

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		<b>Staff Assigned Case No.:</b> _____	
Project Name: <b>SHSL - 446 State Route 28 Garage Variance</b>			
Project Description: Build a new 2-car detached garage structure with living space below. Create an entry through the garage to a deck below that ties in with the existing home and entry plus expand the kitchen over an existing covered deck. There will be a new rock fence and gate across the driveway.			
Project Address: 446 State Route 28 Crystal Bay, NV 89402			
Project Area (acres or square feet): 4000sf			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):  At the exit of Gonowable to SR28, CRYSTAL BAY PARK 1 LT 37 BLK 14 PLUS STREET ABANDONMENT & FRAC SEC 19 TWP 16N RGE 18E			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-101-15	.901		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Lizanich Hayden Family Trust		Name: Elise Fett & Associates Ltd.	
Address: PO Box 485		Address: PO Box 5989	
Crystal Bay                      Zip: 89402		Incline Village                      Zip: 89450	
Phone: 619-339-5700      Fax:		Phone: 775-833-3388      Fax:	
Email: haydenassoc@gmail.com		Email: elise@elisefett.com	
Cell: 619-339-5700      Other:		Cell: 775-762-3388      Other:	
Contact Person: Michelle Hayden		Contact Person: Elise Fett	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Elise Fett & Associates, Ltd.		Name: Steve Lizanich	
Address: PO Box 5989		Address: PO Box 485	
Incline Village                      Zip: 89450		Crystal Bay                      Zip: 89402	
Phone: 775-833-3388      Fax:		Phone: 619-840-2266      Fax:	
Email: julie@elisefett.com		Email: sji12surf@yahoo.com	
Cell: 775-315-3086      Other:		Cell: 619-840-2266      Other:	
Contact Person: Julie Soules		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):	

## Variance Application Supplemental Information

(All required information may be separately attached)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?

Front yard setback and 110.220.60 Siting On Corner Lots & Sloped Lots

**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?

see enclosed document

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?

see enclosed document

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.)?

see enclosed document

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

see enclosed document

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

☐ Yes    ☒ No    If yes, please attach a copy.

7. How is your current water provided?

IVGID

8. How is your current sewer provided?

IVGID

## **SHSL – 446 State Route 28 Garage**

446 State Route 28

Crystal Bay, NV 89402

**APN: 123-101-15**

### Project Description

The project proposes to build a detached 2-car garage structure with living space below and remodel of an existing single-family home that is built within the front setback. There will be a formal entry through the garage structure to a deck below that ties in with the existing home. The existing parking pad will be removed to create a garden area in front of the home and the kitchen will be expanded over the existing covered entry patio. There will be a new rock wall/fence along a portion of the front of the property with a gate across the driveway and entry.

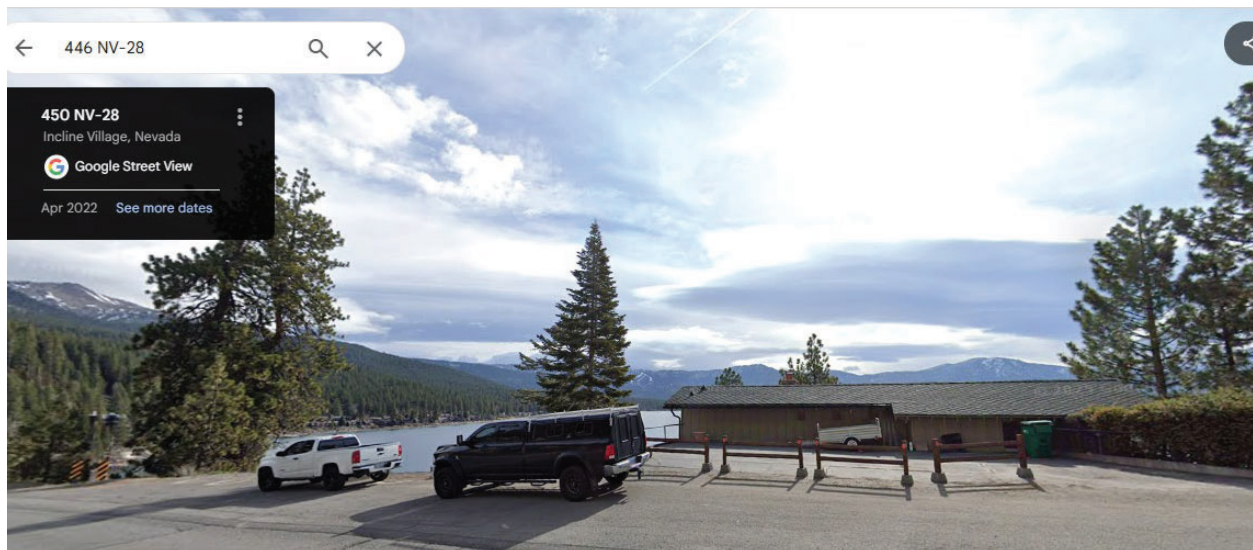
Please note, the required Title Report has been ordered and will be uploaded to the application as soon as it is available.

### Supplemental Questions

1. Front yard setback and 110.220.60 Siting On Corner Lots & Sloped Lots must be varied to permit our request.
  - a. For the front yard setback, the existing structure is approximately 16' 5" from the front property line with an approximately 2' roof overhang. The proposed structure will be approximately 14' 4" from the front property line again with a 2' overhang. Therefore, if granted, the front setback will be reduced from 30' to 14' 4".
  - b. With respect to siting on corners, the lot is not a corner lot in the traditional sense. It is located at the end of a one-way street, Gonowabie Rd. where the road intersects with State Route 28. Per code 110.220.60 there should be a 60' setback from the property corner to the structure. This setback will be reduced to approximately 56' 5" with approval of the variance request.
2. The slope and location of the existing home are the main items preventing compliance with the development code. With respect to the front yard setback, the grade at the front of the property goes from 6352' to 6320' in sixty feet along the south side of the property for a slope of 53%. On the north side, the grade goes from 6344' at the street to 6306' in 70' for a slope of 54%. With a mere 20% slope at the front of the property, the code allows for a reduced front yard setback of 15'. When the slopes are calculated across the whole front half of the lot they range from 43% - 51%. With more than double that slope, an additional 8" reduction seems more than reasonable.

The corner siting is primarily limited by the location of the existing residence. In order to get the required 60' corner setback, the garage would have to be built over top of the existing structure, which is understandably not feasible. The proposed structure has been pushed as close to the existing structure as possible while maintaining the required fire separation between the two structures in order to minimize the reduction of the corner setback to less than 4'. Given that the lot is not a corner lot in the traditional sense, this minimal deviation to the setback will have no impact to traveler safety.

3. The existing parking configuration is not safe for the homeowners. The convergence of the rights of way of Gonowabie Rd. and State Route 28 at their front yard has resulted in a loss of privacy, loss of parking, and in the winter substantial snow accumulation from the snow removal along both roads. The proposed garage and rockwall fence configuration will substantially improve this situation with a clear delineation between the public space and private property. Additionally, the proposed structure has been pushed as close to the existing structure as possible to not only reduce the deviation to the corner setback, but to also preserve the view and privacy of the neighboring property. Given the extreme slope, the code provides for detached garages to be erected at the property line, however, by pushing the structure back to be more in line with the existing structure, the visible mass of the structure is minimized from the road preserving much of the view from State Route 28 and preserving a number of the existing trees on the site in order to minimize the visual impact from the waters of Lake Tahoe.
4. The variance will enhance the scenic character of the neighborhood by providing enclosed parking and additional storage to minimize clutter in view of the neighbors. It will also enhance the character with a new garden and less asphalt which is the dominant view at the front of the house currently. In addition to the visual enhancements, as noted previously, the proposed configuration will clearly delineate between the public and private space, leading to less strife between neighbors and visitors who routinely use the home's parking spaces for parking, turning around, and as a pull-out for the view. The use of their driveway by others occurs so regularly that the owners have taken to putting up temporary parking barriers in the summer months, but those barriers are not functional in the winter months, offer no protection from reckless driving, and as shown in the Google street view images below do not stop people from routinely parking in front of their home.

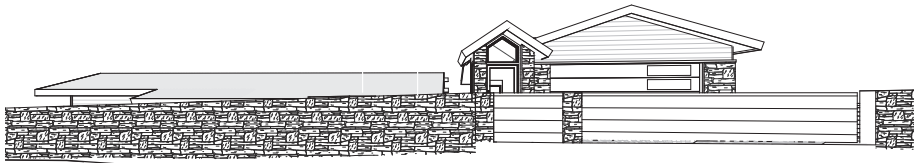




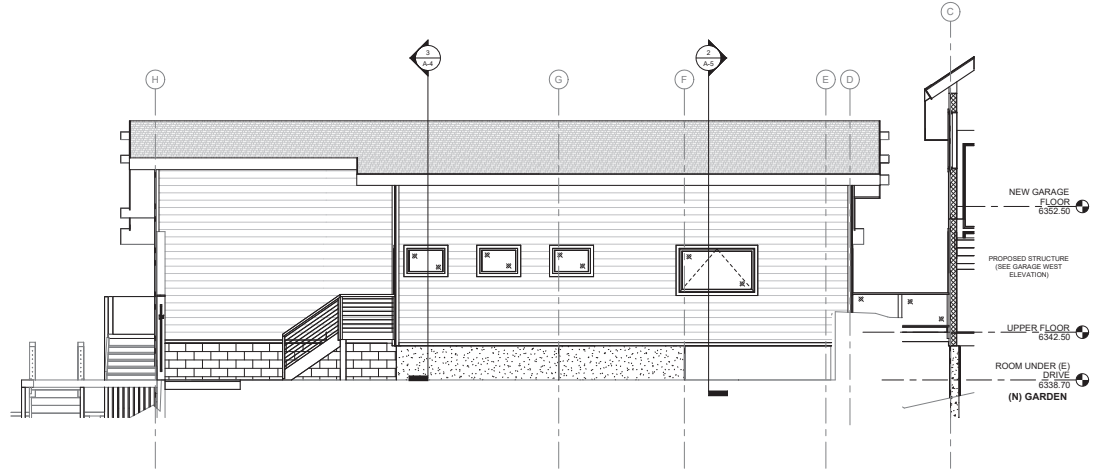


5. Without the variance, the owners will be denied safe and covered parking as well as the privacy that is enjoyed by other properties in the area.
6. There are no restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request.
7. Water service is provided by IVGID.
8. Sewer service is provided by IVGID.

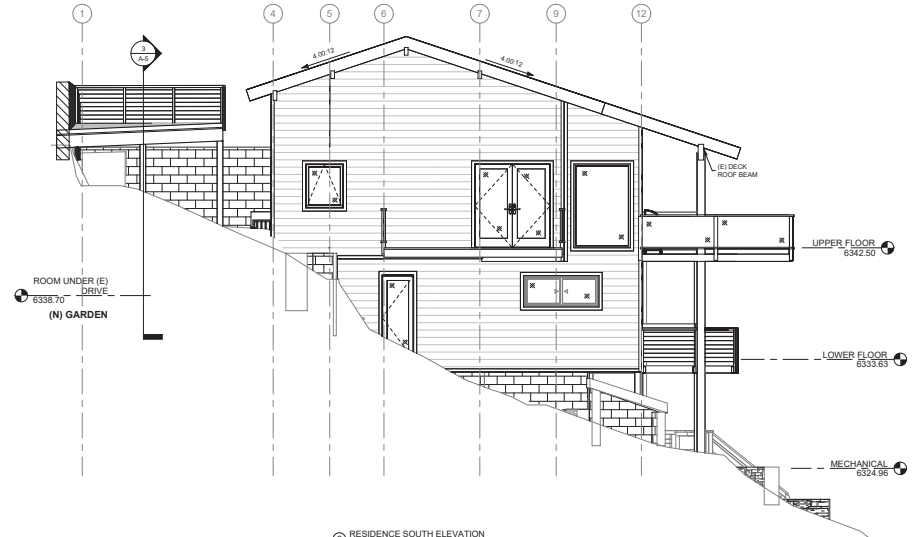




⑤ EYE LEVEL VIEW (6355.6') AT EDGE OF HIGHWAY



① RESIDENCE WEST ELEVATION  
1/4" = 1'-0"



② RESIDENCE SOUTH ELEVATION  
1/4" = 1'-0"

REVISIONS		
#	DATE	BY

**EFA**

• ARCHITECTURE  
• ENGINEERING  
• INTERIORS  
• TRPA

**ELISE FETT & ASSOCIATES, L.T.D.**

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P.O. BOX 59889

INCLINE VILLAGE

NEVADA 89450

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**446 STATE ROUTE 28 GARAGE**

446 STATE ROUTE 28

CRISTAL BAY WASHOE COUNTY, NV

CRISTAL BAY PARK 1 LOT 37 BLOCK 14, STREET ABANDONMENT & FRAC SEC. 19, TWP. 36N. RCE. BE

APN: 10-100-05

SCALE: 1/4" = 1'-0"

JOB NO. SHSL

PRINT DATE: 5/8/2025

BY: JTB

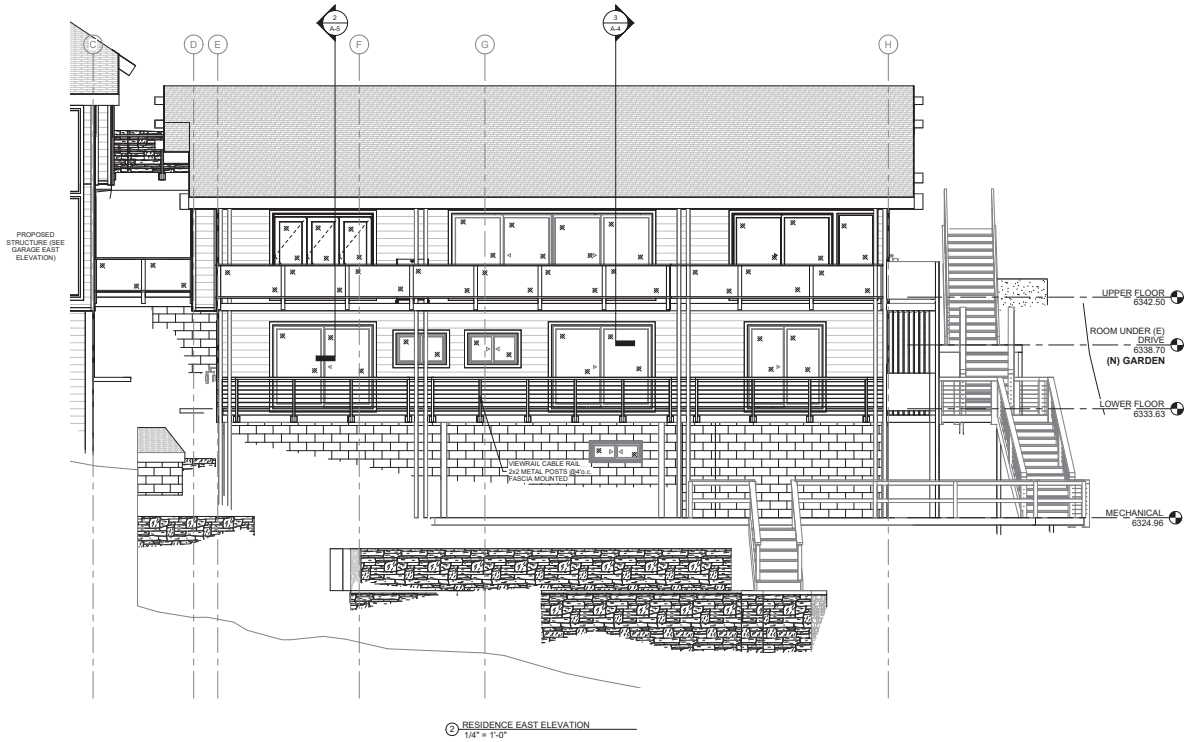
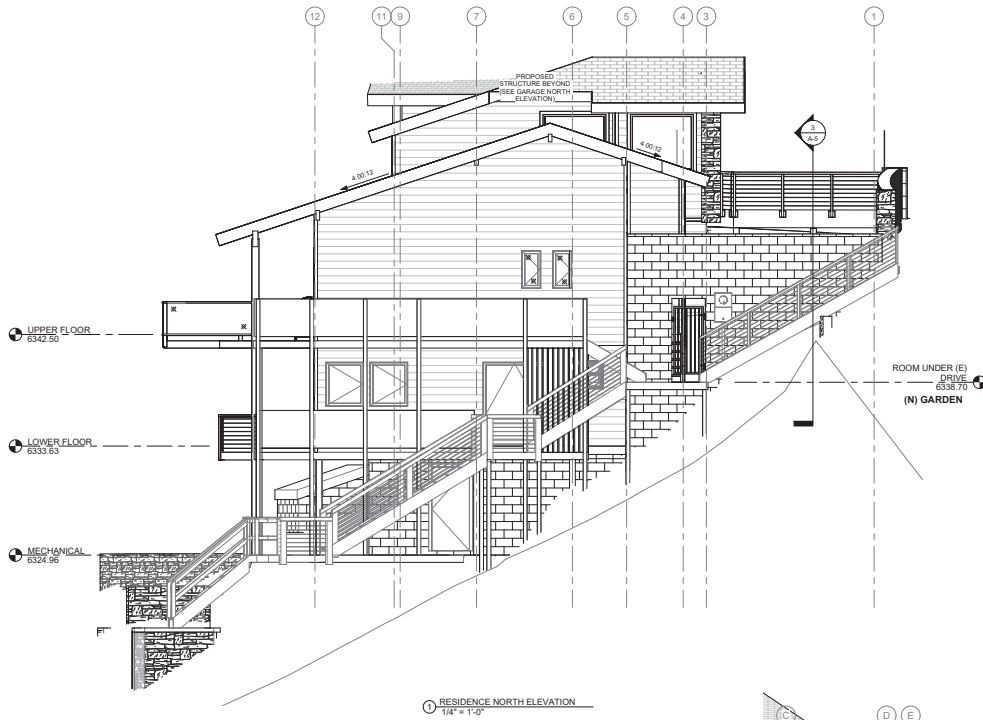
SHEET

**A-7**

**RESIDENCE WEST  
& SOUTH  
ELEVATIONS**

ALLOWINGS AND ARTISTS MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE REPRODUCED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER





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#	DATE	BY

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 • INTERIORS  
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**446 STATE ROUTE 28 GARAGE**

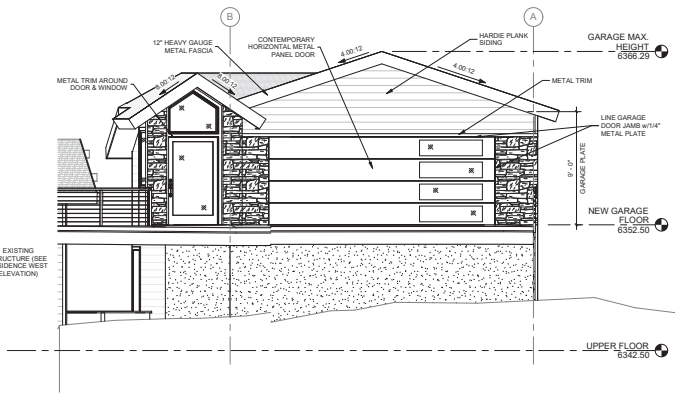
446 STATE ROUTE 28  
 CRISTAL BAY WASHOE COUNTY, NV  
 CRISTAL BAY PARK LOT 37 BLOCK 14, STREET ABANDONMENT & FRAC SEC. 19, TWP. 36N, RCE, BE  
 APN: 12-100-15

SCALE: 3/4" = 1'-0"  
 JOB NO: SHSL  
 PRINT DATE: 5/8/2025  
 16:47:23

SHEET  
**A-8**  
 RESIDENCE  
 NORTH & EAST  
 ELEVATIONS

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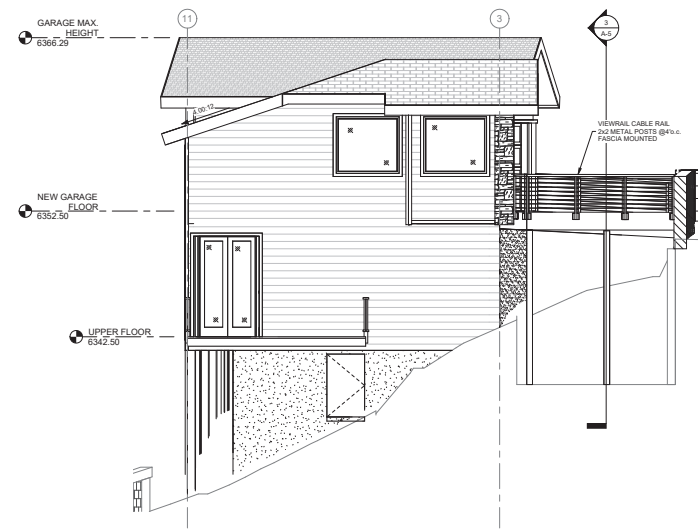
① GARAGE WEST ELEVATION  
1/4" = 1'-0"



② GARAGE SOUTH ELEVATION  
1/4" = 1'-0"



③ GARAGE EAST ELEVATION  
1/4" = 1'-0"



④ GARAGE NORTH ELEVATION  
1/4" = 1'-0"

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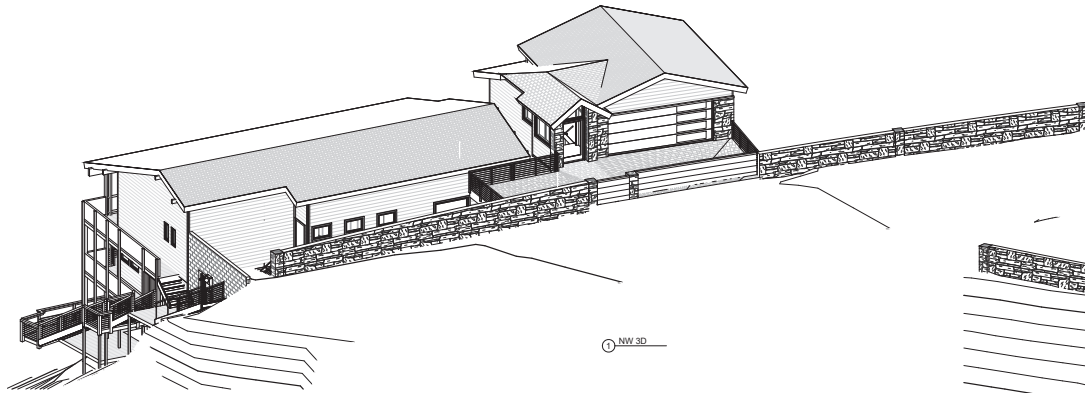
**446 STATE ROUTE 28 GARAGE**  
446 STATE ROUTE 28  
CRISTAL BAY WASHOE COUNTY, NV  
CRISTAL BAY PARK 1 LOT 37 BLOCK 14, STREET ABANDONMENT & FRAC SEC. 19, TWP. 36N, R1E, E6E  
APN: 12-100-15

SCALE: 1/4" = 1'-0"  
JOB NO: SHSL  
PRINT DATE: 5/8/2025  
SHEET

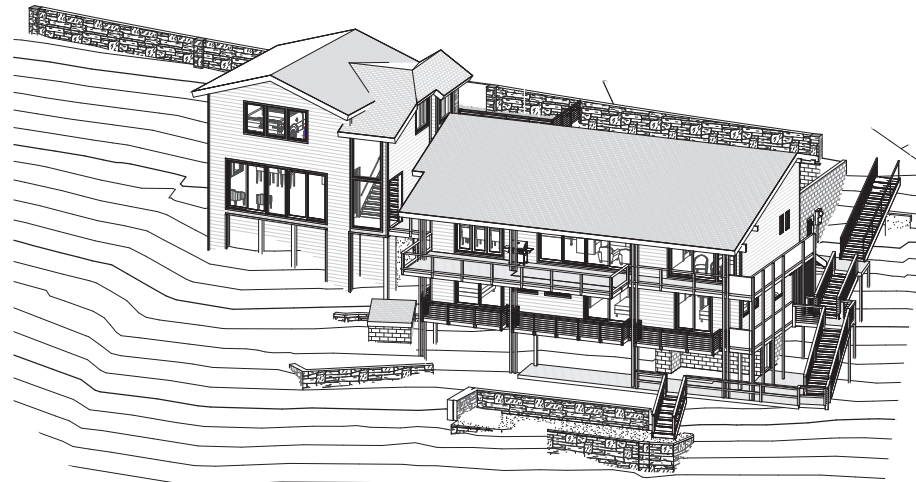
A-9

GARAGE  
ELEVATIONS

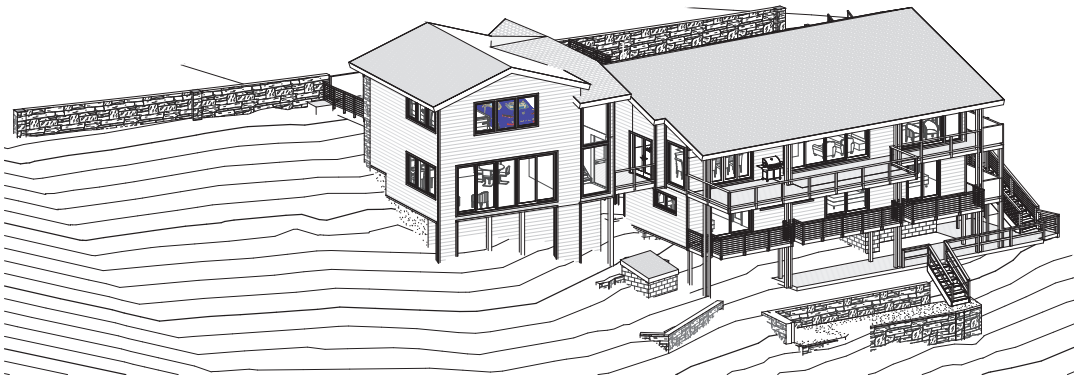
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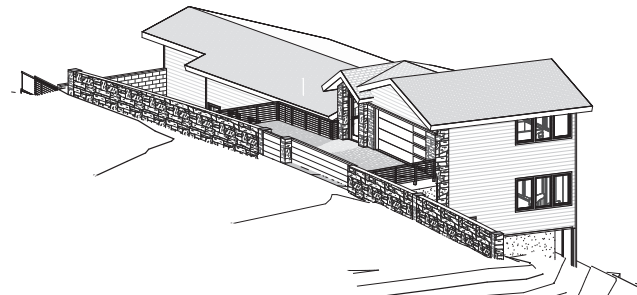
1 NW 3D



2 NE 3D



3 SE 3D



4 SW 3D

REVISIONS		
#	DATE	BY

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CRISTAL BAY WASHOE COUNTY, NV  
CRISTAL BAY PARK 1 LOT 37 BLOCK 14, STREET ABANDONMENT & FRAC SEC. 19, TWP. 36N, RCE. 10E  
APN: 12-100-15

SCALE:  
JOB NO. SHSL  
PRINT DATE: 5/8/2025  
BY: JAL

SHEET  
**A-10**

3D VIEWS

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