

Community Services Department
Planning and Development
VARIANCE
APPLICATION



Community Services Department
Planning and Development
1001 E. Ninth St., Bldg A
Reno, NV 89520

Telephone: 775.328.3600

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: CRJW - 615 Alpine View			
Project Description: Remodel of an existing two story house with new entry, mud room, breakfast nook, garage and living area.			
Project Address: 615 Alpine View Incline Village, NV 89451			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): Between Eagle Drive and Cross Bow Ct. approximately 1300 ft from Village Blvd.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
131-212-10	.451	n/a	n/a
n/a	n/a	n/a	n/a
Section(s)/Township/Range: S10/T16/R18			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). n/a			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Alpine View LLC		Name: Elise Fett & Associates, Ltd.	
Address: c/o Woodburn & Wedge		Address: PO Box 5989	
PO Box 2311 Reno, NV	Zip: 89505	Incline Village, NV	Zip: 89450
Phone: 775-762-9033	Fax: n/a	Phone: 775-833-3388	Fax: 775-833-2388
Email: craigrauchle@gmail.com		Email: elise@elisefett.com	
Cell: 775-762-9033	Other:	Cell: n/a	Other:
Contact Person: Craig Rauchle or Julie Weintraub		Contact Person: Elise Fett	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as Consultant		Name: n/a	
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):	

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?

Front yard set-back, Article 406-Building Placement Standard 110.406.30 is the provision we are requesting a variance for.

The proposed redesigned front entry columns encroach into standard 15' front yard set-back by 8' 4-1/8" and the roof overhangs the columns by 1' 9/16" for a total encroachment of 9' 4-11/16". The existing garage and covered entry deck were built 0 feet from the property line per variance case number V7-28-87 in 1987. The proposed design reduces the overall encroachment of the existing entry deck roof into the set-back by 5' 7-5/16".

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 existing garage was built at the property line due to the steepness of the lot at the front of the property. The slope at the front of the property is 33%. In order to provide the owners with a covered entrance from the existing garage to the house, we are proposing a new entry way with a deck that connects to the existing garage.

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?

During the design phase, extensive care was taken in order to ensure that additional height was not created for the entry. Thus the proposed entry is recessed and slightly lower than the existing garage roof. Additionally, a driveway is being created to the south-east of the existing garage which will create off-street parking for guests and visitors.

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.)?

As stated previously, the existing covered deck is built to the property line, the proposed entry is set back from the property line. Additionally, the roof-line and visual planes are being broken up which will add more character and create more curbside appeal than the existing structure. The new covered entry steps back from the existing garage and yet is in front of the proposed garage to help tie the existing and proposed garages together.

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

An enclosed/covered entrance is common and preferred in the Lake Tahoe area. Currently there is a covered deck adjacent to the garage, but the existing steep stairs from the deck to the house are uncovered which is very inconvenient and potentially dangerous when trying to enter the house during a winter storm. The proposed remodel provides an elegant entry that is covered from the garage to the house and is consistent with the entries of the neighboring properties.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

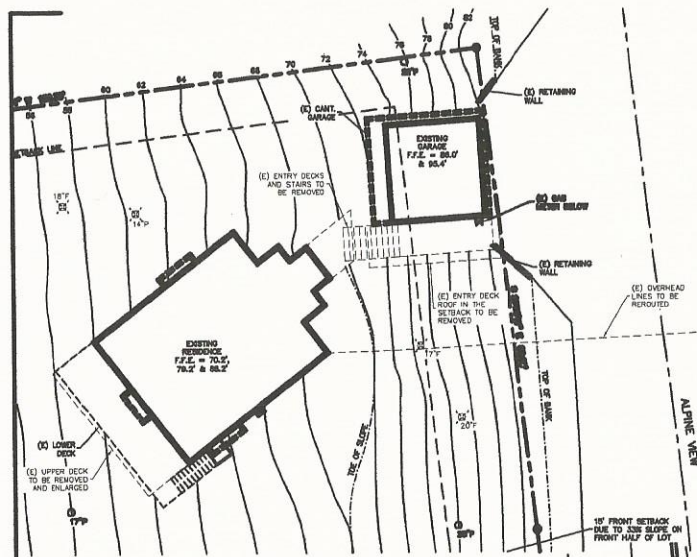
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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7. What is your type of water service provided?

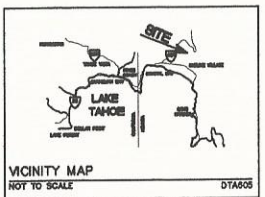
<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System
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8. What is your type of sanitary waste disposal?

<input type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System
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EXISTING / DEMOLITION SITE PLAN
SCALE 1"=10'



I.V.G.I.D. NOTES:
 LOT = 19,468 S.F.
 COVERED AREA = -3,142 S.F.
 UNCOVERED AREA = 18,324 S.F.
 TURF AREA FACTOR = 333%
 ALLOWED TURF AREA = 5,397 S.F. MAX.

ALL PLANTS AND TREES TO BE INSTALLED ARE TO BE NATIVE AND/OR RECOMMENDATIONS FROM THE HOME LANDSCAPING GUIDE FOR LAKE TAHOE AND VICINITY
 IRRIGATION BACKFLOW TO HAVE UNIONS INSTALLED AND MEET IVGID DRAIN DOWN STANDARDS

TRPA NOTES

EXCAVATION EQUIPMENT SHALL BE LIMITED TO APPROVED CONSTRUCTION AREAS TO MINIMIZE SITE DISTURBANCE. NO GRADING OR EXCAVATION SHALL BE PERMITTED OUTSIDE OF THE APPROVED AREAS OF DISTURBANCE.

ALL WASTE RESULTING FROM THE SAW-CUTTING OF PAVEMENT SHALL BE REMOVED USING A VACUUM (OR OTHER TRPA APPROVED METHOD) DURING THE CUTTING PROCESS OR IMMEDIATELY THEREAFTER. DISCHARGE OF WASTE MATERIAL TO SURFACE DRAINAGE FEATURES IS PROHIBITED AND CONSTITUTES A VIOLATION OF THIS PERMIT.

OWNER
 ALPINE VIEW LLC
 615 ALPINE VIEW DR.
 INCLINE VILLAGE, NV 89451

CONTACT PERSON
 ELISE FETT & ASSOCIATES
 P.O. BOX 5989
 INCLINE VILLAGE, NV 89450
 (775) 833-3388

LAND AREA
 19,466 SQ. FT.
 0.4469 acres

PROPERTY
 615 ALPINE VIEW DR.
 INCLINE VILLAGE
 WASHOE COUNTY, NEVADA
 COUNTRY CLUB OF INCLINE
 LOT 10, BLOCK B
 APN: 131-212-10

NOTE:
 1) EXISTING SURVEY & SITE PLAN PROVIDED BY OWNER, ELISE FETT & ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE EXISTING CONDITIONS ON THIS SITE PLAN.

CODE ANALYSIS
 CODE EDITION - I.R.C. 2012
 OCCUPANCY GROUP - R-3
 TYPE OF CONSTRUCTION - V

NLTFPD NOTE:
 -THIS PROPERTY HAS BEEN PRELIMINARY APPROVED FOR IR1 CONSTRUCTION
 -ADDRESS IDENTIFICATION NUMBERS MUST BE 6" IN HEIGHT MIN.

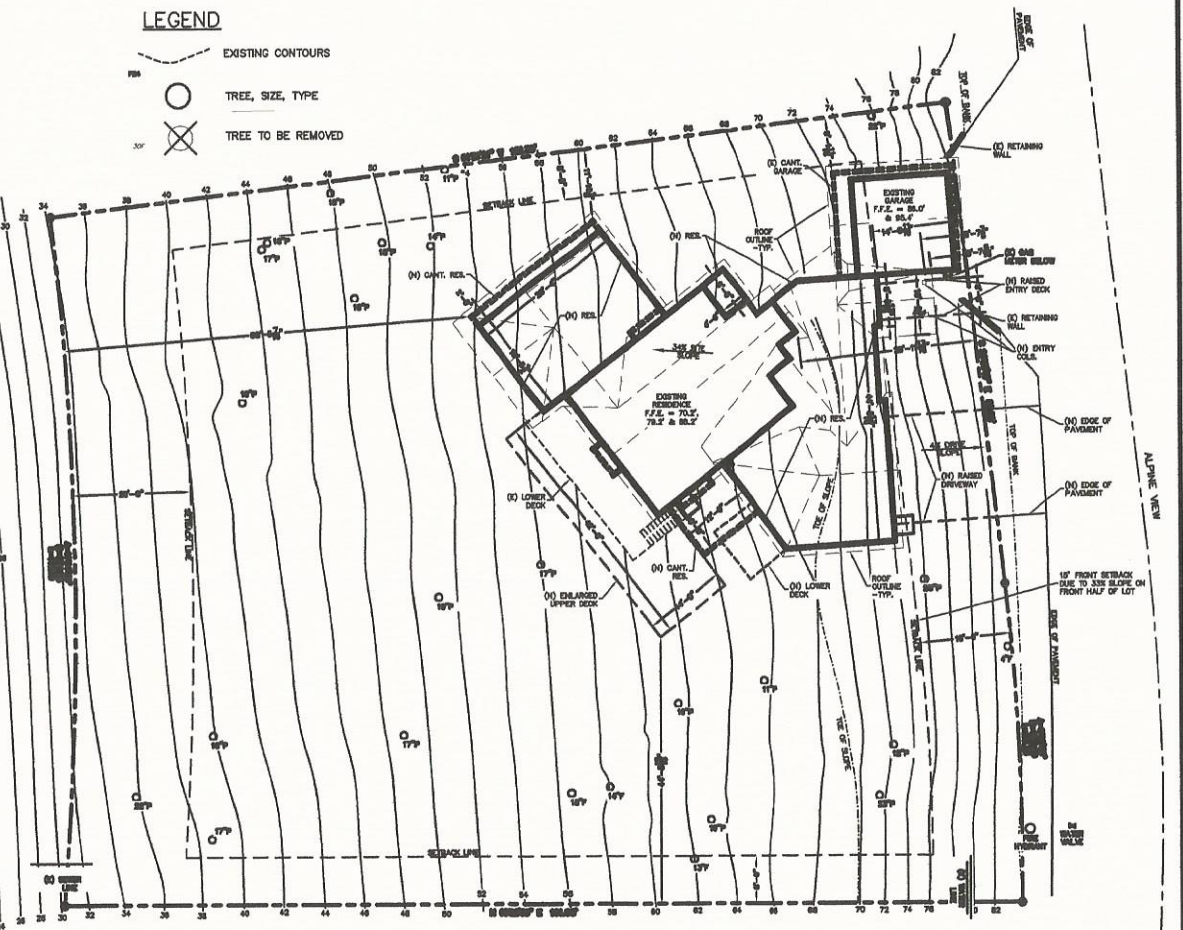
EARTHWORK
 CUT = 68.5 CU.YDS.
 TO BE EXPORTED OUT OF THE BASIN OR TO AN APPROVED SITE.

I.V.G.I.D. FIXTURE COUNT:

FIXTURE	WATER VALUE	SEWER VALUE	FIXTURE COUNT	FINAL WATER
KITCHEN SINK	1.5	2	1	1.5
BAR SINK	1	1	1	1
DISHWASHER	1.5	2	2	3
TUB/SHWR/WHRPL	4	3	1	4
WATER CLOSET	2.5	3	6	15
LAV. SINK	1	1	8	9
SHOWER HEAD	2	2	5	10
WASHER	4	3	2	8
LAUNDRY TUB	2	2	1	2
HOSE BIB	2.5	-	1	2.5
EA. ADTL. H.B.	1	-	1	56
				54

LEGEND

- - - - - EXISTING CONTOURS
- TREE, SIZE, TYPE
- ⊗ TREE TO BE REMOVED



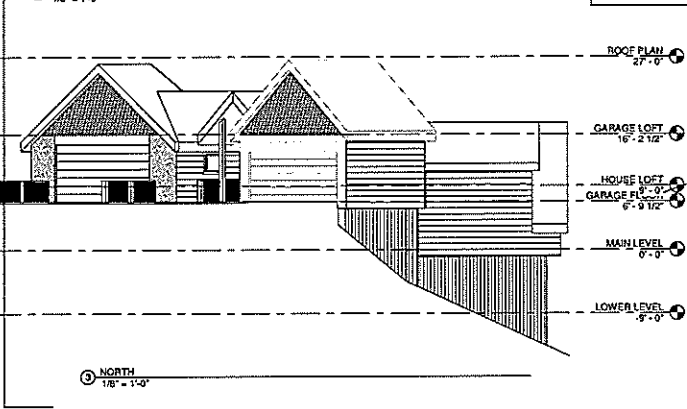
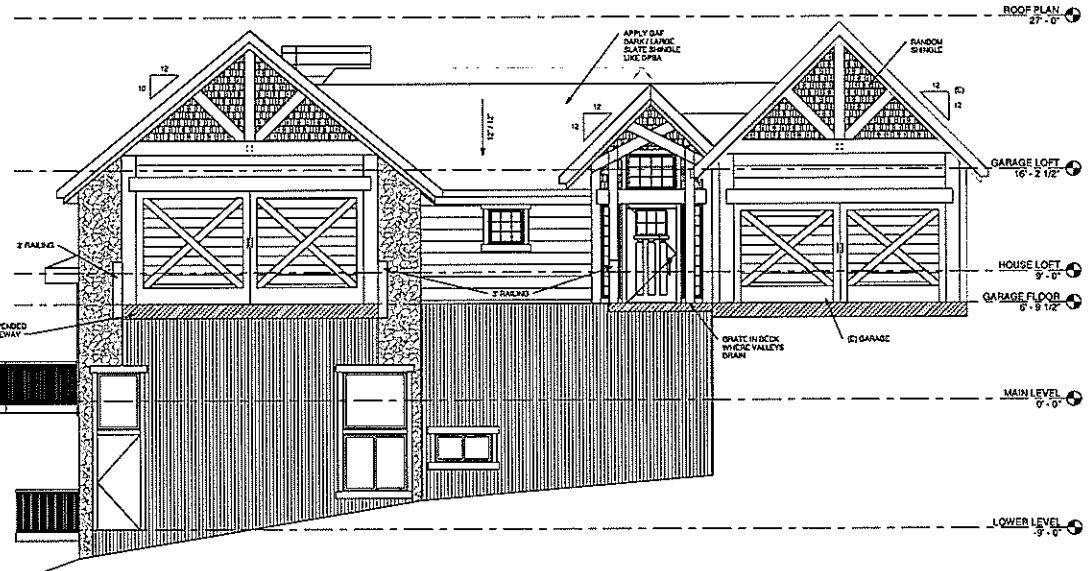
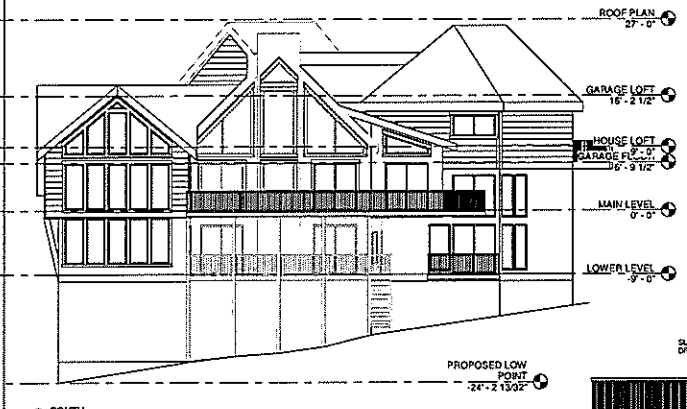
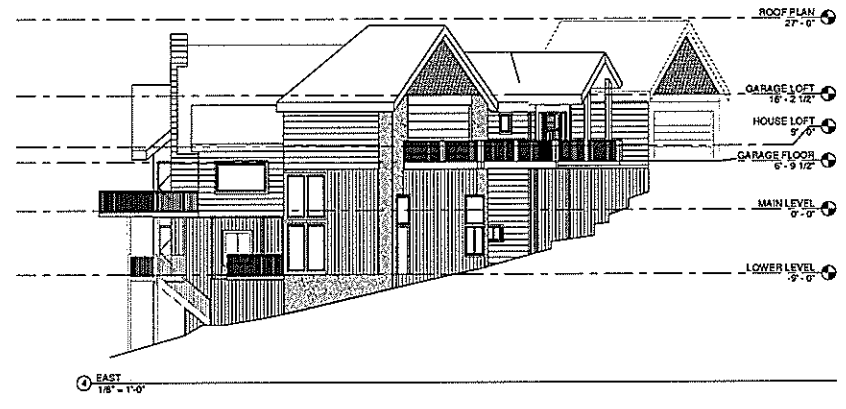
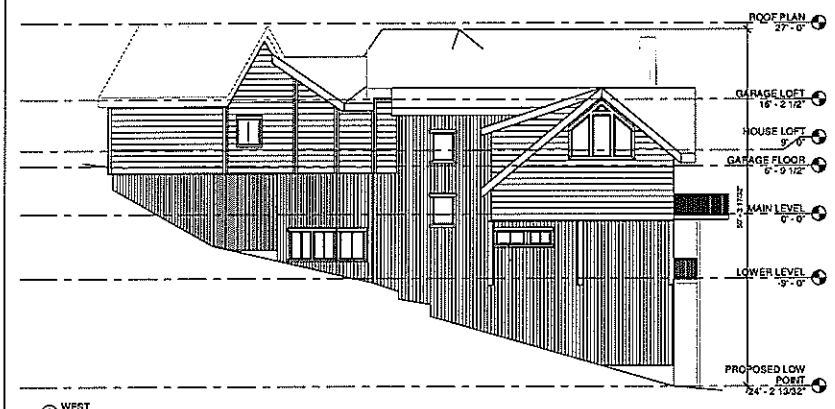
PROPOSED SITE PLAN
 SCALE 1"=10'
 NOTE REFER TO LANDSCAPE / TRPA BMP PLAN FOR EROSION CONTROL FENCING.
 CALL FOR PREGRASS INSPECTION PRIOR TO ANY GRASSING.

REVISIONS	BY

ELISE FETT & ASSOCIATES, LTD.
 ANA - REG
ARCHITECTURE
ENGINEERING
 P.O. BOX 5989
 INCLINE VILLAGE
 NEVADA 89450
 PHONE: (775) 833-3388
 FAX: (775) 833-3388
 elise@eliseandfett.com

ALPINE VIEW LLC
 COUNTRY CLUB OF INCLINE, LOT 10, BLOCK B
 615 ALPINE VIEW DR., INCLINE VILLAGE, NV
 APN: 131-212-10

OWNER: [] CHECKED: []
 DATE: 4-8-15
 SCALE: AS NOTED
 JOB NO: CRUM
 DTD NO: Wldberg
 SHEET
SP-1
 OF [] SHEETS



T.O. BOA 2000
 F.O. BOA 2000
 NYS REG. ARCHT.
 NO. 13430
 PHONE: (516) 433-2000
 FAX: (516) 433-2000
 elise@elisefett.com

ELISE FETT & ASSOCIATES, LTD.
 AIA + RCE
 ARCHITECTURE
 ENGINEERING

Craig Rauchle & Julie Weintraub
 Country Club of Incline L.L. 10 Bldg. B
 615 Alpine View Dr., Incline Village, NV 89451
 APN: E31-212-10

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