

# VARIANCE APPLICATION

## Meyer-McSherry Garage

380 Tuscarora Road  
Crystal Bay, Nevada 89402  
APN 123-142-15

Job No.: 1613.01

13 February 2017

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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Meyer-McSherry Garage</b>			
Project Description: Provide a 2 car garage and access the existing residence located partially in the front setback			
Project Address: 380 Tuscarora Road			
Project Area (acres or square feet): 7,168 SF			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-142-15	0.16 acres		
Section(s)/Township/Range: T16/R18			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s). None			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b> Meyer-McSherry Family Trust		<b>Professional Consultant:</b>	
Name: Charles Meyer and Suzanne McSherry		Name: Smith Design Group - Dale E Smith	
Address: Post Office Box 518, Crystal Bay		Address: 120 Country Club Drive, No.17, Incline Village	
Zip: 89402		Zip: 89451	
Phone: 530-263-2244	Fax:	Phone: 775 831-7158	Fax:
Email: Chassmeyer@yahoo.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Charles Meyer		Contact Person: Dale E Smith	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name: Peggy L Colombo - Smith Design Group	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email: Peggy@smithdesigngroup.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

**Property Owner Affidavit**

**Applicant Name:** MEYER-McSHERRY FAMILY TRUST

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )  
COUNTY OF WASHOE )

I, Charles S Meyer, Trustee  
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 123-142-15

Printed Name Charles S Meyer

Signed [Signature]

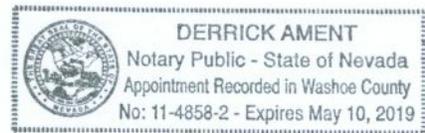
Address 380 Tuscarora Rd

Crystal Bay, NV 89402  
(Notary Stamp)

Subscribed and sworn to before me this 30 day of November, 2016.

[Signature]  
Notary Public in and for said county and state

My commission expires: May 10, 2019



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

Property Owner Affidavit

Applicant Name: MEYER-McSHERRY FAMILY TRUST

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )
COUNTY OF WASHOE )

I, SUZANNE M. McSherry (please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 123-142-15

Printed Name SUZANNE M. McSHERRY

Signed [Signature]

Address 380 Tuscarora Rd

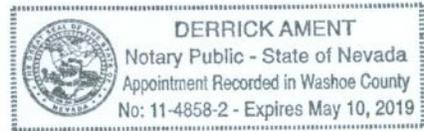
Crystal Bay, NV 89402

(Notary Stamp)

Subscribed and sworn to before me this 30 day of November, 2016.

[Signature]
Notary Public in and for said county and state

My commission expires: May 10, 2019



\*Owner refers to the following: (Please mark appropriate box.)

- Owner
Corporate Officer/Partner
Power of Attorney
Owner Agent
Property Agent
Letter from Government Agency with Stewardship

# 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?

Variance for Front setback per Article 406, Table 110.406.05.1, Part Three: Yard and Setback Dimensions

**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?

1. The existing residence does not have a garage. The site is a severely downsloping lot (43%). Complying with the front setback of the requirements of the Development Code given the exceptional slope creates a hardship in development costs and detrimental visual quality when viewed from downslope. The unusually narrow Right-of-Way for Tuscarora Road (25") leaves the 20' wide traveled way very close to the property line and limits parking for this residence to a narrow (10' wide) partially off-site parking pad.

2. The front door is on the south end of the residence and the only parking is on the north side. This requires walking a minimum of 40' from the parking pad to the front door of the residence, directly adjacent to and in close proximity to the traveled way.

3. The Site Assessment for this parcel was completed by the Tahoe Regional Planning Agency and this site is a LCD 1a. Locating the Garage partially in the 20' Front Setback will shorten the driveway, minimizing the amount of new coverage created in this sensitive watershed. It will also reduce the overall height of the structure, bringing it into conformance with the TRPA height requirements and reducing the size, cost, and visual impact of the structure. The resulting 2 car driveway is 15' at the centerline of the garage door.

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?

1. Providing enclosed off-street parking reduces clutter and enhances the scenic environment

2. Traffic and pedestrian safety is improved by connecting the garage and the residence allowing access to the residence with out traversing the area adjacent to the traveled way.

3. The proposed location of the garage will have no effect on the views from the neighboring properties. The existing residence and the adjacent residences on either side currently encroach on the front yard setback. The two parcels directly upslope from this parcel are undeveloped land owned by the State of Nevada.

4. There will be no detrimental impact on the neighbors privacy given the location of adjacent homes and the absence of view windows on wall(s) adjacent to the garage.

5. Sliding snow from the new garage roof will not damage the adjacent residence located a minimum of 17' away.

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.)?

1. Building a garage will enhance the scenic environment by providing enclosed off street parking and reducing clutter

2. Locating the garage in the front setback will shorten the driveway thus minimizing the amount of new land coverage created minimizing the impact of the structure on the environmentally sensitive parcel. It will significantly reduce the size of the structure lessening its visual impact on this neighborhood.

3. The proposed location of the garage and bridge protects the existing old growth tree.

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

<p>1. Safe ingress and egress from parking to the existing residence.</p> <p>2. Safe enclosed parking</p> <p>3. Preservation of unobstructed views downslope for this residence as well as adjacent properties.</p>
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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?

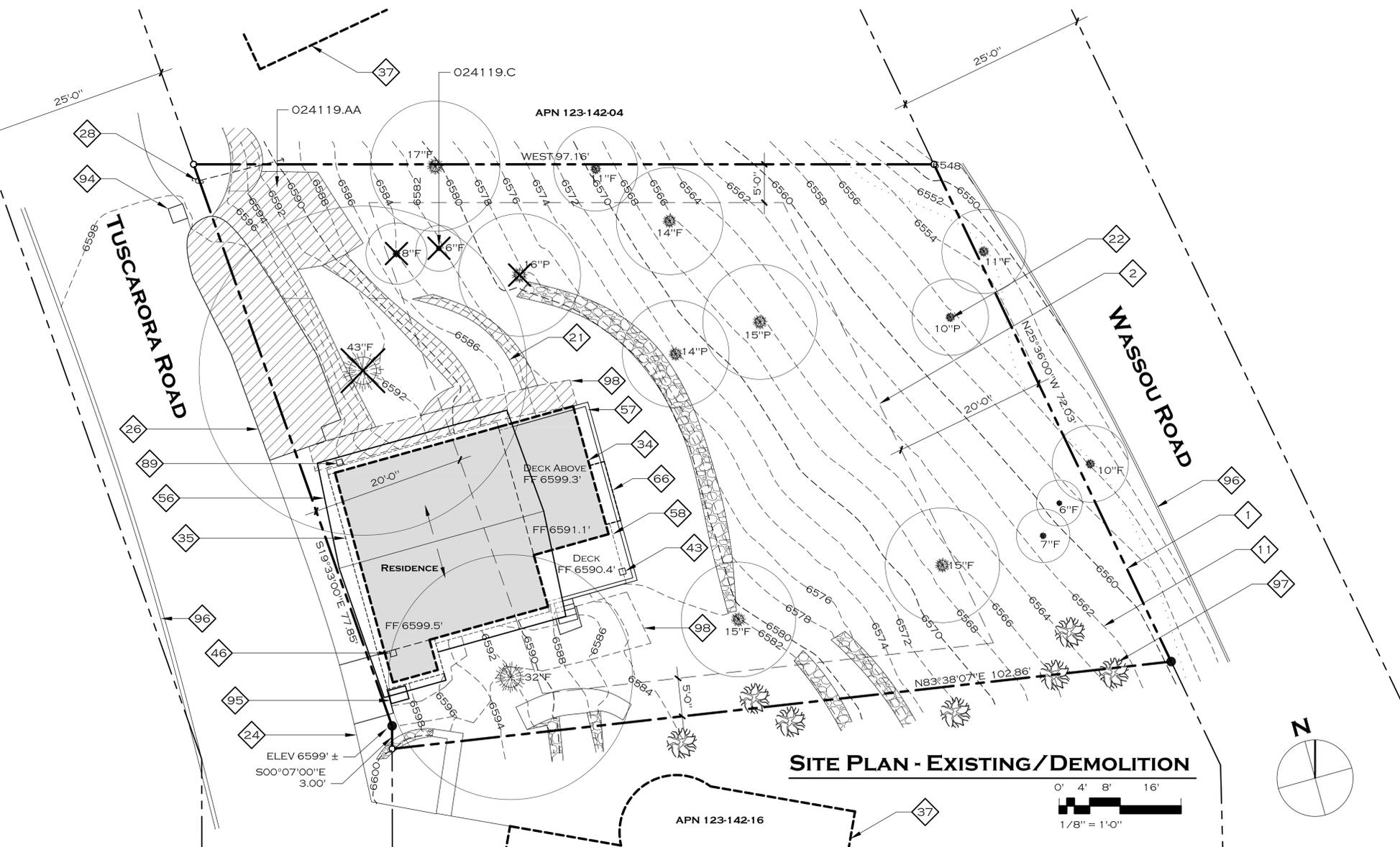
Community Water - Incline Village General Improvement District
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8. What is your type of sewer service provided?

Community Sanitary Sewer - Incline Village General Improvement District
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**NORTH AND EAST ELEVATIONS**  
SHOWING 43" DBH OLD GROWTH TREE AND PARKING PAD



**PROJECT KEYNOTES**

- 024119.AA REMOVE (E) ROCKERY RETAINING WALL, SHOWN HATCHED
- 024119.C REMOVE (E) TREE, SHOWN WITH AN "X", TYPICAL

**S M I T H**  
*architecture*  
**DESIGN**  
*planning*  
**GROUP**

120 COUNTRY CLUB DRIVE, No.17  
INCLINE VILLAGE, NEVADA 89451

TEL 775.831.7158  
FAX 775.831.7161

[www.smithdesigngroup.com](http://www.smithdesigngroup.com)

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**PROJECT**

GARAGE ADDITION FOR  
CHARLES AND SUZANNE  
**MEYER AND MCSHERRY**  
380 TUSCARORA ROAD  
CRYSTAL BAY, NEVADA 89402  
WASHOE COUNTY, APN 123-142-15

**REFERENCE NOTES**

1. PROPERTY LINE
2. BUILDING SETBACK LINE
11. CONTOUR LINE, EXISTING, INDICATED DASHED
21. ROCKERY WALL
22. TREE, EXISTING TO REMAIN
24. EDGE OF TRAVELED WAY
26. DRIVEWAY, BRICK PAVING
28. JOINT POLE
34. RESIDENCE
35. STONE VENEER
37. ADJACENT STRUCTURE, EXISTING, TO REMAIN
43. NATURAL GAS METER
46. MAIN PANEL FOR ELECTRICAL SERVICE
56. ROOF
57. DECK, ABOVE
58. DECK, BELOW
66. CANTILEVER/ARCHITECTURAL PROJECTION, BELOW DECK
89. CABLE SERVICE BOX AND TELEPHONE SERVICE BOX
94. WATER METER
95. BEAR BOX, TRASH BIN
96. CONCRETE CURB
97. LANDSCAPING TREES
98. TERRACED LANDSCAPING

REVISIONS:

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DATE OF ISSUE: 13 FEB 2017  
ISSUED FOR: VARIANCE  
DRAWN BY: RKP  
CHECKED BY:  
SCALE: 1/8" = 1'-0"  
PROJECT No.: 1613.01

**SHEET CONTENTS**

SITE PLAN -  
EXISTING/DEMOLITION

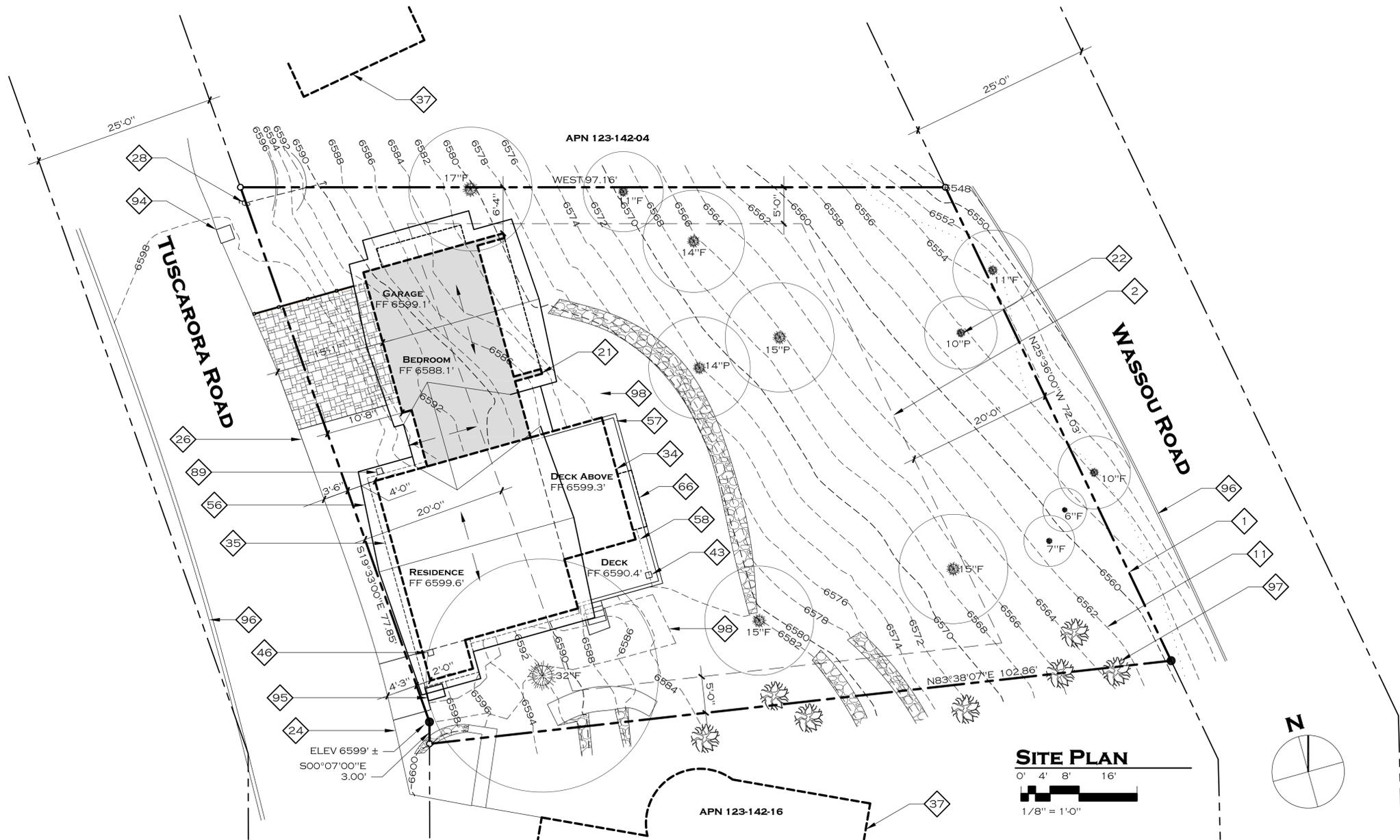
**SHEET NUMBER**

**A1.1**



**PROPOSED NORTH - EAST ELEVATION**

SHOWING PARKING PAD, AND GARAGE



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**PROJECT**

GARAGE ADDITION FOR  
 CHARLES AND SUZANNE  
**MEYER AND MCSHERRY**  
 380 TUSCARORA ROAD  
 CRYSTAL BAY, NEVADA 89402  
 WASHOE COUNTY, APN 123-142-15

**REFERENCE NOTES**

1. PROPERTY LINE
2. BUILDING SETBACK LINE
11. CONTOUR LINE, EXISTING, INDICATED DASHED
21. ROCKERY WALL
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**REVISIONS:**

DATE OF ISSUE: 13 FEB 2017

ISSUED FOR: VARIANCE

DRAWN BY: RKP

CHECKED BY:

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

PROJECT No.: 1613.01

**SHEET CONTENTS**

SITE PLAN
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**SHEET NUMBER**

**A1.2**

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**PROJECT**

A GARAGE ADDITION FOR  
**CHARLES AND SUZANNE  
 MEYER/MCSHERRY**  
 380 TUSCARORA ROAD  
 CRYSTAL BAY, NEVADA 89402  
 WASHOE COUNTY APN 123-142-15

REVISIONS:

DATE OF ISSUE: 13 FEB 2017  
 ISSUED FOR: VARIANCE  
 DRAWN BY:  
 CHECKED BY:  
 SCALE: 1/8" = 1'-0"  
 PROJECT No.: 1613.00

**SHEET CONTENTS**

EXTERIOR ELEVATIONS

SHEET NUMBER

**A1.3**



6,612' - 9"  
 (6612.77)  
 HIGHEST POINT  
 OF PROPOSED  
 ROOF

6,599' - 1"  
 (6599.10)  
 TOP OF GARAGE  
 SLAB

6,613' - 1"  
 (6613.11)  
 HIGHEST POINT  
 OF EXISTING  
 ROOF

6,599' - 7"  
 (6599.60)  
 UPPER LEVEL  
 FINISH FLOOR

**STREET ELEVATION**

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



6,613' - 1"  
 (6613.11)  
 HIGHEST POINT  
 OF EXISTING  
 ROOF

6,599' - 7"  
 (6599.60)  
 UPPER LEVEL  
 FINISH FLOOR

6,591' - 1"  
 (6591.10)  
 LOWER LEVEL  
 FINISH FLOOR

6,612' - 9"  
 (6612.77)  
 HIGHEST POINT  
 OF PROPOSED  
 ROOF

6,599' - 1"  
 (6599.10)  
 TOP OF GARAGE  
 SLAB

6,588' - 1"  
 (6588.06)  
 BEDROOM  
 SUB-FLOOR

6,579' - 7"  
 (6579.58)  
 LOWEST  
 NATURAL  
 GROUND  
 ELEVATION

**BACK ELEVATION**

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

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**PROJECT**

A GARAGE ADDITION FOR  
**CHARLES AND SUZANNE  
 MEYER/MCSHERRY**  
 380 TUSCARORA ROAD  
 CRYSTAL BAY, NEVADA 89402  
 WASHOE COUNTY APN 123-142-15

REVISIONS:

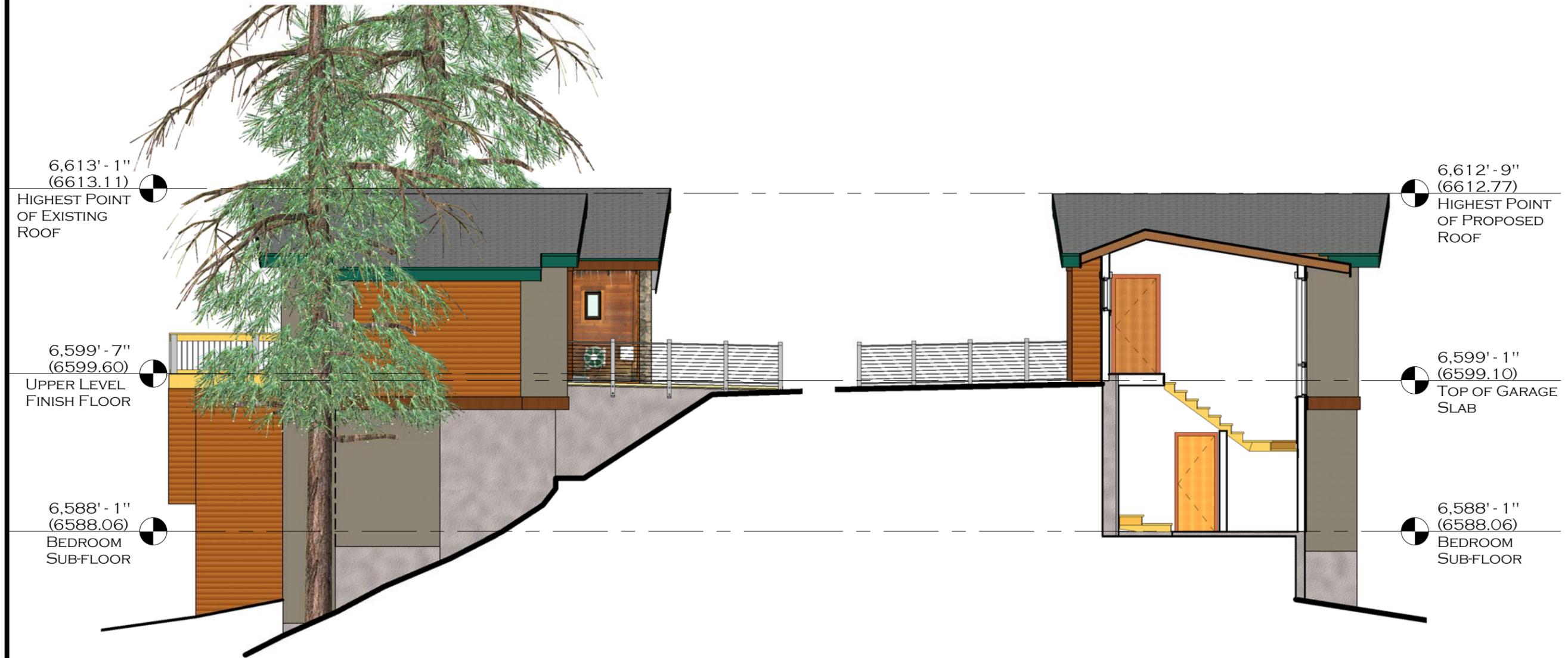
DATE OF ISSUE: 13 FEB 2017  
 ISSUED FOR: VARIANCE  
 DRAWN BY:  
 CHECKED BY:  
 SCALE: 1/8" = 1'-0"  
 PROJECT No.: 1613.00

**SHEET CONTENTS**

EXTERIOR ELEVATIONS

SHEET NUMBER

**A1.4**



6,613' - 1"  
 (6613.11)  
 HIGHEST POINT  
 OF EXISTING  
 ROOF

6,599' - 7"  
 (6599.60)  
 UPPER LEVEL  
 FINISH FLOOR

6,588' - 1"  
 (6588.06)  
 BEDROOM  
 SUB-FLOOR

6,612' - 9"  
 (6612.77)  
 HIGHEST POINT  
 OF PROPOSED  
 ROOF

6,599' - 1"  
 (6599.10)  
 TOP OF GARAGE  
 SLAB

6,588' - 1"  
 (6588.06)  
 BEDROOM  
 SUB-FLOOR

**NORTH GARAGE ELEVATION**

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

**SOUTH GARAGE ELEVATION**

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

Washoe County Treasurer  
 Tammi Davis

Account Detail

[Back to Search Results](#)

[Change of Address](#)

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Pay Online

No payment due for this account.

**\$0.00**

Pay By Check

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
 P.O. Box 30039  
 Reno, NV 89520-3039

**Overnight Address:**  
 1001 E. Ninth St., Ste D140  
 Reno, NV 89512-2845

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Washoe County Parcel Information

Parcel ID	Status	Last Update
12314215	Active	2/9/2017 2:10:09 AM
<b>Current Owner:</b> MEYER-MCSHERRY FAMILY TRUST  PO BOX 518 CRYSTAL BAY, NV 89402		<b>SITUS:</b> 380 TUSCARORA RD INCL NV
<b>Taxing District</b> 5200	<b>Geo CD:</b>	
<b>Legal Description</b>		
Township 16 SubdivisionName CRYSTAL BAY PARK 1 UNOFFICIAL Range 18 Block 8 Lot 19		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<b>2016</b>	\$3,568.80	\$3,568.80	\$0.00	\$0.00	\$0.00
<b>2015</b>	\$3,562.93	\$3,562.93	\$0.00	\$0.00	\$0.00
<b>2014</b>	\$3,480.42	\$3,480.32	\$0.00	\$0.00	\$0.00
<b>2013</b>	\$3,400.30	\$3,400.30	\$0.00	\$0.00	\$0.00
<b>2012</b>	\$3,322.52	\$3,322.52	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or [tax@washoecounty.us](mailto:tax@washoecounty.us)

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