Address: 5545 E. Hidden Valley Dr.
Overview

- Reduce front yard setback from 30’ to 20’ along the west property line.
- Reduce front yard setback from 30’ to 20’ along the east property line.
- Reduce side yard setback from 15’ to 8’ along the north property line.
- To bring a home into conformance with code that was permitted in violation of setbacks.
Elevations

Front Elevation Facing Hidden Valley Dr.
Side Elevation Facing Shaver Residence
Rendering
Findings

- **Special Circumstances.** Because of the special circumstances applicable to the property, including 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;

- **No Detriment.**

- **No Special Privileges.**

- **Use Authorized.**
Grading Requirements

- Not result in slopes on fill in excess of or steeper than four to one (4:1).
- Not result in elevations or fill that differ from the natural grade by more than forty-eight (48) inches or when grading occurs adjacent to an existing residence.
- Fills shall not be placed within an area that exceeds a projected slope of four to one (4:1) for a distance of forty (40) feet from the common property line.
Proposed Change

NEW RETAINING WALL
NOT STRUCTURALLY
CONNECTED TO
EXISTING FOOTING.

EXISTING FOUNDATION

PROPERTY LINE

(E) GRADE

MINIMUM 2'-0"

4:1 SLOPE MAX

3'-0"

VARIES 5'-0" TO 7'-6"

3'-0"

2'-0" MINIMUM
Proposed Changes

- Existing Foundation
- New Extended Footing
- Face of New Footing to align with face of existing. Face of new footing shall not be further out of plane with existing.

Dimensions:
- Varies 5'-0" to 7'-8"
- 2'-0" minimum
- 3'-0"
- 4:1 slope max.
- (E) Grade

Property Line
Possible Motion for Approval

- I move to deny the appeal and affirm the approval of Variance Case Number WPVAR18-0008 (Eekhoff Residence). The approval is based upon the ability to make the findings required by WCC Section 110.804.25, *Findings*. 
The attached document was submitted to the Washoe County Board of Commissioners during the meeting held on **September 25, 2018**. by Community Development for Agenda Item No. 19 and included here pursuant to NRS 241.020(8).
The attached document was submitted to the Washoe County Board of Commissioners during the meeting held on September 25, 2018, by Don Mackey for Agenda Item No. 19 and included here pursuant to NRS 241.020(8).
Good Afternoon, Trevor

Attached are two additional site sections that represent a more 'real-life' version of the civil engineer’s concept section of extending another stem wall outside the existing footing.

These are true to the grades shot by the surveyor as represented on the site plan you shared with Shaver.

Note a few of the issues:

- All of this work must be done a short (6-10’?) section at a time so the existing footing doesn’t fail.
- The inherent load eccentricity must be resisted in the new stem wall and the new footing.
- The bottom of footing must be 24” minimum below grade for frost protection.
- For water to flow down the drain swale, it must be kept free of vegetation and debris.
- The thought that trees can be planted in this area is unrealistic. The free-flowing drain swale and the new wall footing are both contradictory to tree placement. Root ball and root growth concerns are obvious.
- The new stem wall further intrudes into the building setback (yard) area at least 12’’ and probably 16’’ after the new stem wall is structurally engineered.
- The NW Corner section demonstrates that there is fill material in the “NO FILL ALLOWED” area in violation of Section 110.212.10(b)(1). The approval conditions of the variance for setbacks requires compliance with this section.
- These sections demonstrate a reasonable condition, should the Commissioners decide to deny the Shaver appeal. Cultured stone is planned for the lower portion of these walls per the Frame plans. The extension of the cultured stone down to the grade line, with a stone ‘water table’ at the stem wall jog, will help to mitigate the excessive violation of setback and grading requirements within the Washoe County Development Code.
- Note that at the NW corner, the finish floor is over 9’ above the grade at the property line of the Shaver property; a 10’ high wall on top of that; and that wall is a single flat plane that is 75’ long. Mitigation is certainly warranted before granting a variance approval for setback and grading violations.
- This stem wall extension shown is only one Architect’s version of what could be done. I realize that a structural engineer could develop a plan to underpin the footings every 6-10’; excavate; and then pour the new stem wall directly underneath the existing foundation. But a L-shaped footing would still be needed to resist the lateral loading on the new wall.

Please review and call me. It is easier to talk one-on-one than send email messages.
And Shaver is asking that you include these section drawings within your packages to the County Commissioners. It would help them to see realistic sections through the site at this critical wall, and to understand the scale of the problems.

I look forward to a brief chat with you this afternoon or tomorrow.

Thanks,

Don Mackey  AIA
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Sparks, Nevada 89431
775-356-1317 Office
775-742-3019 Cell
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Section at Northwest Corner of Building

3/4" = 1'-0"
EXISTING BUILDING SETBACK FROM PROPERTY LINE

STONE WATER TABLE

NEW BUILDING SETBACK FROM PROPERTY LINE

SECTION AT MIDDLE BUILDING JOG

3/4" = 1'-0"
The attached document was submitted to the Washoe County Board of Commissioners during the meeting held on September 25, 2018 by Eekhoff - Applicant Presentation for Agenda Item No. 19 and included here pursuant to NRS 241.020(8).
### Table 110.406.05.1 (continued)

#### STANDARDS

<table>
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<tr>
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<tr>
<td>Front Yard (feet)</td>
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<tr>
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Source: Sieck Coyne Associates

[Amended by Ord. 939, provisions eff. 11/1/93; Ord. 1023, provisions eff. 7/1/96; Ord. 1140, provisions eff. 12/31/01; Ord. 1290, provisions eff. 8/24/06; Ord. 1447, provisions eff. 9/9/10; Ord. 1458, provisions eff. 2/4/11; Ord. 1475, provisions eff. 1/12/12; Ord. 1618, provisions eff. 7/4/18.]

#### Section 110.406.10 TRPA Standards

Requirements for development occurring in the Tahoe area including, but not limited to, building placement standards shall be the most restrictive of Tahoe Regional Planning Agency standards and Washoe County standards.

#### Section 110.406.15 Double Counting Yards

No required yard or open space around any building shall be considered a yard or open space for any other building on an adjoining lot or parcel.

#### Section 110.406.20 Combining Lots

If two (2) or more lots must be combined to meet the minimum yard requirements of this article, the lots shall be legally merged into one (1) lot before a building permit will be issued.

[Amended by Ord. 876, provisions eff. 7/7/93.]

#### Section 110.406.25 Unobstructed Yards

Any yard required by the Development Code shall be open and unobstructed from the ground to the sky except as provided in this article.

#### Section 110.406.30 Front Yards

Front yards shall comply with the provisions of this section.

- **Through Lots.** On through lots, either end lot line may be considered the front line, except when the access would be from a street classified as a collector or an arterial. The minimum rear yard shall not be less than the required front yard in the regulatory zone in which such lot is located. After development of the lot has occurred, the yard chosen as the front yard shall remain the front yard for all further development on the lot.

- **Interior Lots.** On any interior lot in any residential land use category or, in General Rural or General Rural Agricultural land use categories, the front yard requirement shall be fifteen (15) feet where the slope of the front half of the lot is greater than a two (2) foot rise (or fall) above (or below) the established street.