

From: DJ djsmith102047@gmail.com
Subject: Case#WPAVAR17-0004(Greenview HOA)
Date: Jul 31, 2017, 8:19:26 PM
To: Kim Toulouse,Chair ktoulouse@washoecounty.us, Kristina Hill
Tahoehills@att.net, Brad Stanley bstanley@washoecounty.us, Lee
Lawrence llawrence@washoecounty.us, Clay Thomas
ClayThomas@washoecounty.us
Cc: Eva Krause ekrause@washoecounty.us, Diane Smith
hagenheightsvineyards@yahoo.com, Rick Hutchins
rick.hutchins@novoco.com

All Members, Washoe County Board of Adjustment,

By copy of this letter, D.J. And Diane Smith, homeowners located at 687 Palmer Court, Unit#1, Incline Village wish to formally oppose granting of the zoning variance as requested in Case#WPAVAR17-0004 (Greenview HOA). Please include this letter as part of the staff report on this case. We will provide copies of the photo exhibits at your hearing on this variance on August 3.

Before we explain our opposition, the Board should be aware that at a noticed public hearing on this variance held in Incline Village on July 24, the Incline Village/Crystal Bay Advisory Committee, after a full hearing on all relevant issues, voted to recommend to your Board denial of this variance. This was after a member of the Advisory Committee actually inspected the site.

Our family have been homeowners in Incline Village since 1988. We purchased our current home in 2006. We are a part of the Cottages on the Green HOA made up of three single family detached homes at the end of the Palmer Court cul-de-sac. The Board will be receiving a formal letter from our HOA President, Rick Hutchins, stating that all three owners oppose this variance.

Currently, our neighbors in the Greenview HOA have two open parking spaces located directly in front of our home (Photo #1 attached is a picture of these spaces). As will be readily apparent, the proposed garage located in

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this location would:

1. Be "jammed" into this location between our current garage and the Greenview Condo structure. It is important to understand that the corner of the parking space is only 28 inches from the corner of our garage. The application did not include specifications as to its width, but the scale used would suggest it is 19 feet wide. We would point out that the total space between our garage and the Greenview condo is only 26 feet, 6 inches, leaving only 3-4 feet between the new garage and the existing structures!
2. This two car garage in this location is simply too much "mass" too close together. Again, with no specifications in the application as to height, it appears that the garage would be about 10 feet high and 20 feet long. This mass , if built as drawn, would totally block existing views from our kitchen and laundry room downstairs, and ruin views from a double window over our upstairs jacuzzi tub. Photo #2 shows the windows directly impacted by the proposed garage. The current configuration of our three one car garages allows for a pleasing landscape space between each garage as designed by our builder. This new garage would create a visual eyesore "wall" across the back of the cul-de-sac, with no space between the three structures for any landscape treatment.
3. In discussions with the Incline Village Fire Marshal, we have learned that the proposed garage is too close for fire safety purposes. In addition, the existing fire hydrant would have to be relocated as the proposed garage would not allow access to it. Neither of these fire safety issues are

mentioned or addressed in the application for this variance.

4. With no more than 3 to 4 feet between the new garage and existing structures, there would definitely not be adequate space for snow accumulation. In heavy snow such as this winter, the small space will quickly "fill up" as snow falls off the three buildings, causing snow to be directly up against the windows in the Greenview condo and our garage with water damage and window breakage very likely as pressure builds! Again, this issue is not mentioned or addressed in this application.

Finally, we would make the following additional information available to the County:

1. Our family previously lived in the Greenview condos for 18 years, without an enclosed garage. Every Greenview owner was very aware that the unit they were purchasing did not have a garage. Now, these owners want to create a very negative impact on our home and our HOA neighborhood by jamming this structure into a space where a garage was never intended or planned for.

2. The Board should be made aware there is a readily implementable option that the petitioner has not recommended and that is to build a four car garage at the site of the other two car garage being recommended. With the loss of one tree and a reconfiguration of the walkway, there is ample room for a 38 foot wide, four car garage. This option would mirror the four car garage located directly across the street, have no visual impacts to any of the

See photo #3

neighbors, and have the full support of our HOA.

Unfortunately, this application was filed with absolutely no communication whatsoever with the folks in our HOA and neighborhood that would be most negatively impacted. We stand ready and able to work with the Greenview HOA on the above option, but respectfully request the Board deny this variance as proposed.

To fully understand the impact of this variance, we would like to invite all of you to visit the site if at all possible to inform your decision.

We thank you for your consideration of our request and stand ready to discuss it further with you at your public hearing on August 3.

Sincerely,
DJ & Diane Smith

D.J. Smith
Smith, Watts & Hartmann
925 L Street, Suite 220
Sacramento, CA. 95814
Phone: (916) 446-5508

Sent from my iPhone

