

Community Services Department
Planning & 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 Community Development staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name (commercial/industrial projects only):			
Project Description: Existing garage to be modified to accomodate safe entry and egress			
Project Address: 310 Tuscarora Street, Crystal Bay, Nevada			
Project Area (acres or square feet): 753 s.f.			
Project Location (with point of reference to major cross streets AND area locator): Subdivision: Crystal Bay Park 1; Lot 4, Block 8 / lot is approx. 2 blocks west of SR28			
Assessor's Parcel No(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
123-154-01	5793 S.F.		
Section(s)/Township/Range: Portion of Section 19 / Township 16N / Range 18E			
Indicate any previous Washoe County approvals associated with this application:			
Case Nos. Variance: V09-003 (6-8-09) / Residential Building Permit: 10-0562			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: John & Janet Massey		Name:	
Address: P.O. Box 731, Zephyr Cove, NV		Address:	
Zip: 89448		Zip:	
Phone: 775-400-7917	Fax:	Phone:	Fax:
Email: jmassey7777@yahoo.com		Email:	
Cell: 775-901-1527	Other:	Cell:	Other:
Contact Person: John Massey		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Johnathan Sabin		Name: Marc Lepire	
Address:		Address: 1808 Pyrenees Street, Carson City, NV	
Zip:		Zip: 89703	
Phone: 631-276-8751	Fax:	Phone: 775-882-1582	Fax:
Email: jonathansabin@gmail.com		Email: mlepire1582@charter.net	
Cell: 631-276-8751	Other:	Cell: 775-220-5591	Other:
Contact Person: Johnathan Sabin		Contact Person: Marc Lepire	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Variance Application

(Information may be separately attached)

Statements of Justification for Variance Request

Provide information below as to how the Variance will satisfy the following Findings of Fact, which must be specifically confirmed by the deciding Board (WCC Section 110.804.25 *Findings*). Attach additional pages if needed.

1. Describe the special circumstances that create limitations to the property, such as exceptional narrowness, shallowness or shape of the property; exceptional topographic conditions, or other extraordinary and exceptional situation or condition of the property and/or location of surroundings that present undue hardships upon the property owner and/or are unique to the property.

SEE ATTACHED

2. Describe any potential impacts to the public and/or surrounding neighborhood that could result from granting the variance. If there are none, then state so.

A modification of my existing zero setback variance would help the neighbors. Making it easier to enter and exit my house would reduce the time required to enter and exit the garage. Also, getting rid of the slope into the garage reduces the chances of getting stuck on the ice, which again would reduce the chances of blocking the road. Parking is in significant shortage on Tuscarora rd. The more cars parked in the garages the less blocked the road becomes. The easier I make my garage to enter and exit the more likely myself and any future owner would keep a car or cars in the garage.

3. Are there any nearby natural resources that would be impaired or impacted by the granting of the variance?

Yes

No

If yes, please describe the affects to the natural resources which might result from granting the variance.

4. What use of the subject property would be denied if the variance were not granted that is common to, or allowed for other properties in your neighborhood? Please provide a full explanation as to what makes your property different or unique from other properties in your immediate area.

If the variance was not granted, the full and potential use of the garage would not be available for its intended use. This would be a hardship, to deny my family from using our property in a manner common to other property owners.

5. What types of water and sewer systems serve the subject parcel?

Private Well

Community Water

Private Septic System

Community Sewer

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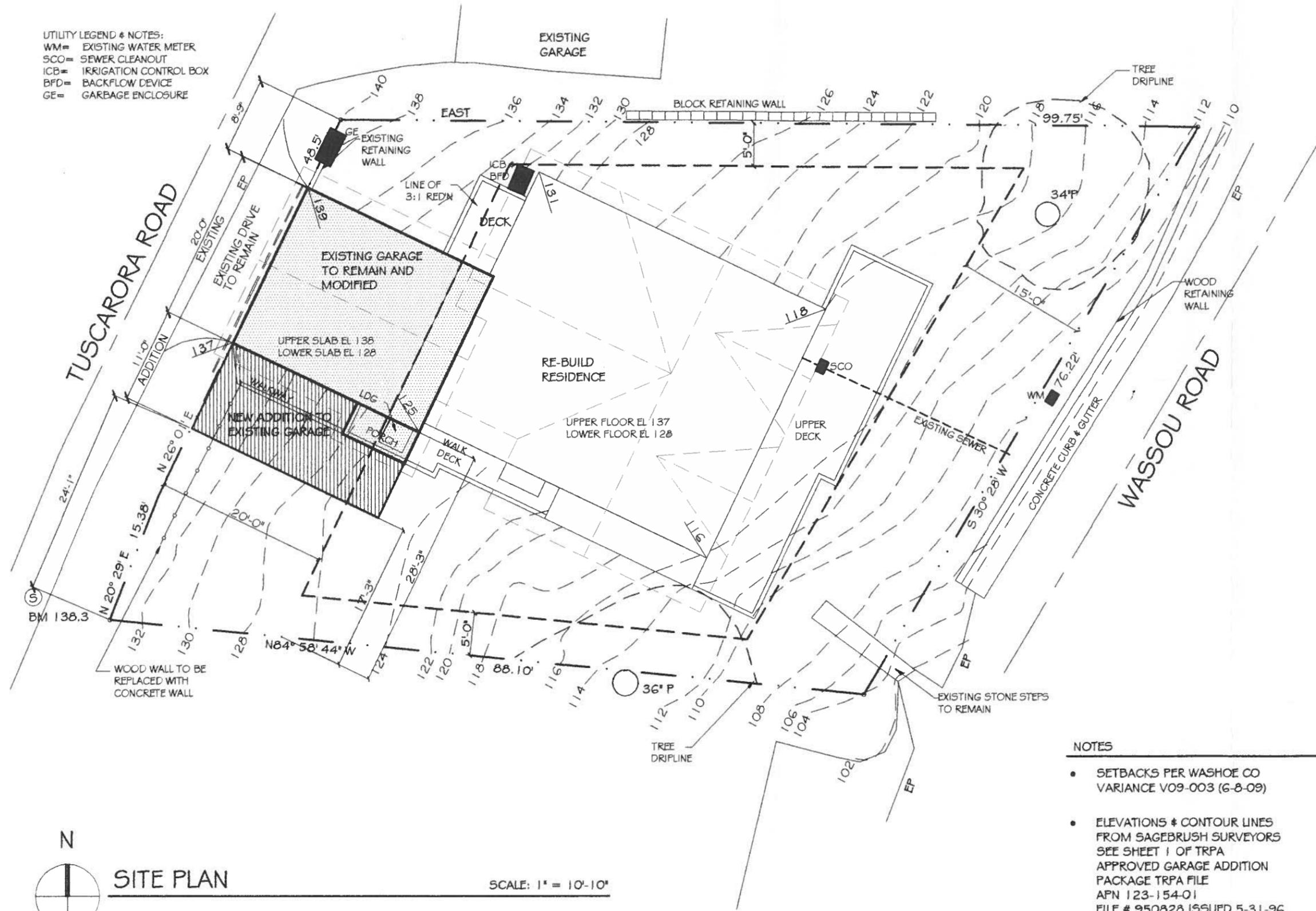
My property is located on Tuscarora rd in Crystal Bay, Nevada. Even on a dry summer day Tuscarora rd. is an extremely narrow road where cars need to slow down and pull over to the side of the road to pass each other going in opposite directions. To make matters worse the existing garage which sits on my property with a zero setback from Tuscarora rd. was built in a terrible spot. Firstly, where a car would sit on the north side of the two car garage is off of a very narrow section of Tuscarora rd. with a tree and the entrance to the neighbor's staircase just opposite. I am a father of 4 children. By definition I can only fit in a large vehicle such as a minivan or truck. I own a ford expedition. Please see attached photos. It is impossible even doing a 10 point turn to physically fit my car into the garage. In addition, even getting the truck into the southern spot in the garage requires blocking the road as I make a nearly 10 point turn. Additionally, Tuscarora rd. slopes up heading north. The southern spot in the garage is fairly level, but the northern spot sits nearly 2 feet below road level. This creates a dangerous visibility issue (I have young kids) as well as a risk of hitting the top of the car against the top of the garage when pulling in. Even worse, as shown in the attached pictures Crystal Bay receives a very significant amount of snow and ice. Some snow or ice makes this 18 degree slope downright dangerous in the winter. The neighboring house to the north has a garage which sits at roughly a 45 degree angle to the road. This angle solved the above problems for them. As my lot is very small, I don't see how I can copy their solution. We are therefore proposing to switch the entrance walkway from the south side of the garage to the north side where a car would sit in the garage. We plan to extend the garage to the south where the road is more level which would decrease the slope into the garage quite a bit. In addition, opposite the proposed garage is one the neighbor's parking spots. Occasionally or hopefully frequently this spot might be empty giving me more room to maneuver into the new garage. Even were the neighbor to have a car there it would be parked a few feet off the road giving more space than the current garage opposite the tree and stairs.

SABIN RESIDENCE

310 TUSCARORA ROAD, CRYSTAL BAY

NEVADA

UTILITY LEGEND & NOTES:
 WM= EXISTING WATER METER
 SCO= SEWER CLEANOUT
 ICB= IRRIGATION CONTROL BOX
 BFD= BACKFLOW DEVICE
 GE= GARBAGE ENCLOSURE



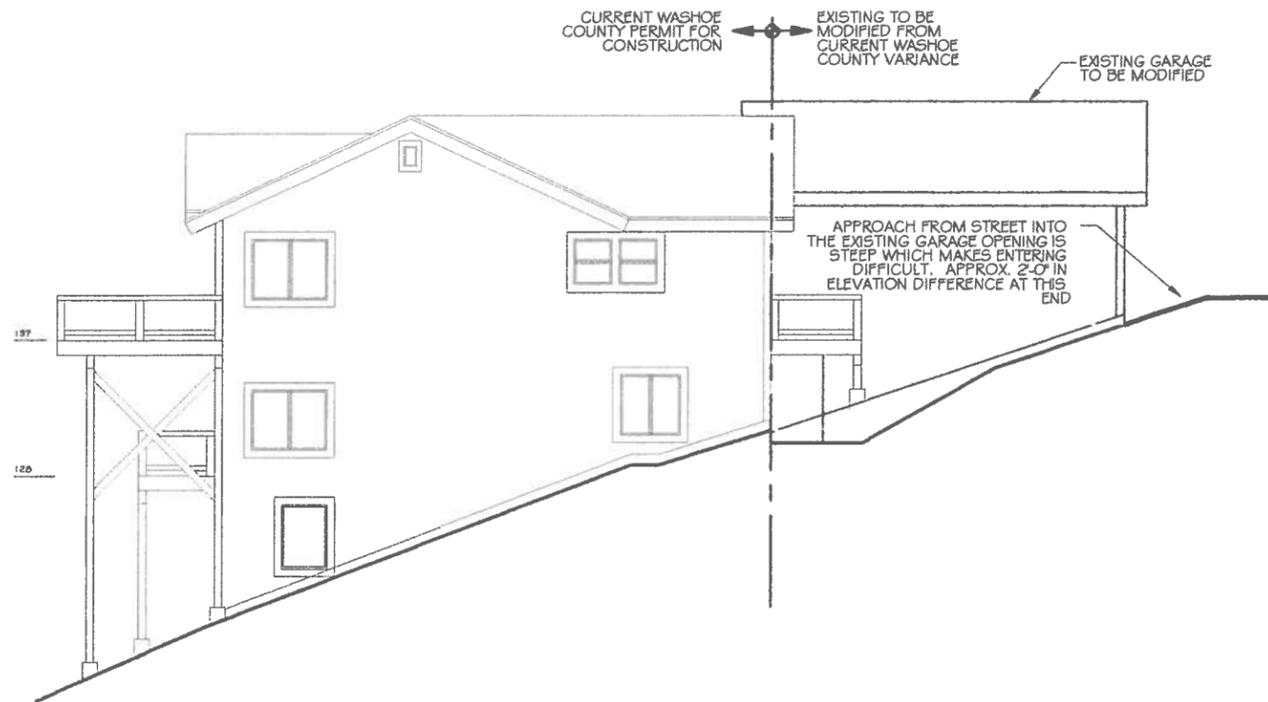
SITE PLAN

SCALE: 1" = 10'-10"

NOTES

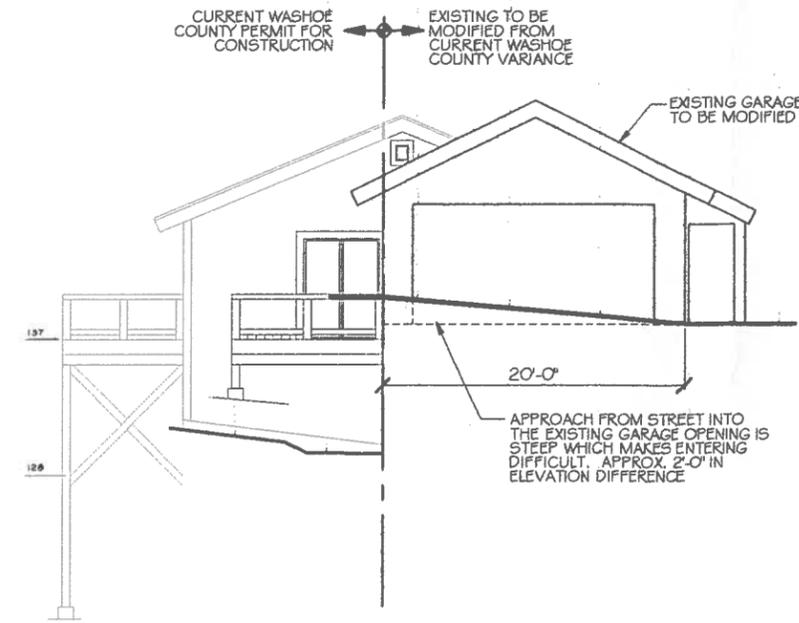
- SETBACKS PER WASHOE CO VARIANCE V09-003 (6-8-09)
- ELEVATIONS & CONTOUR LINES FROM SAGEBRUSH SURVEYORS SEE SHEET 1 OF TRPA APPROVED GARAGE ADDITION PACKAGE TRPA FILE APN 123-154-01 FILE # 950828 ISSUED 5-31-96
- TOTAL PARCEL AREA = 5960 FT² CRYSTAL BAY HYDROLOGIC ZONE 9

Project No. _____
 Revisions: _____
 Date: 1/27/2014
 Drawn by: _____
 Checked by: _____



NORTH ELEVATION - EXISTING GARAGE

SCALE: 1/8" = 1'-0"



WEST ELEVATION - EXISTING GARAGE

SCALE: 1/8" = 1'-0"

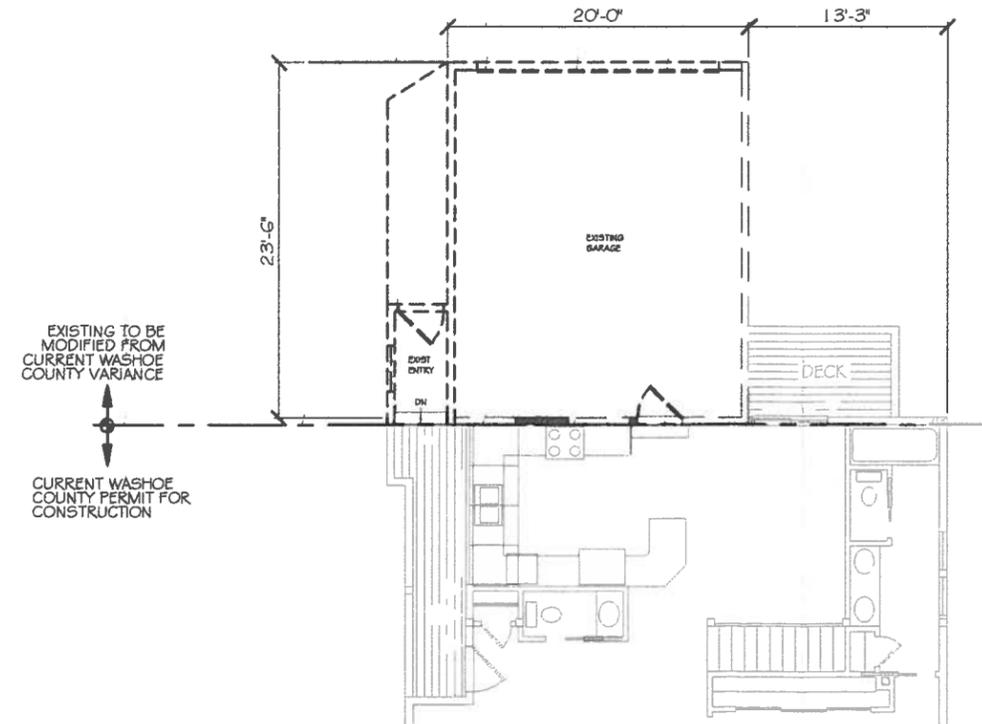
GARAGE FLOOR PLAN DEMOLITION LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING WALL, DOORS AND WINDOWS TO BE REMOVED



SOUTH ELEVATION - EXISTING GARAGE

SCALE: 1/8" = 1'-0"



EXISTING GARAGE FLOOR PLAN

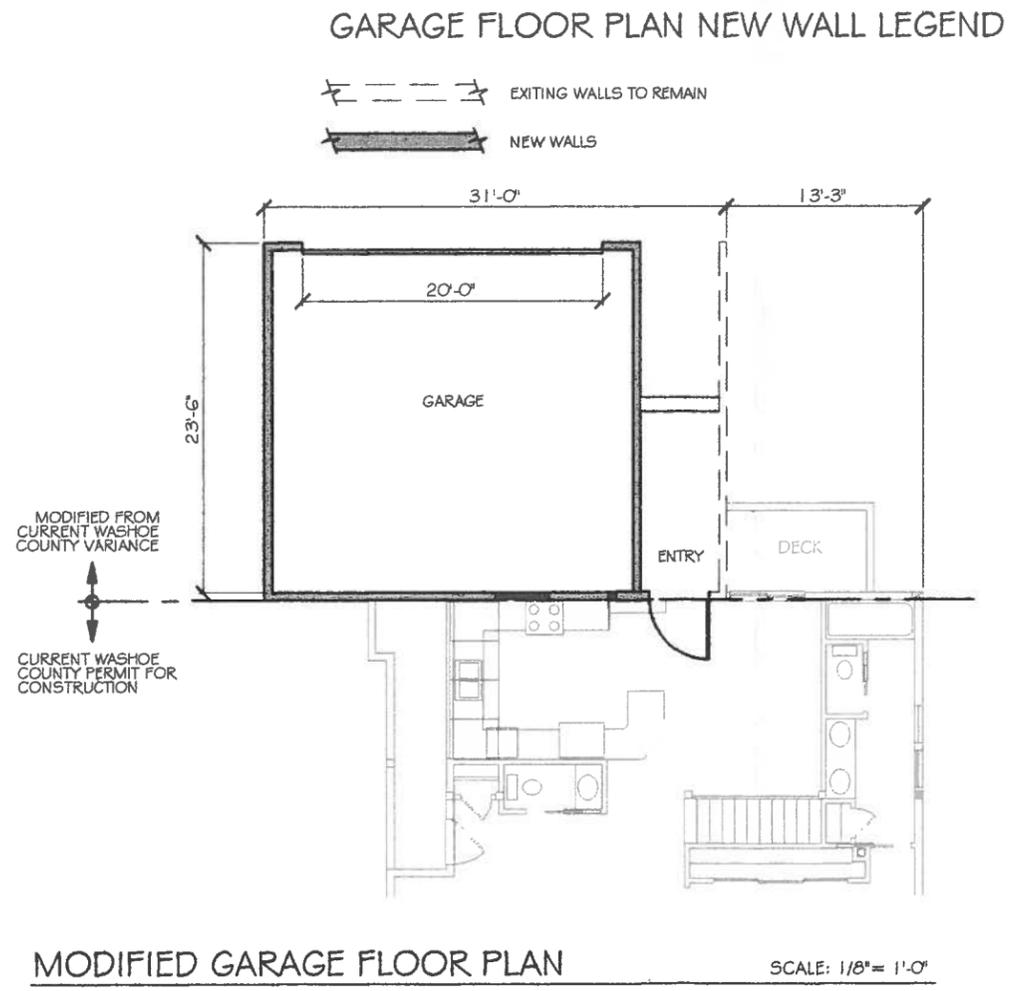
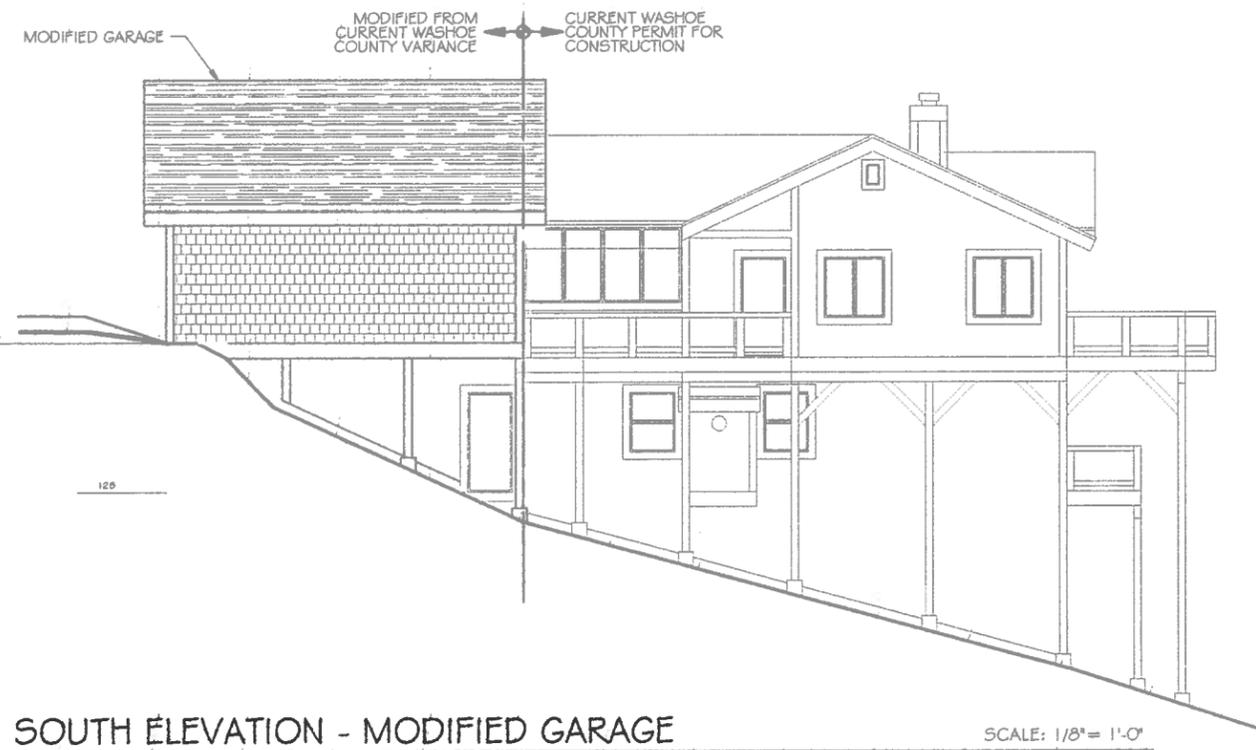
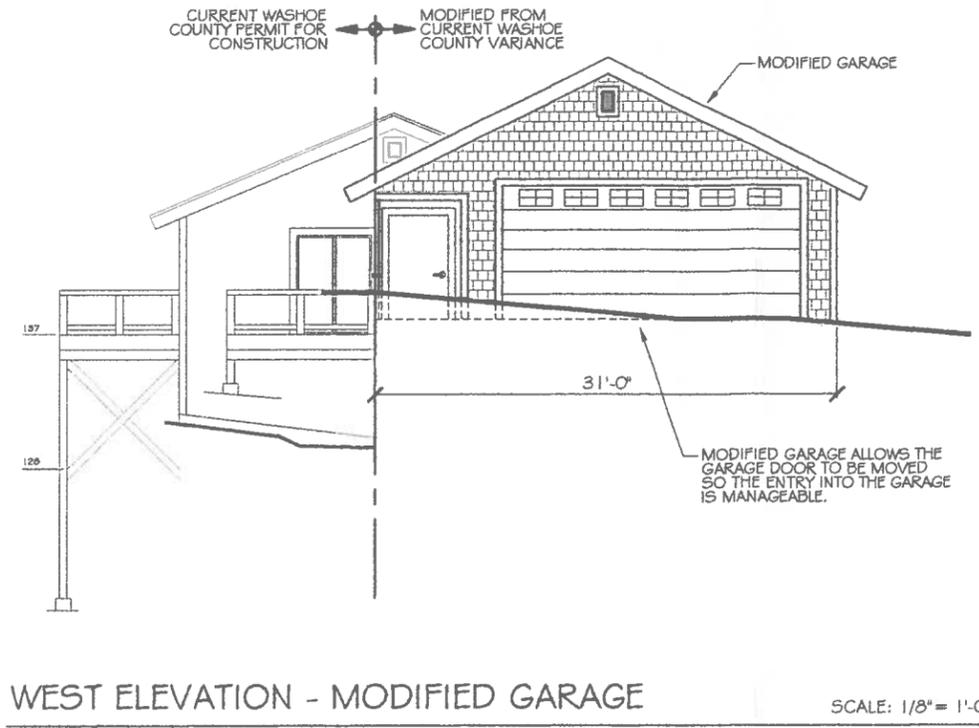
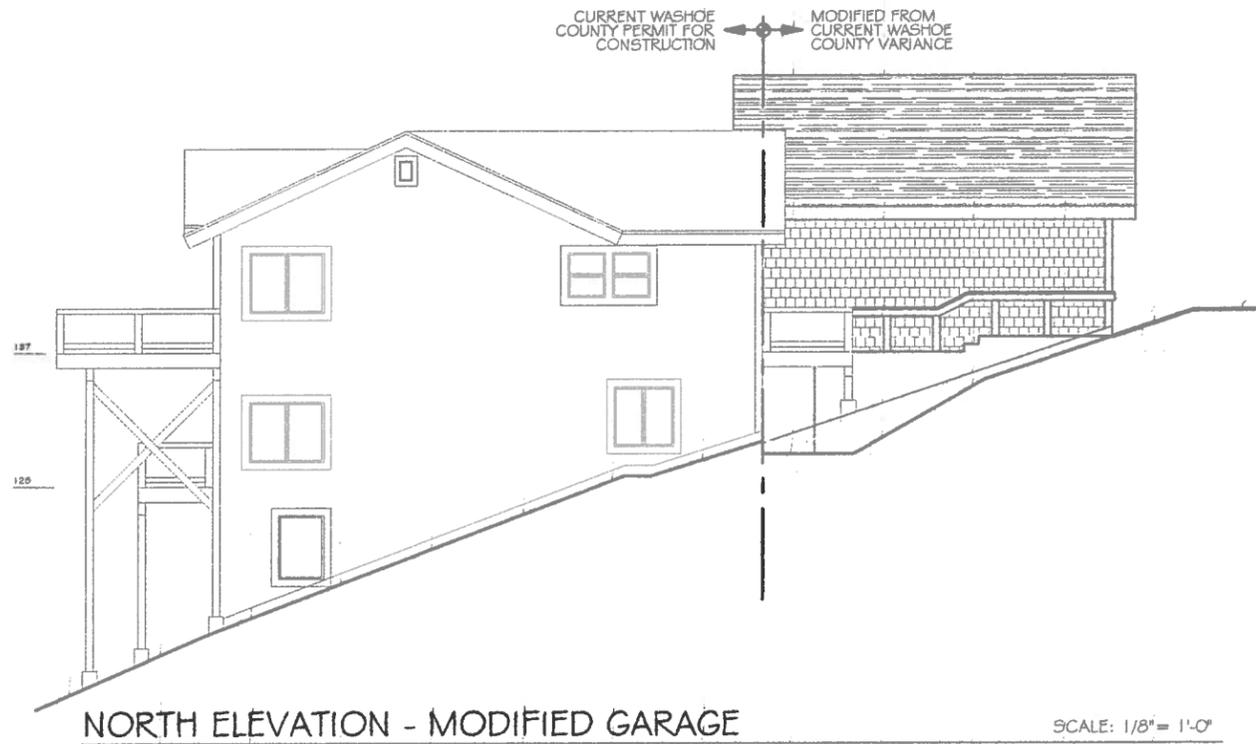
SCALE: 1/8" = 1'-0"

SABIN RESIDENCE

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SABIN RESIDENCE
 310 TUSCARORA ROAD, CRYSTAL BAY
 NEVADA

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Picture #1 – Garage looking north on Tuscarora rd.



Picture #2 – Grade break at garage looking north on Tuscarora rd.



Picture #3 – Looking south on Tuscarora rd., trying to maneuver large vehicle into garage while avoiding contact with large trees, stair case and neighbors car



Picture #4 – looking north on Tuscarora rd., large family size vehicle maneuvering to avoid stair case and trees to enter garage.



Picture #5 – looking north on Tuscarora rd. showing stair case, large boulders and tree that are across the street and directly in line with the garage door opening.



Picture #6 – Standing on the edge of the Tuscarora rd. looking at steep entrance to garage with snow conditions.