

Summertide (WPVAR23-0005)

Variance for Fence Height

Washoe County Board of Adjustment – Public Hearing

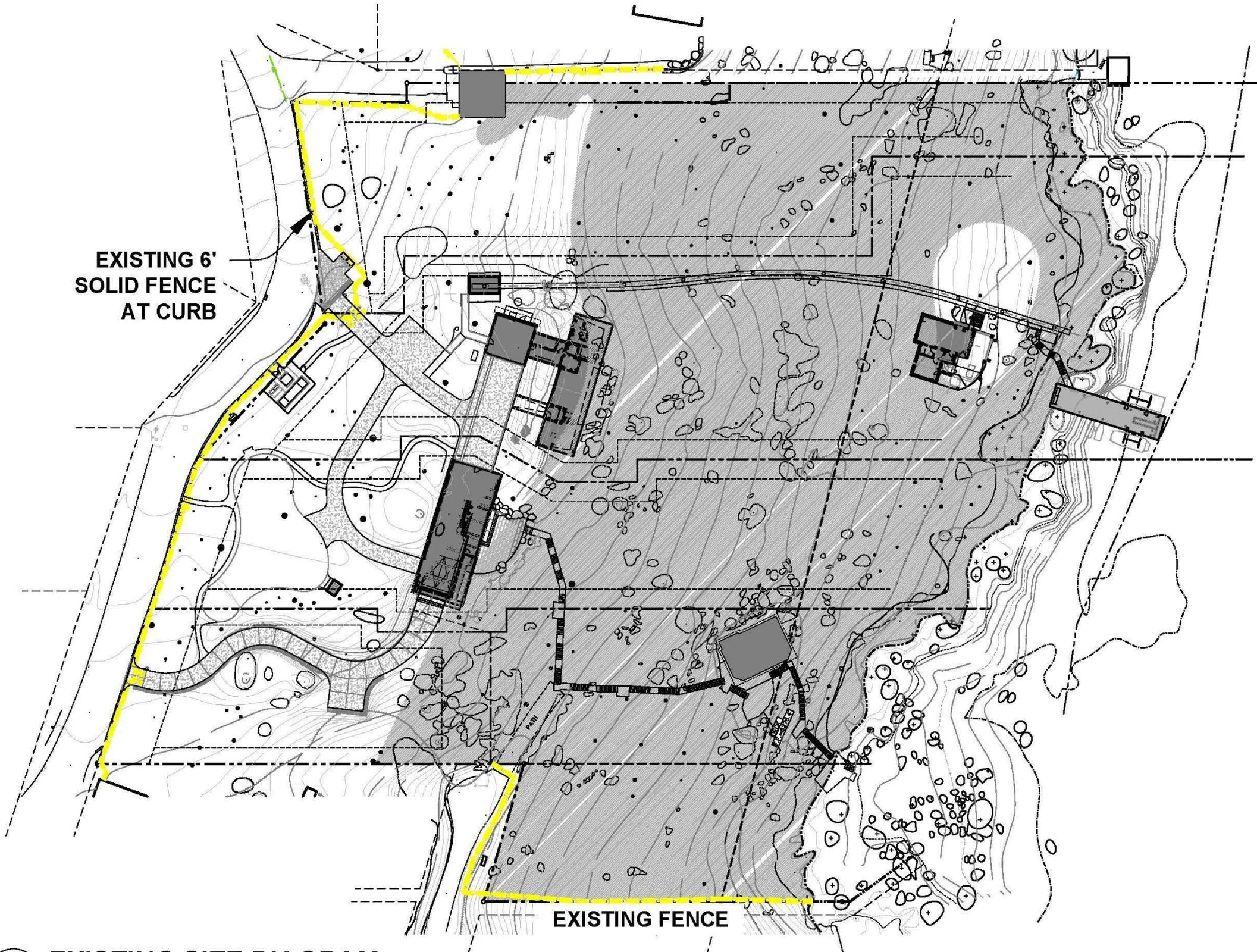
April 4, 2024 at 1:30 p.m.

Request summary:

- A Variance to vary fence height from 6' to 8' along the front property line of parcels located on Calaneva Drive in Crystal Bay area of Lake Tahoe.

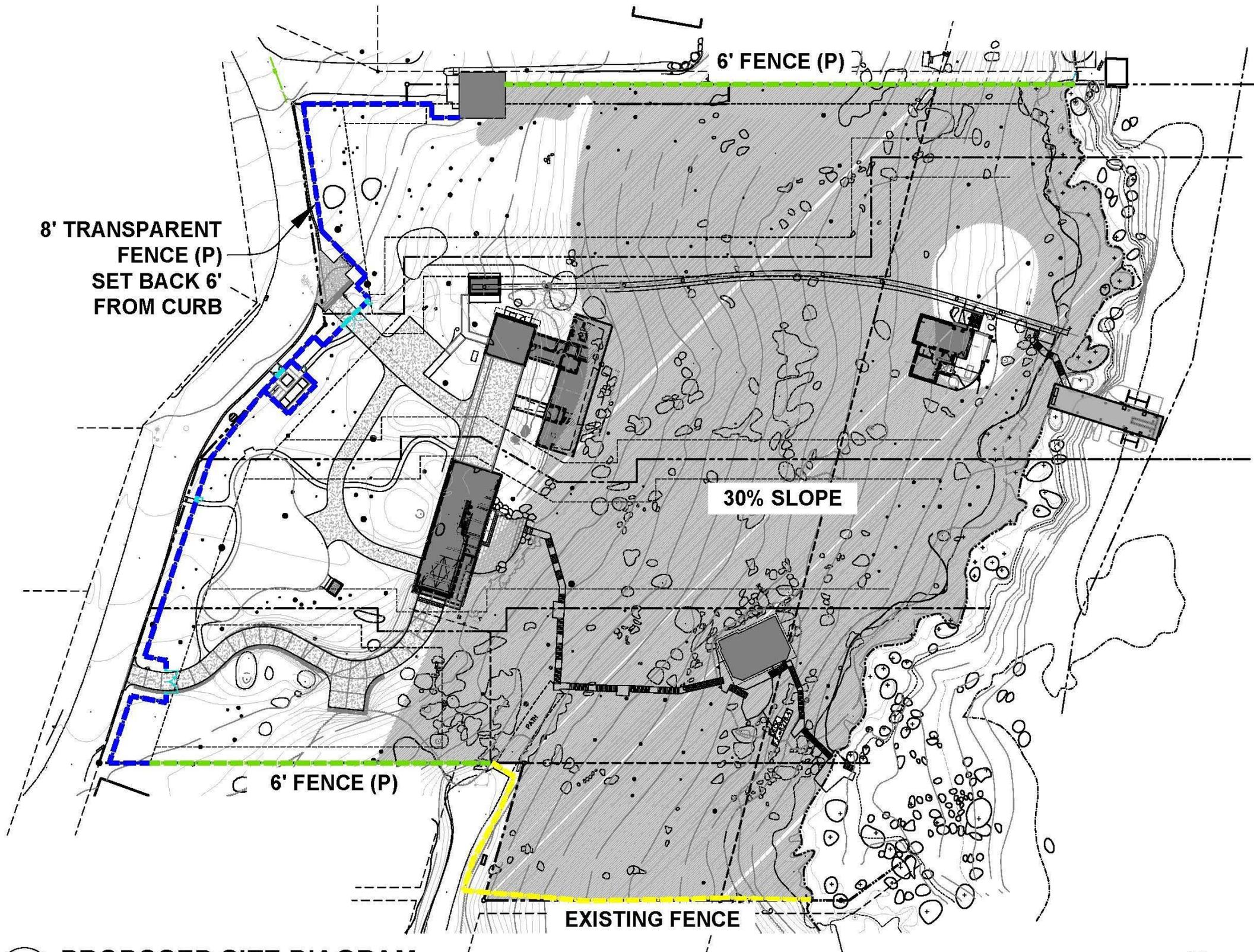
Prepared by:
KLS Planning & Design
John Krmpotic, AICP





1 EXISTING SITE DIAGRAM
1/32" = 1'-0" on 24x36 1/64" = 1'-0" on 11x17





1 PROPOSED SITE DIAGRAM
 1/32" = 1'-0" on 24x36 1/64" = 1'-0" on 11x17



Staff Summary. We understand staff agrees with us on everything other than Findings (a) & (c):

a) **Special Circumstances.** Because of the special circumstances applicable to the property, including: 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;

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;

Finding (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;

Special Circumstances: Extraordinary & Exceptional Conditions to support this finding:

- Usable lot area is 1/3rd of actual lot depth, topo falling off forces home to front (exceptional topographic condition)
- TC zone adjacent to low density Res without ability to add separation is a harsh transition. The fence height is helpful for added sense of privacy & security. This is directly across an (alley like) street from a casino operation (exceptional & undue hardship)
- The 9' fence at 20 Calaneva (exceptional situation of surroundings)
- The 17' wall across the street (exceptional situation of surroundings)
- Environmental Policy/Code Conflict: We create transparent fencing with open views toward Lake Tahoe and a LS buffer that is required in the TAP (Crystal Bay Concept Plan); and WC Dev code limits to 6' in its current location.

Extraordinary Condition...

- Our property is the only residential property on Calaneva that spans between the Crystal Bay Tourist Zone and Lake Tahoe, *making it extraordinary*, and the proposed fence would allow for a better connection to the natural environment through views and landscaping, while mitigating the hardship of a casino/ residential property adjacency through an increased sense of privacy & security for the owner.

4-Story Garage



17' Tall Wall



**CRYSTAL BAY
TOURIST AREA**

**17.5' TALL
SOLID WALL**

**4 STORY CASINO
PARKING RAMP**

**EXISTING 6' TALL
SOLID FENCE**

**SINGLE FAMILY
RESIDENTIAL SITE**

15' TALL GARAGE

**9' TALL
STONE WALL**



**CRYSTAL BAY
TOURIST AREA**

**17.5' TALL
SOLID WALL**

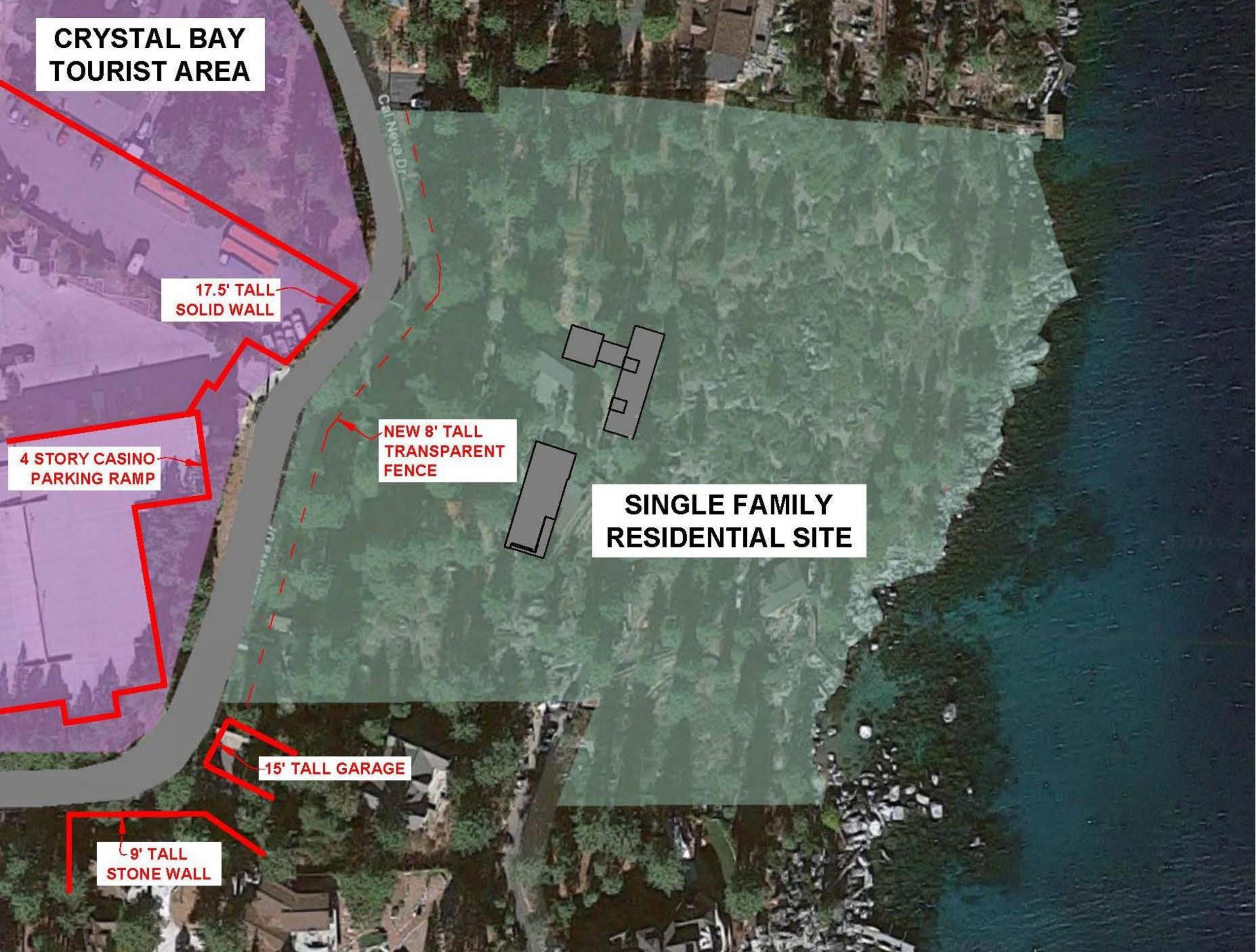
**4 STORY CASINO
PARKING RAMP**

**NEW 8' TALL
TRANSPARENT
FENCE**

**SINGLE FAMILY
RESIDENTIAL SITE**

15' TALL GARAGE

**9' TALL
STONE WALL**



Finding (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;

*Simplified: Approval will not show this property a privilege **that overlooks the restrictions** put on other properties in this area with this zoning.*

- This 9' tall Fence is located on Calaneva Drive. It is in the identical regulatory zone (Stateline Point Residential). We are not seeking *Special Privilege* when a taller fence already exists in the neighborhood



No Special Privilege

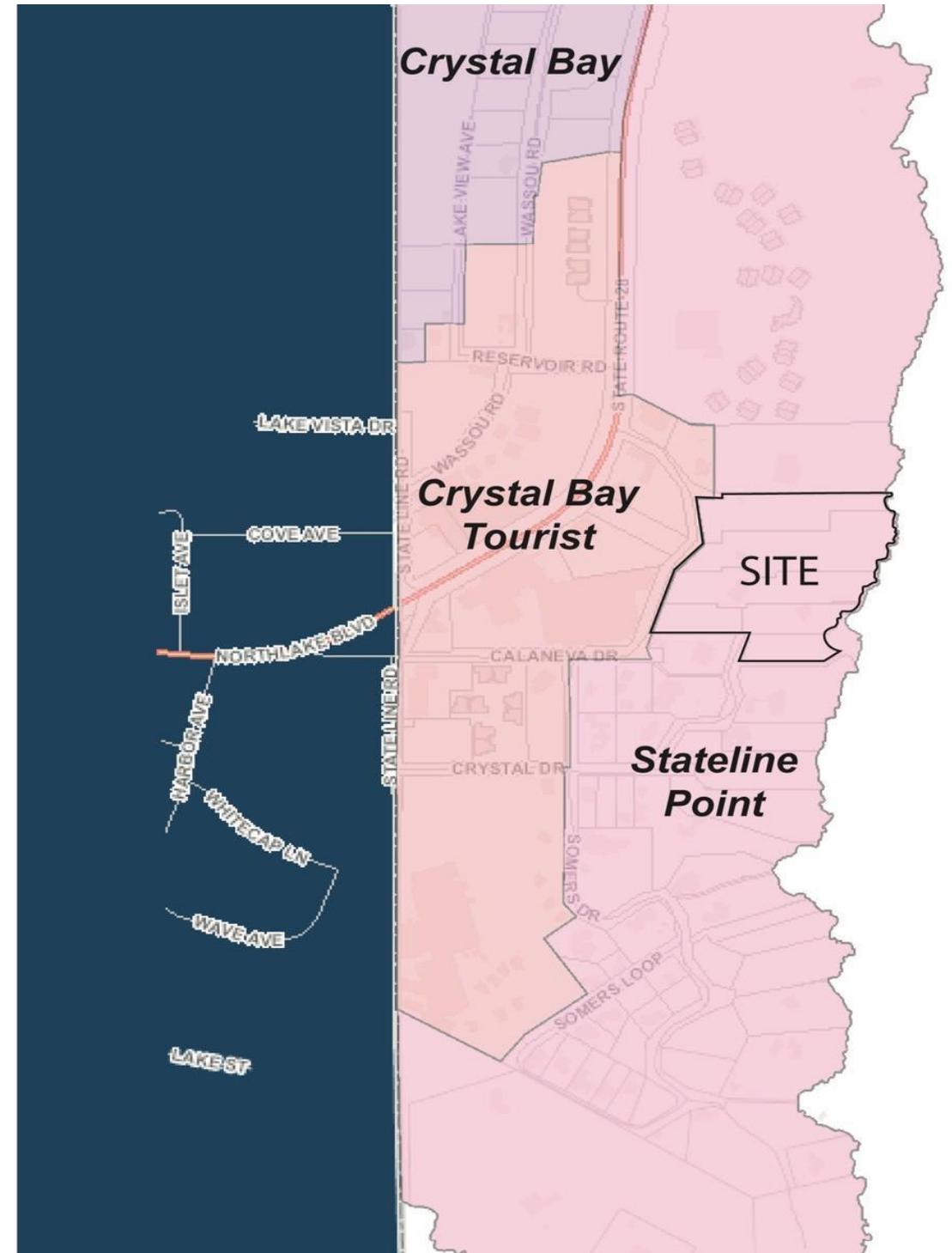
The garage at 22 Calaneva further supports that other properties in the area enjoy some type of tall structure along the street – provides an added sense of security & privacy to the owner, limiting entry to the site.



No Special Privilege

This is the only property in the vicinity that is abutting the Crystal Bay Casino, adjacent to Calaneva Dr, in the Tourist Commercial Zone and spans all the way to Lake Tahoe.

This is a unique condition that does not extend to other properties.



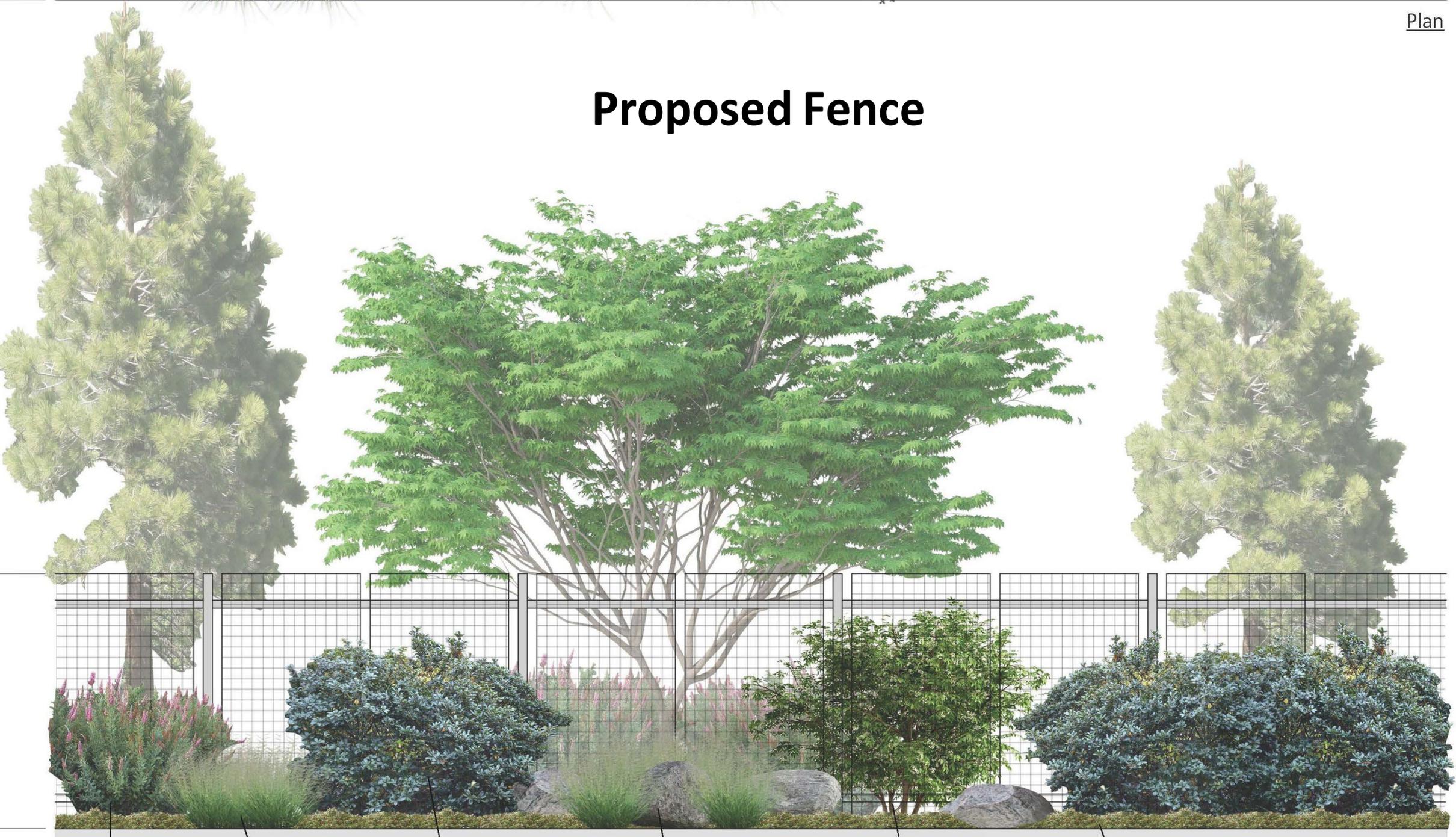
Existing Fence





Plan

Proposed Fence



DECIDUOUS SHRUB

ORNAMENTAL GRASS

EVERGREEN SHRUB

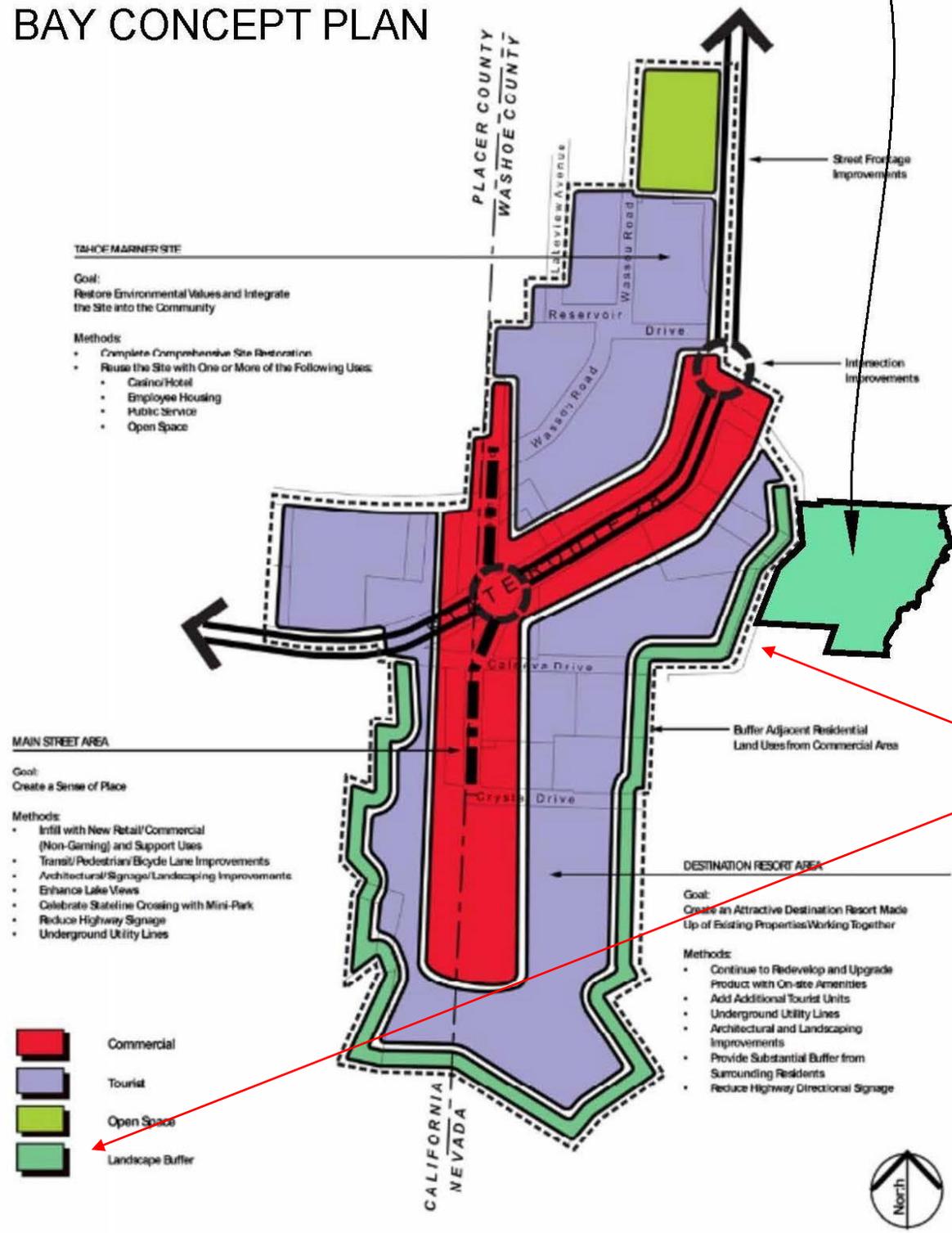
ACCENT BOULDERS

DECIDUOUS SHRUB

GROUNDCOVER

Elevation

LOCATION OF THE SITE, ADJACENT TO THE TOURIST AREA & LANDSCAPE BUFFER ON THE CRYSTAL BAY CONCEPT PLAN



We are adding the 6' buffer in the LS plan

CRYSTAL BAY TOURIST CONCEPT PLAN, MAP 2.3 OF THE WASHOE COUNTY TAHOE AREA PLAN

Questions?

Solid vs transparent fence (view of lake)

note: const fencing to illustrate see thru, not same quality as proposed fencing

