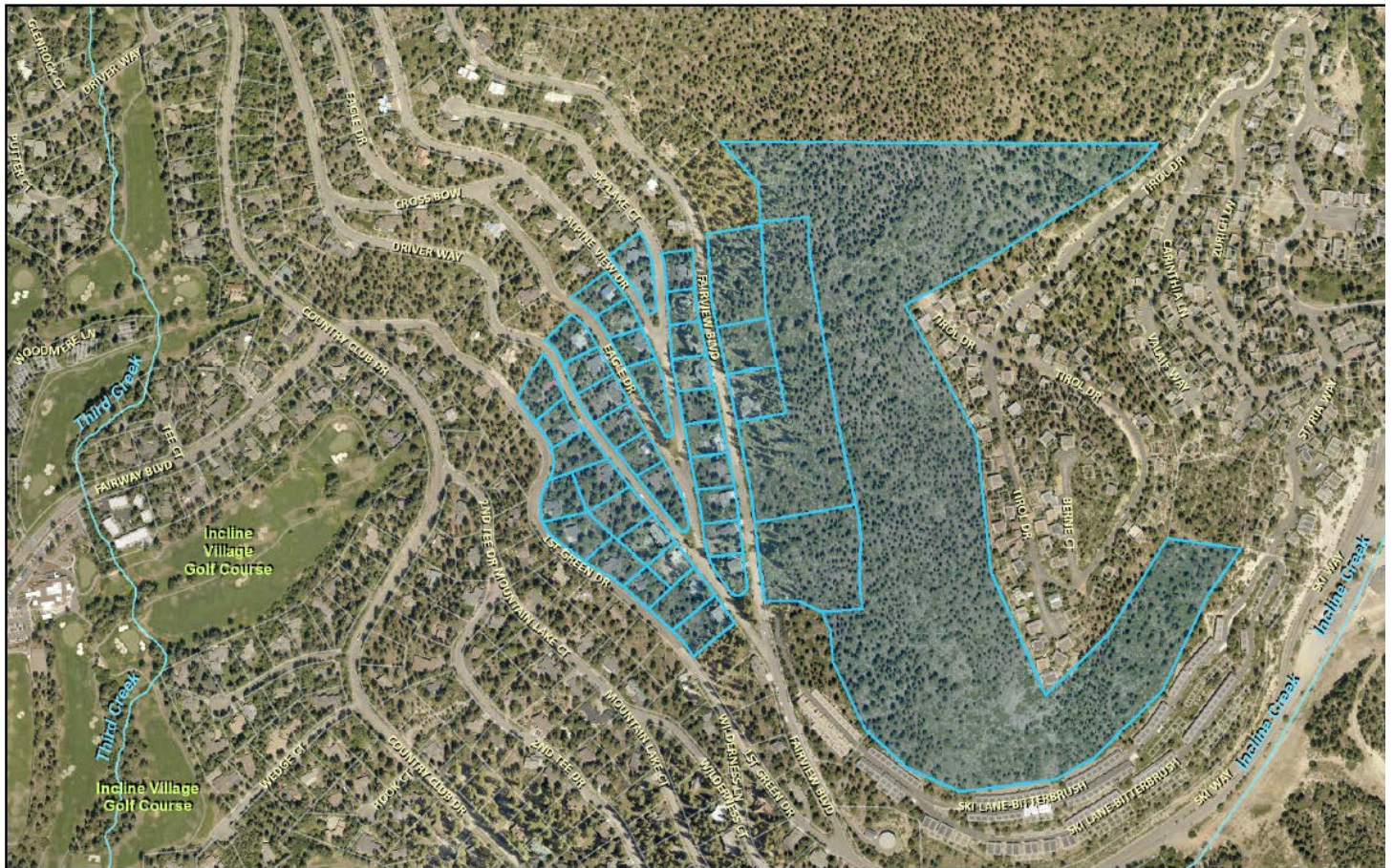
Gerry Eick said he is always concerned with neighborhood esthetics. This particular project doesn't encroach close to the street like many other properties. He said it's within the roof line. 37% slope steepness puts it in a hardship. He said there are several reasons to be considered a hardship.

MOTION: Mike Sullivan moved to recommend approval of Variance Case Number WPVAR18-0005 (Blaszyk-Wittman). Gene Brockman seconded the motion to recommend approval. The motion passed unanimously.

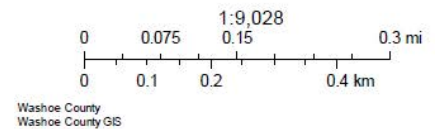
Public Notice

Pursuant to Washoe County Code Section 110.804.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 500-foot radius of the subject property, noticing 33 separate property owners.

WPVAR18-0005 Blaszyk Wittmann



August 17, 2018



NOTICING MAP

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: BLASZYK-WITTMANN RESIDENCE REMODEL/ADDITION PROJECT			
Project Description: ADD NEW ROOFS OVER EXISTING ENTRY PORCH AND NTRY STAIRS AND OVER EXISTING GARAGE ROOF TO PROVIDE PROTECTION FROM ELEMENTS AND DIVERT SNOW FROM SHEDDING IN FRONT OF GARAGE DOORS			
Project Address: 455 FAIRVIEW BLVD.			
Project Area (acres or square feet): 21,831 SF (0.50 ACRES)			
Project Location (with point of reference to major cross streets AND area locator): APPROXIMATELY 0.25 MILES NORTH OF INTERSECTION OF DRIVER WAY AND FAIRVIEW BLVD.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
131-221-05	0.50 ACRES		
Section(s)/Township/Range: TOWNSHIP: 16 / RANGE: 18			
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: MICHAEL BLASZYK & LESLIE WITTMANN		Name: JAMES P. BORELLI, AIA / BORELLI ARCHITECTURE	
Address: 930 TAHOE BLVD. #802-333 INCLINE VILLAGE, NV 89451		Address: P.O. BOX 6823 INCLINE VILLAGE, NV 89450	
Zip:		Zip:	
Phone: 415-690-0300	Fax:	Phone: 775-831-3060	Fax: 833-3919
Email: michael.blaszyk@outlook.com		Email: jim@borelliarchitecture.com	
Cell: 415-690-0300	Other:	Cell: 775-544-3228	Other:
Contact Person: MICHAEL BLASZYK		Contact Person: JAMES P. BORELLI	
Applicant/Developer:		Other Persons to be Contacted:	
Name: (SAME AS PROPERTY OWNER)		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):	

July 1, 2017

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?

THE EXISTING BUILDING WAS APPROVED BY WASHOE COUNTY IN 1993 WITH A 15' FRONT SETBACK AND THE BUILDING IS LOCATED ON THE FRONT SETBACK LINE. CURRENT MDS ZONING REQUIRES A 20' FRONT SETBACK.

THE VARIANCE REQUESTS THAT THE APPLICANT BE PERMITTED TO CONSTRUCT NEW ROOFS OVER THE EXISTING ENTRY DECK AND THE EXISTING ENTRY STAIRS WHICH LEAD FROM THE EXISTING DRIVEWAY/PARKING DECK DOWN TO THE EXISTING ENTRY DECK. THE EXISTING ENTRY STAIRS WERE APPROVED TO BE LOCATED 4'-4" INTO THE 15' FRONT SETBACK. THE PROPOSED ROOF OVERHANG OVER THE EXISTING STAIRWAY WOULD CANTILEVER AN ADDITIONAL 2'-0" INTO THE FRONT SETBACK TO COVER THE EXISTING STAIRS WITH A MODEST 2'-0" OVERHANG, RESULTING IN A ROOF EDGE LOCATED 8'-0" FROM THE FRONT PROPERTY LINE. THE PROPOSED ROOF OVERHANG OVER THE EXISTING ENTRY DECK WOULD RESULT IN A ROOF EDGE LOCATED 11'-4" FROM THE FRONT PROPERTY LINE.

NEW STONE VENEER SUPPORT WALLS FOR THE NEW ENTRY ROOFS ARE ALSO BEING PROPOSED, ONE OF WHICH WOULD BE LOCATED 1'-8" INTO THE FRONT SETBACK. ANOTHER STONE VENEER SUPPORT WALL WOULD BE LOCATED ALONGSIDE THE EXISTING ENTRY STAIRWAY AND WOULD EXTEND AN ADDITIONAL 8" INTO THE FRONT SETBACK.

A NEW ROOF CONFIGURATION IS PROPOSED TO BE ADDED OVER THE EXISTING GARAGE ROOF TO DIVERT SNOW IN THE AREA OVER THE GARAGE DOORS, RESULTING IN A NEW ROOF WHICH WOULD BE LOCATED A MAXIMUM OF 4'-0" FURTHER INTO THE FRONT SETBACK, OVER THE EXISTING DRIVEWAY AND 11'-2" FROM THE FRONT PROPERTY LINE.

THE PROPOSAL INVOLVES CANTILEVERING THE NEW ROOF OVERHANG FOR THE EXISTING STAIRWAY 2'-0" INTO THE 10' WIDE PUBLIC UTILITY EASEMENT RUNNING ALONG THE FRONT PORTION OF THE PROPERTY. THE APPLICABLE UTILITY COMPANIES HAVE BEEN CONTACTED AND THE RESPONSES ARE AS FOLLOWS:

1. INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT: NO CONCERNS PER TIM BUXTON
2. CHARTER/SPECTRUM CABLE: NO CONCERNS, AMANDA, OPERATOR ID# D4P
3. NV ENERGY: NO RESPONSE AS OF THE TIME OF THIS SUBMITTAL
4. SOUTHWEST GAS CO.: NO RESPONSE AS OF THE TIME OF THIS SUBMITTAL

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 SUBJECT PROPERTY IS LOCATED AT ELEVATION 6764' AND HAS A VERY STEEP SLOPE OF 37%.

THE ENTRY TO THE RESIDENCE IS LOCATED ON THE EAST SIDE OF THE BUILDING AND IS SERVED BY A FLIGHT OF EXTERIOR STAIRS FROM THE DRIVEWAY ABOVE.

THE RESIDENCE WAS CONSTRUCTED RIGHT ON THE FRONT SETBACK WITH NO OVERHANGS AT THE ENTRY STAIRS OR GARAGE TO PROVIDE PROTECTION FROM THE ELEMENTS. ADDITIONALLY, THE EXISTING GARAGE ROOF SHEDS SNOW FROM A LARGE AREA DIRECTLY IN FRONT OF THE GARAGE DOORS, RESULTING IN AN EXTREMELY DANGEROUS PEDESTRIAN SAFETY SITUATION.

SINCE THE EXISTING BUILDING IS LOCATED RIGHT ON THE FRONT SETBACK LINE, IT IS VIRTUALLY IMPOSSIBLE TO REMEDY THESE SAFETY ISSUES WITHOUT REQUESTING MODEST SETBACK CONCESSIONS AS DESCRIBED HEREIN.

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?

1. NO VIEWS WILL BE BLOCKED BY THE PROPOSED PROJECT SINCE THE PROPOSED ROOF MODIFICATIONS ARE ALL WELL BELOW THE EXISTING HIGH POINT OF THE ROOF. THE PARCEL THAT COULD BE POTENTIALLY BE AFFECTED IF THE PROPOSED IMPROVEMENTS WERE MORE SIGNIFICANT IS LOCATED DIRECTLY ACROSS FAIRVIEW BOULEVARD TO THE EAST AND IT IS A LARGE, VACANT USFS PARCEL THAT WILL NEVER BE DEVELOPED.
2. THE PROJECT WILL NOT AFFECT THE PRIVACY OF ANY NEIGHBORING PROPERTIES SINCE IT CONSISTS OF ONLY A REALTIVELY MINOR ROOF MODIFICATION PROJECT WITH NO ADDITION OF LIVING SPACE. THE PARCEL ACROSS FAIRVIEW BOULEVARD TO THE EAST AND THE ADJACENT PARCEL TO THE NORTH ARE BOTH UNDEVELOPED USFS PARCELS. THE PRIVACY OF THE EXISTING RESIDENCE TO THE SOUTH WOULD NOT BE AFFECTED IN ANY WAY BY THE PROPOSED ROOF OVERHANG PROJECT. PRIVACY OF THE SUBJECT PROPERTY WILL BE IMPROVED BY PROVIDING A MORE SUBSTANTIAL ROOF COVER OVER THE ENTRY.
3. PEDESTRIAN AND TRAFFIC SAFETY RELATING TO SURROUNDING PROPERTIES ARE UNAFFECTED BY THE PROPOSED PROJECT. PEDESTRICAN SAFETY FOR THE SUBJECT PROERTY WILL BE VASTLY IMPROVED BY ELIMINATING A DANGEROUS SNOW SHEDDING CONDITION OVER THE ENTRY STAIRS AND OVER THE GARAGE ACCESS POINT.

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.)?

1. THE SCENIC CHARACTER OF THE NEIGHBORHOOD WILL BE IMPROVED BY THE PROJECT SINCE THE PROPOSED ROOF MODIFICATIONS WILL RESULT IN A MORE ATTRACTIVE, LAYERED AND SCREENED VIEW OF THE RESIDENCE FROM THE STREET. THE NEW ROOF CONFIGURATION ALSO PROVIDES MORE OPPORTUNITIES FOR INDIRECT DOWNLIGHTING THEREBY MINIMIZING LIGHT POLUTION OUT INTO THE STREET.
2. CLUTTER VISIBLE FROM THE STREET AND FROM NEIGHBORS WILL BE SOMEWHAT REDUCED BECAUSE THE NEW STONE VENEER ROOF SUPPORT WALLS WILL SOMEWHAT OBSCURE VIEWS OF SNOW SHOVELS, CONTAINERS OF SNOWMELT GRANULES OR ANY OTHER DEVICES OR TOOLS STORED ON THE ENTRY DECK.

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

SEVERAL RESIDENCES IN THE IMMEDIATE AREA OF THE SUBJECT PROPERTY ENJOY THE BENEFITS OF GENEROUS GARAGE OVERHANGS AND COVERED ENTRY STAIRWAYS OR WALKWAYS, MOST OF WHICH ARE LOCATED MUCH CLOSER TO THE EDGE OF PAVEMENT THAN THE SUBJECT PROPERTY.

1. 435 FAIRVIEW BLVD.: GENEROUS GARAGE AND ENTRY OVERHANG APPROXIMATELY 11' FROM EDGE OF PAVEMENT (SEE EXHIBIT 1).

2. 449 FAIRVIEW BLVD.: GARAGE AND ENTRY WALK OVERHANG APPROXIMATELY 9' FROM EDGE OF PAVEMENT (SEE EXHIBIT 2).

3. 469 FAIRVIEW BLVD.: GARAGE ROOF OVERHANG APPROXIMATELY 15' FROM EDGE OF PAVEMENT (SEE EXHIBIT 3).

4. 585 FAIRVIEW BLVD.: GENEROUS GARAGE ROOF OVERHANG APPROXIMATELY 12' FROM EDGE OF PAVEMENT (SEE EXHIBIT 4).

NOTE: THE PROPOSED VARIANCE WOULD RESULT IN THE FOLLOWING:

1. ENTRY STAIR ROOF ADDITION: 19'-9" FROM EDGE OF PAVEMENT (8' FROM PROPERTY LINE)

2. GARAGE ROOF ADDITION: 22'-2" FROM EDGE OF PAVEMENT (11'-2" FROM PROPERTY LINE)

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.
------------------------------	--	-------------------------------

7. What is your type of water service provided?

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

8. What is your type of sewer service provided?

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Washoe County Treasurer
Tammi Davis

Washoe County Treasurer
P.O. Box 30039, Reno, NV 89520-3039
ph: (775) 328-2510 fax: (775) 328-2500
Email: tax@washoecounty.us

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

Washoe County Parcel Information

Parcel ID	Status	Last Update
13122105	Active	8/8/2018 2:06:40 AM
Current Owner: BLASZYK & WITTMANN FAMILY LIVING TRUST 930 TAHOE BLVD STE 802 333 INCLINE VILLAGE, NV 89451		SITUS: 455 FAIRVIEW BLVD INCLINE VILLAGE NV
Taxing District 5200	Geo CD:	
Legal Description		
Township 16 Section Lot 5 Block E Range 18 SubdivisionName COUNTRY CLUB OF INCLINE		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2018	\$22,752.86	\$11,376.36	\$0.00	\$0.00	\$11,376.50
2017	\$22,114.41	\$22,335.55	\$0.00	\$0.00	\$0.00
2016	\$21,575.04	\$21,575.04	\$0.00	\$0.00	\$0.00
2015	\$21,533.44	\$21,533.44	\$0.00	\$0.00	\$0.00
2014	\$20,930.43	\$20,930.44	\$0.00	\$0.00	\$0.00
Total					\$11,376.50

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

Pay Online

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$11,376.50
- Oldest Due \$0.14
- Partial

[ADD TO CART](#)

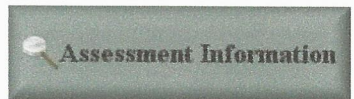
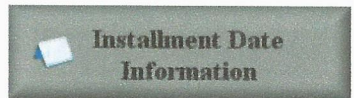
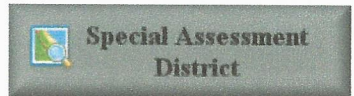
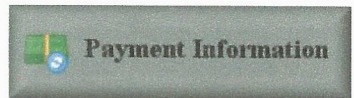
\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or tax@washoecounty.us

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

WPVAR18-0005

131-22



COUNTRY CLUB OF INCLINE
 A PORTION OF THE W 1/2 OF SECTION 14,
 THE NE 1/4 OF SECTION 15, THE E 1/2
 OF SECTION 10 AND THE SW 1/4 OF
 SECTION 11, T16N-R18E.

BOOK 126

NOTE RESIDENTIAL ALLOCATION HAS BEEN
 TRANSFERRED FROM 129-650-03
 TO 131-224-03 PER DCC. NO. 1243662

NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only, it does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data reflected hereon.

Assessor's Map County of Washoe, Nevada
 NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
 ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by	CFB 6/83
revised	3/84
superseded	

A Remodel and Addition Project for:

Michael Blaszyk and Leslie Wittmann

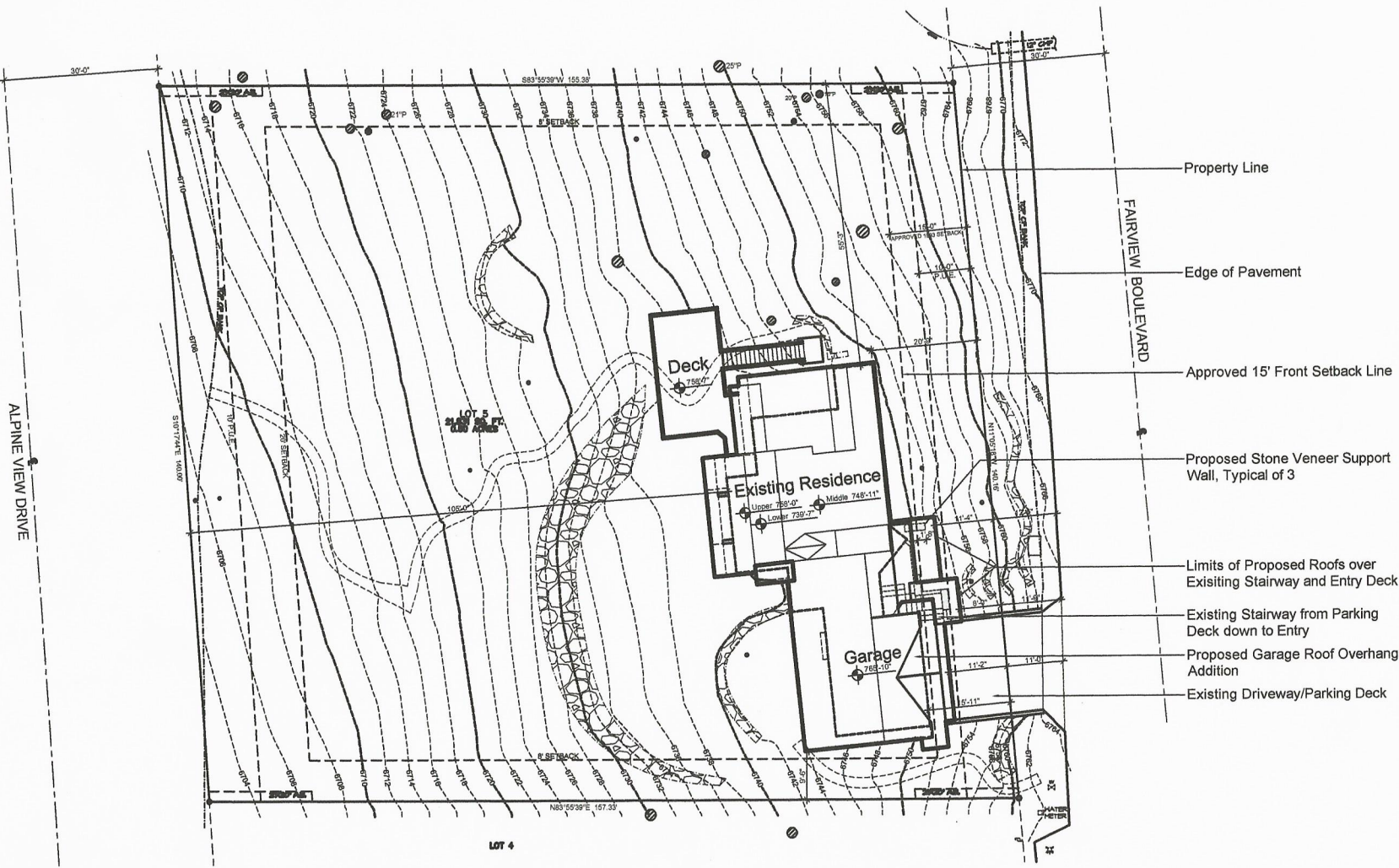
455 Fairview Boulevard
Incline Village, Nevada
APN 131-221-05

Revision	Date

Date August 14, 2018
Drawn JB/RH
Scale 1"=10'



Proposed Site Plan



Proposed Site Plan

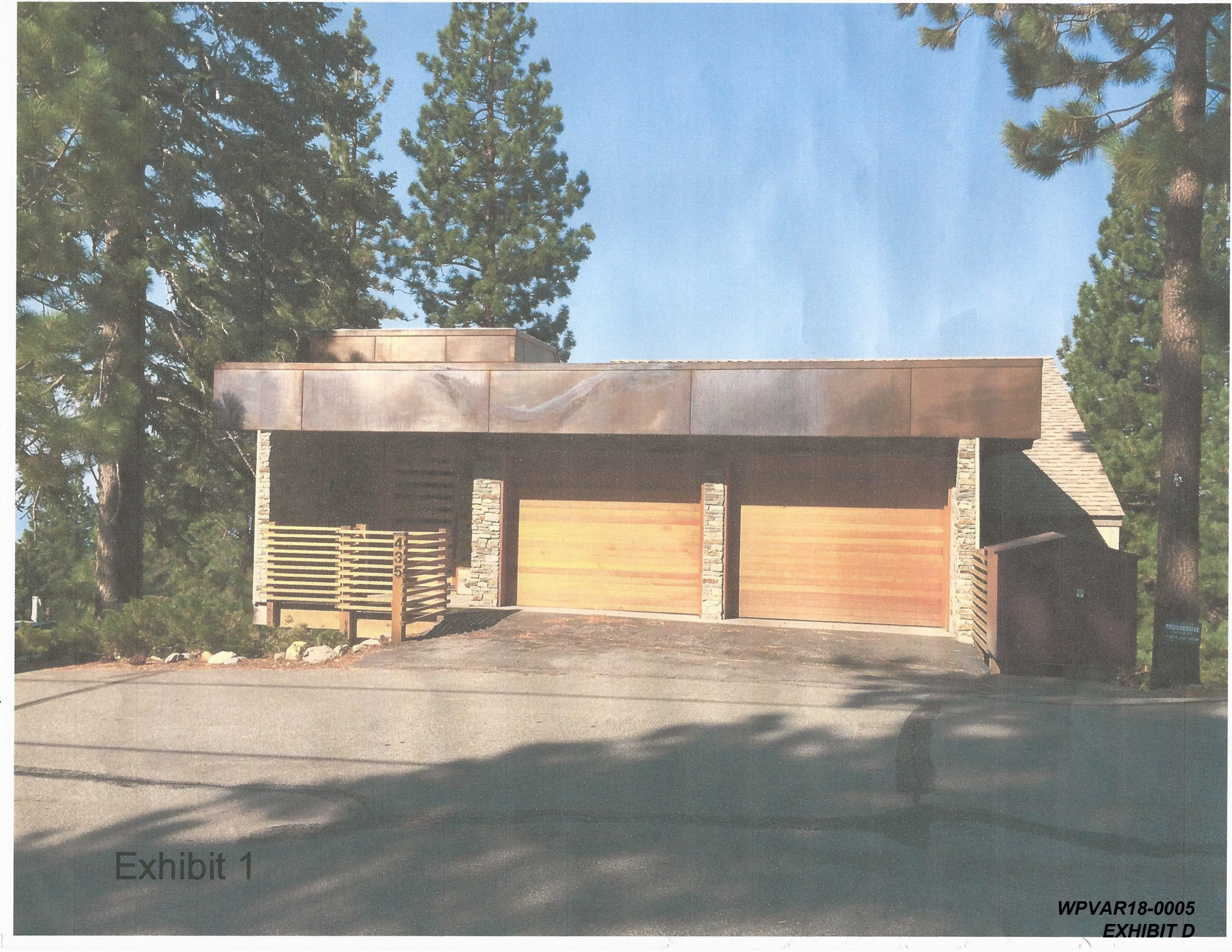


Exhibit 1

WPVAR18-0005
EXHIBIT D



Exhibit 2

WPVAR18-0005
EXHIBIT D



Exhibit 3

WPVAR18-0005
EXHIBIT D



Exhibit 4

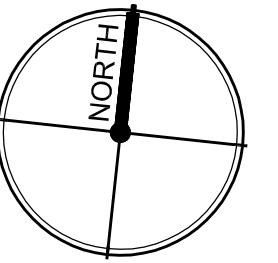
WPVAR18-0005
EXHIBIT D

A Remodel and
Addition Project
for:

**Michael Blaszyk
and
Leslie Wittmann**

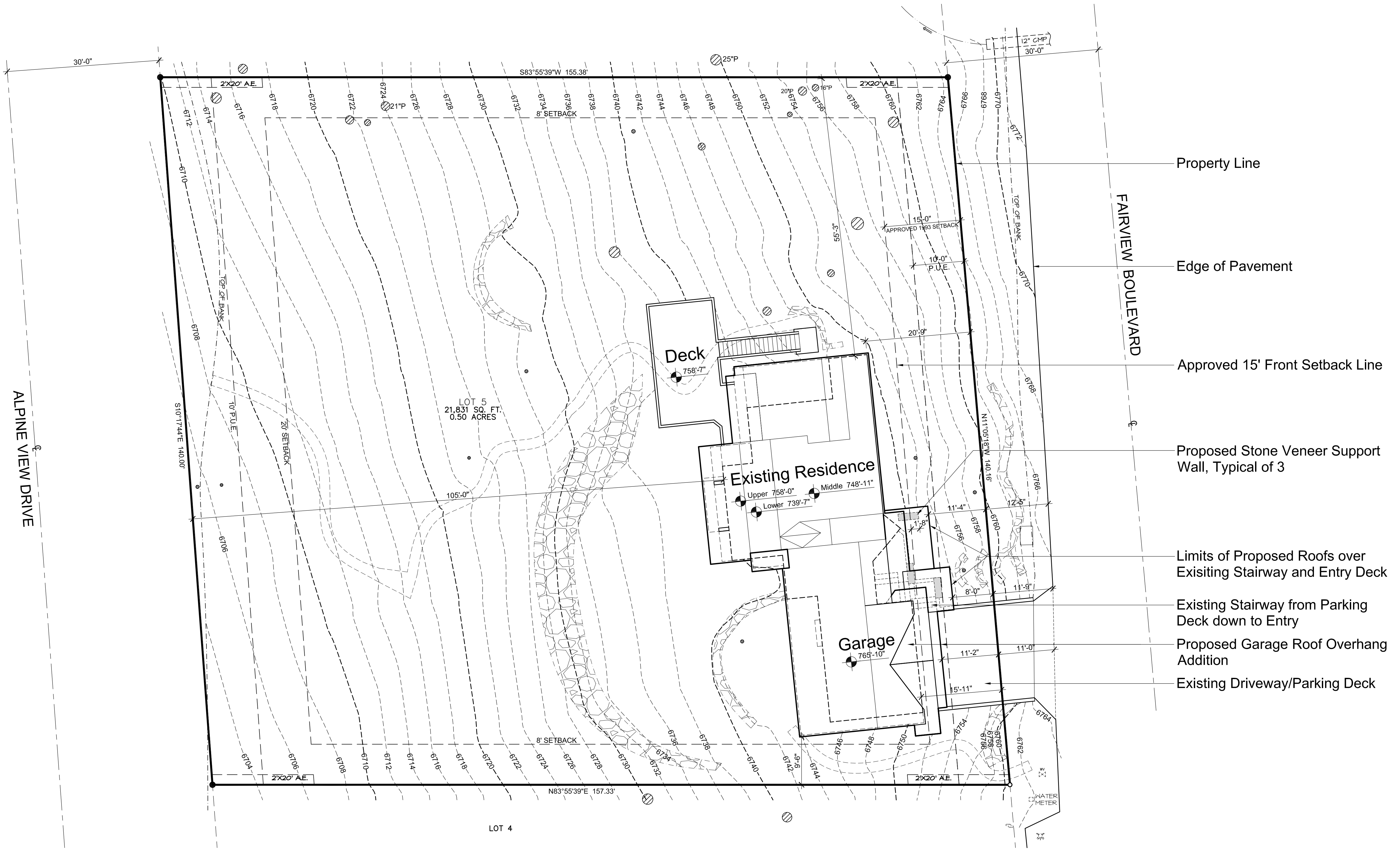
455 Fairview Boulevard
Incline Village, Nevada
APN 131-221-05

Revision	Date
Date	August 14, 2018
Drawn	JB/RH
Scale	1"=10'



Proposed Site Plan

A1.1



Proposed Site Plan

A Remodel and Addition Project for:

Michael Blaszyk and Leslie Wittmann

455 Fairview Boulevard
Incline Village, Nevada
APN 131-221-05

Revision	Date
Date	August 14, 2018
Drawn	JB/RH
Scale	1/4"=1'-0"

Proposed North and East Elevations

A1.2

Proposed Garage Roof Overhang Addition

Proposed Roofs over Existing Stairway and Entry Deck

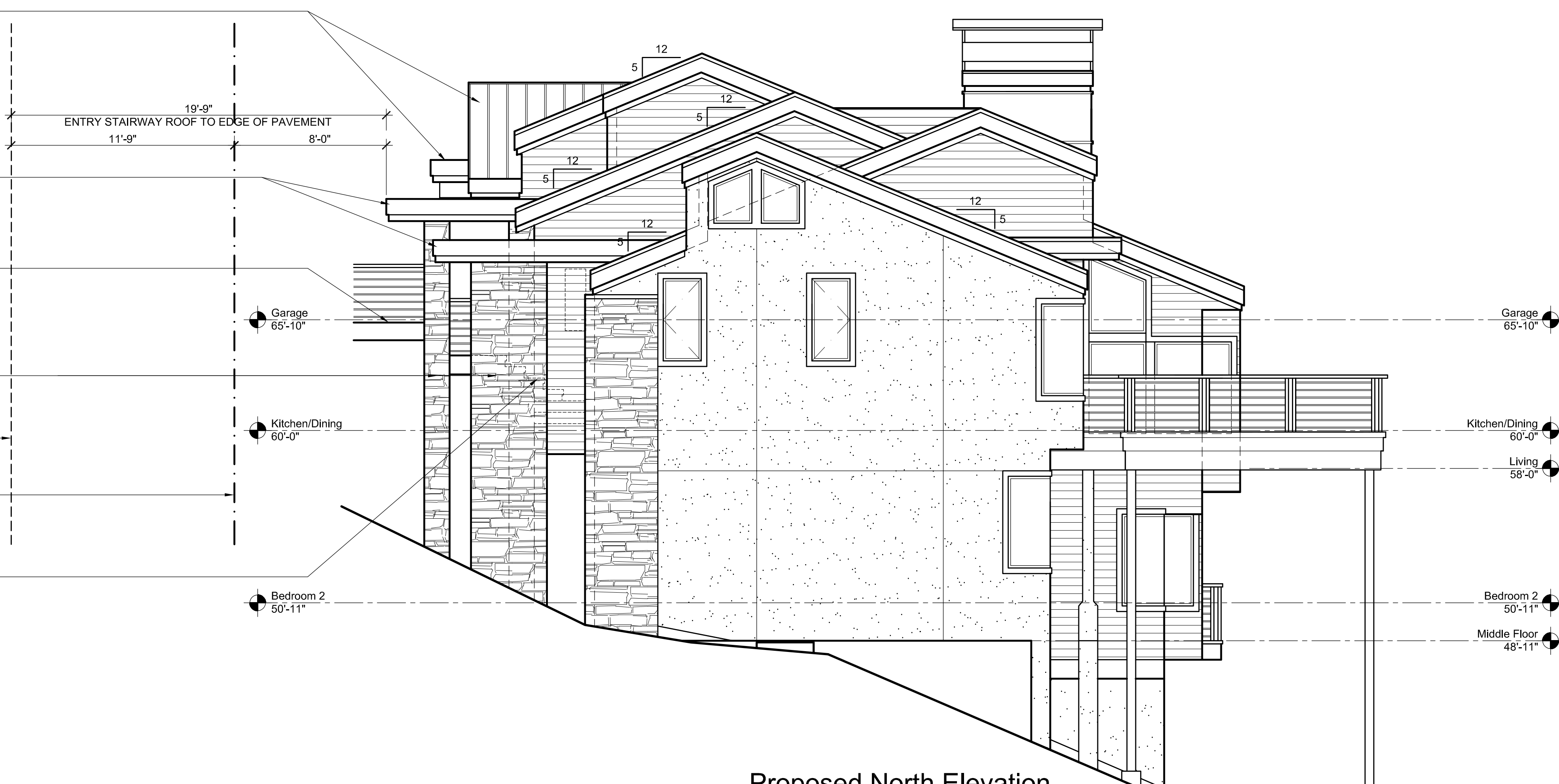
Existing Driveway/Parking Deck

Proposed Stone Veneer Support Walls

Edge of Pavement

Property Line

Existing Stairway and Entry Deck



Proposed North Elevation

Proposed Garage Roof Overhang Addition

Proposed Roofs over Existing Stairway and Entry Deck

Proposed Stone Veneer Support Wall

Existing Stairway and Entry Deck

Garage 65'-10"

Living Room 58'-0"

Family/Media Room 55'-11"

Kitchen/Dining 60'-0"

Living Room 58'-0"

Bedroom 2 50'-11"



Proposed East Elevation

A Remodel and
Addition Project
for:

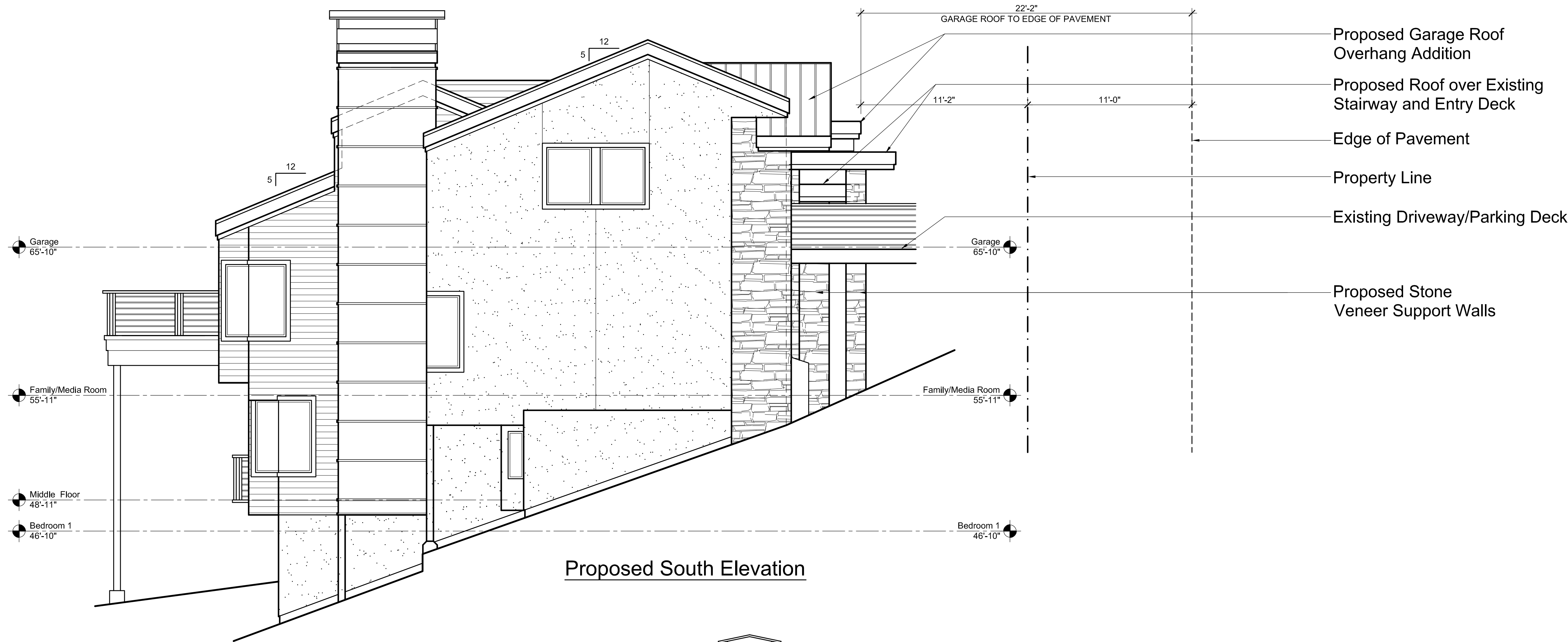
Michael Blaszyk
and
Leslie Wittmann

455 Fairview Boulevard
Incline Village, Nevada
APN 131-221-05

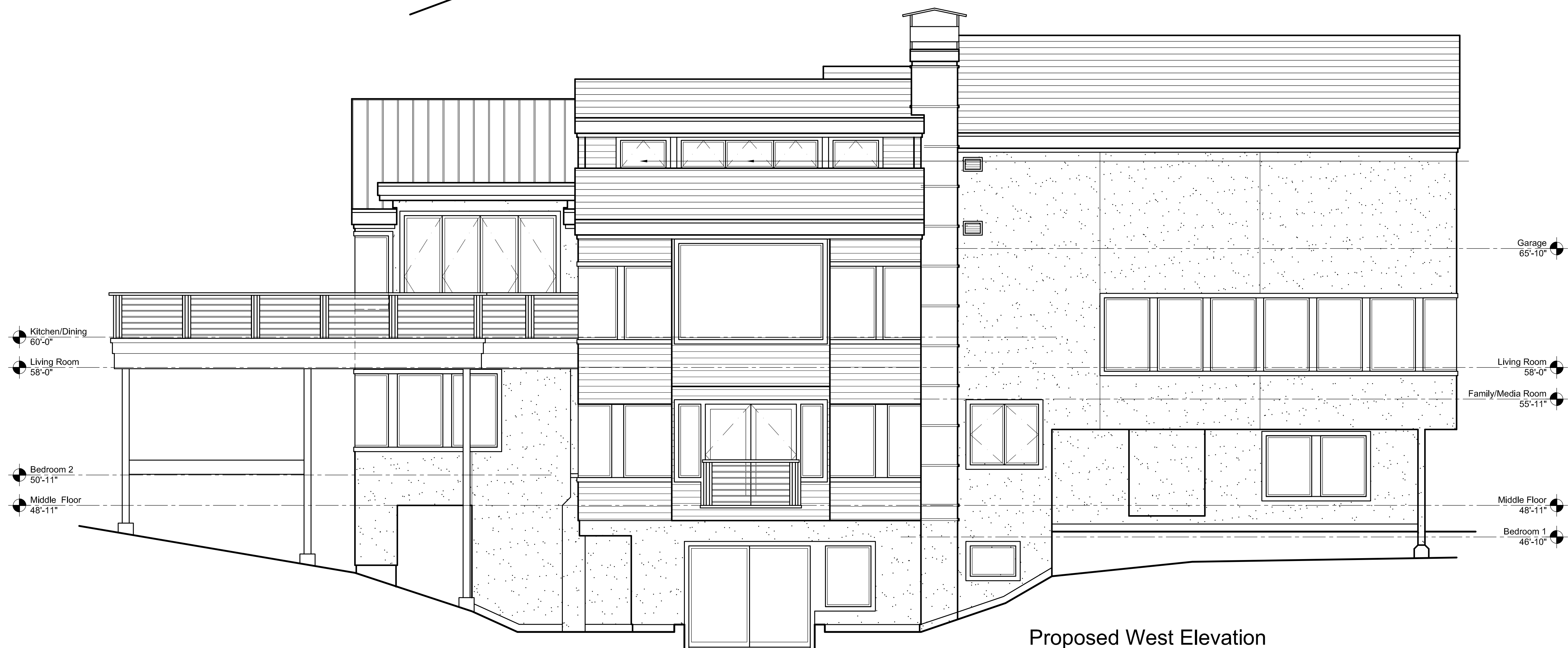
Revision	Date
Date	August 14, 2018
Drawn	JB/RH
Scale	1/4"=1'-0"

Proposed South and
West Elevations

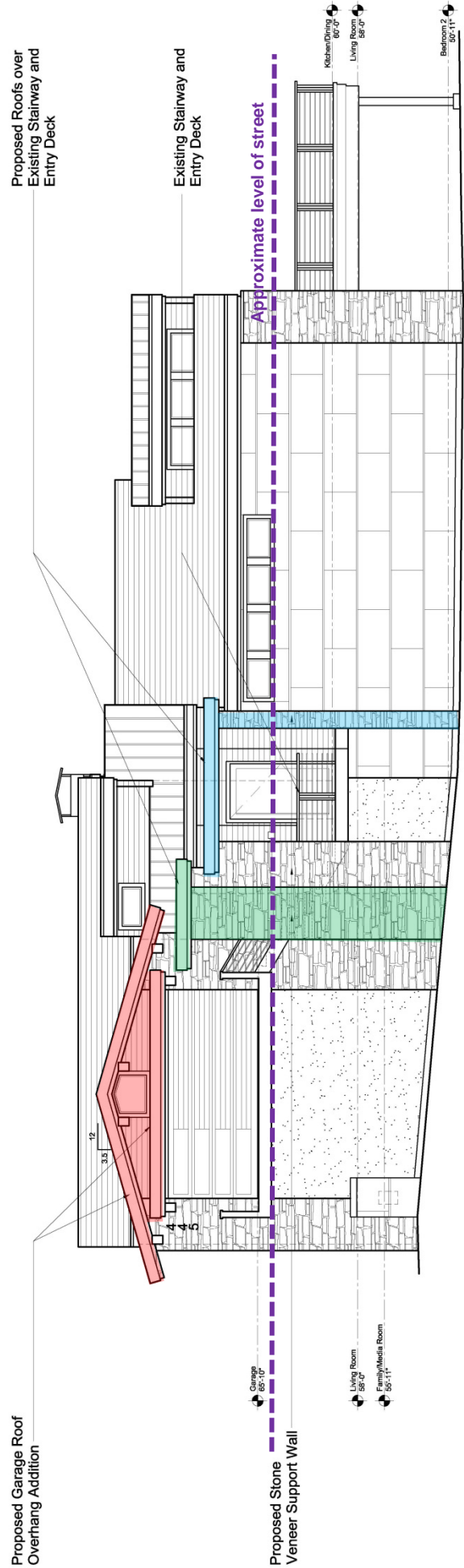
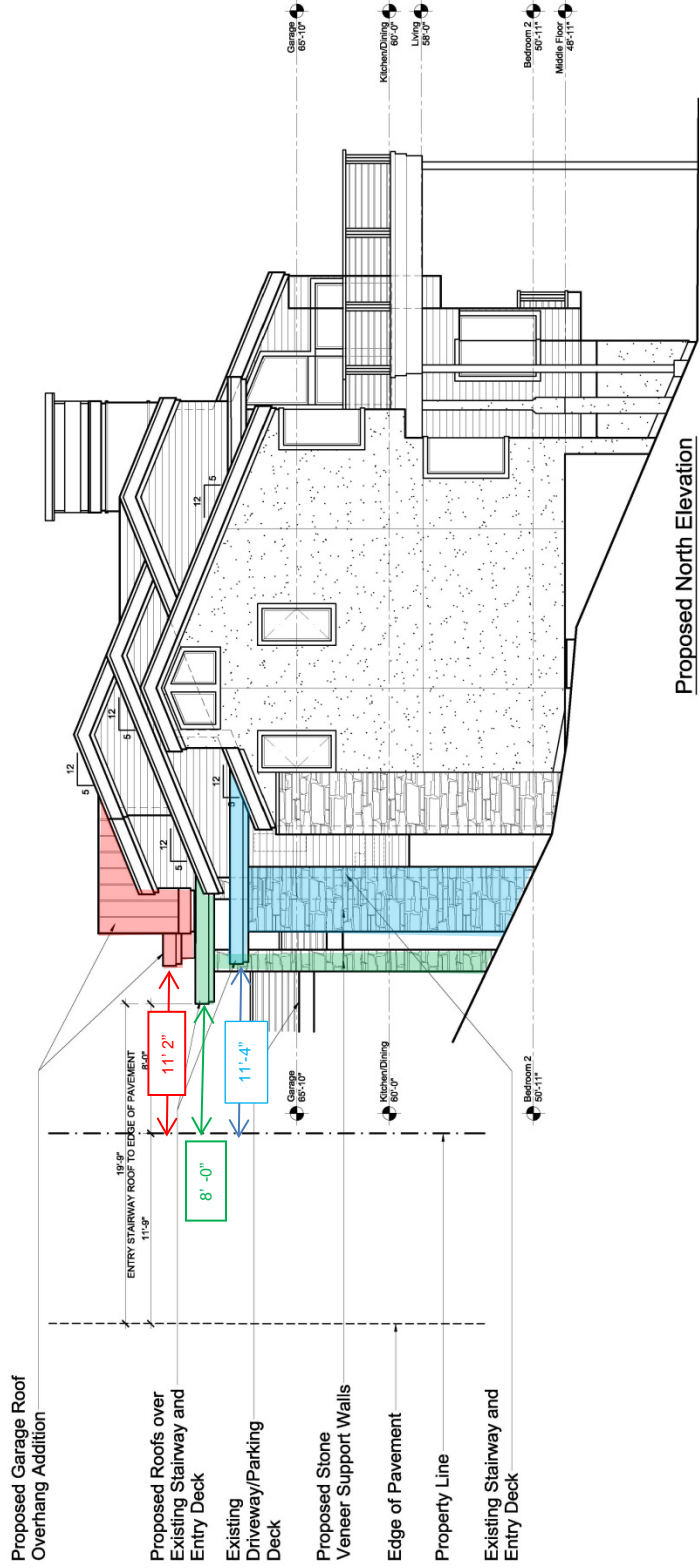
A1.3

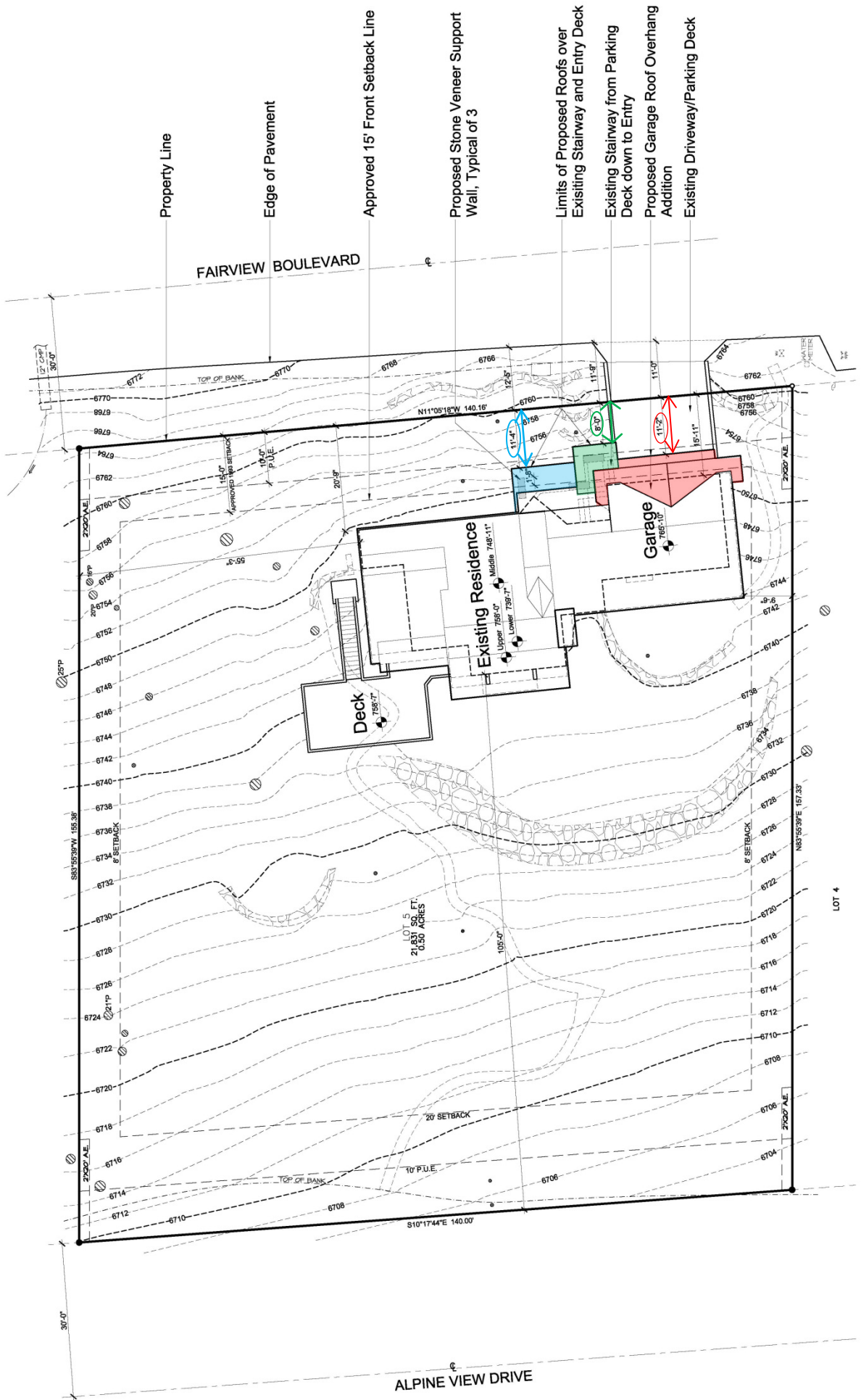


Proposed South Elevation



Proposed West Elevation





Proposed Site Plan