

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: DKHE-2 Hedigan Variance			
Project Description: Retroactively reduce the front yard setback to make the existing residence conforming and construct a small section of proposed 6' fence within the front setback.			
Project Address: 749 Tyner Way Incline Village, NV 89451			
Project Area (acres or square feet): 10,200 SF			
Project Location (with point of reference to major cross streets AND area locator): across from the intersection of Tyner & Jill Ct. INCLINE VILLAGE 2 LT 3 & 4 BLK X TNSP: 16 RANGE: 18			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
125-132-23	0.56		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). n/a			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Daniel C. & Kathleen S. Hedigan Family Trust		Name: Elise Fett & Associates, Ltd.	
Address: 55 Blue Heron		Address: PO Box 5989	
Irvine, CA	Zip: 92603	Incline Village, NV	Zip: 89450
Phone: 949-422-2208	Fax: n/a	Phone: 775-833-3388	Fax: 775-833-2344
Email: dhedigan@cox.net		Email: elise@elisefett.com	
Cell: 949-422-2208	Other:	Cell: 775-762-3388	Other:
Contact Person: Dan Hedigan		Contact Person: Elise Fett	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Elise Fett & Associates, Ltd.		Name:	
Address: PO Box 5989		Address:	
Incline Village, NV	Zip: 89450		Zip:
Phone: 775-249-0212	Fax:	Phone:	Fax:
Email: julie@elisefett.com		Email:	
Cell: 775-315-3086	Other:	Cell:	Other:
Contact Person: Julie Soules		Contact Person:	
For Office Use Only			
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 110.406.30 must be reduced to 13' and 110.406.50(a) 4.5' maximum height for fences waived for 6'.

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?

The existing home is located within the front yard setback and light from headlights turning onto Tyner from Jill Ct. shine directly into the kitchen.

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?

The bulk of the fence is outside of the front yard setback and only the minimum amount of fence necessary is proposed within the front yard setback

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.)?

Having the privacy fence will eliminate clutter in view of neighbors and create more privacy for people on the street.

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

Without the fence there is no safe enclosure for the owners' dogs and a distinct lack of privacy in their main living areas

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

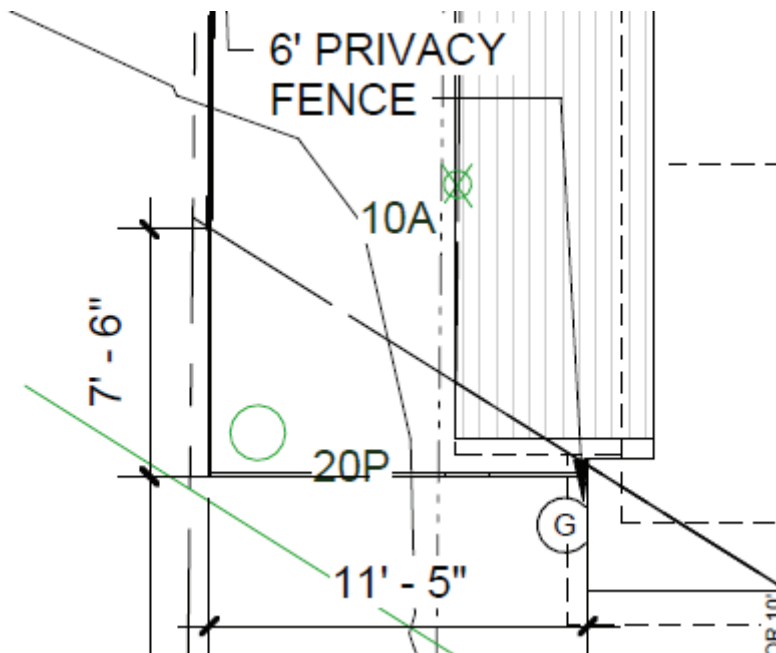
8. How is your current sewer provided?

IVGID

749 Tyner Way
Incline Village, NV 89451

Project Description

Only a portion of the proposed fence needs to be within the front yard setback. Because the existing home is already within the front yard setback, having the fence along the setback line would interfere with the existing deck/structure. As the area is intended specifically for the owners' dogs, a 4.5' tall fence is not sufficient and would be easily jumped by the dogs. Therefore, we're requesting a 7'6" x 11'5" corner of 6' tall fence within the front setback as depicted in the diagram below.



1. Front yard setback must be varied to permit the existing house.
 - a. For the front yard setback, the existing structure is approximately 13' from the front property line with an approximately 2' roof overhang. The edge of pavement ("EOP") of Tyner way is 7' from the property line, so the total distance from EOP to the existing

structure is 20'. The result is a 7 foot reduction to the 20 foot setback in order to make the existing structure conforming.

- b. With respect to the 6' corner of fence in the front setback, it extends 7'6" along the side property line from the intersection of the front setback with the side property line. At that point, the corner of the fence is 15' 8" from the EOP. The frontage of the fence to Tyner way is 11'5" for a total of 18'11" of 6' high fence perimeter within the front yard setback.
2. The existing home was built within the front yard setback. Whether that was due to the slope or just the fact that it was built in 1971 is unknown, but the slope at the location of existing home is 24%. Across the front half of the property, the slope is just under the 20% required to get a reduced setback of 15'. Regardless, the existing home is within the front yard setback and we are now trying to bring it into conformance with a retroactive variance.

The location of the existing home necessitates the construction of the 6' high fence within the front yard setback. Ideally the fence would run parallel with the setback line, but the existing deck and structure of the home prohibits that from being a possibility. The 6' height of the fence is necessary for two reasons. The first is that the area is intended to be a dog run and a 4.5' high fence is not high enough to keep the dogs contained. Additionally, there is a lack of privacy and nuisance of headlights from cars turning on Tyner from Jill Ct. at that corner of the home, so having a 6' high privacy fence will alleviate these issues.

3. The extent of the 6' high privacy fence within the front setback is the minimum possible to achieve the goals of having a dog run and creating privacy for the homeowners. As such, it is over 15' from the EOP and does not have any impact on driver sight lines or safety.
4. The addition of the fence would likely improve night driving for cars exiting Jill Ct. because the reflection of the headlights from the windows on that corner of the home would be eliminated. It also keeps the grill and other such clutter out of view from the neighbors and screens the dogs from people who are utilizing the road.
5. Without the variance for the fence, the owners will be denied privacy at that corner of the home and a safe space for their pets to play.
6. There are no restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request. The home does have an open space easement at the rear of the property.
7. Water service is provided by IVGID.
8. Sewer service is provided by IVGID.

REVISIONS

#	DATE	BY
1	2/23/23	EF
2	6/20/23	US

EFA

• ARCHITECTURE
• ENGINEERING
• INTERIORS
• TRPA

ELISE FETT
6 ASSOCIATES, LTD.

AA - REG - CIVT

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NEVADA 89149

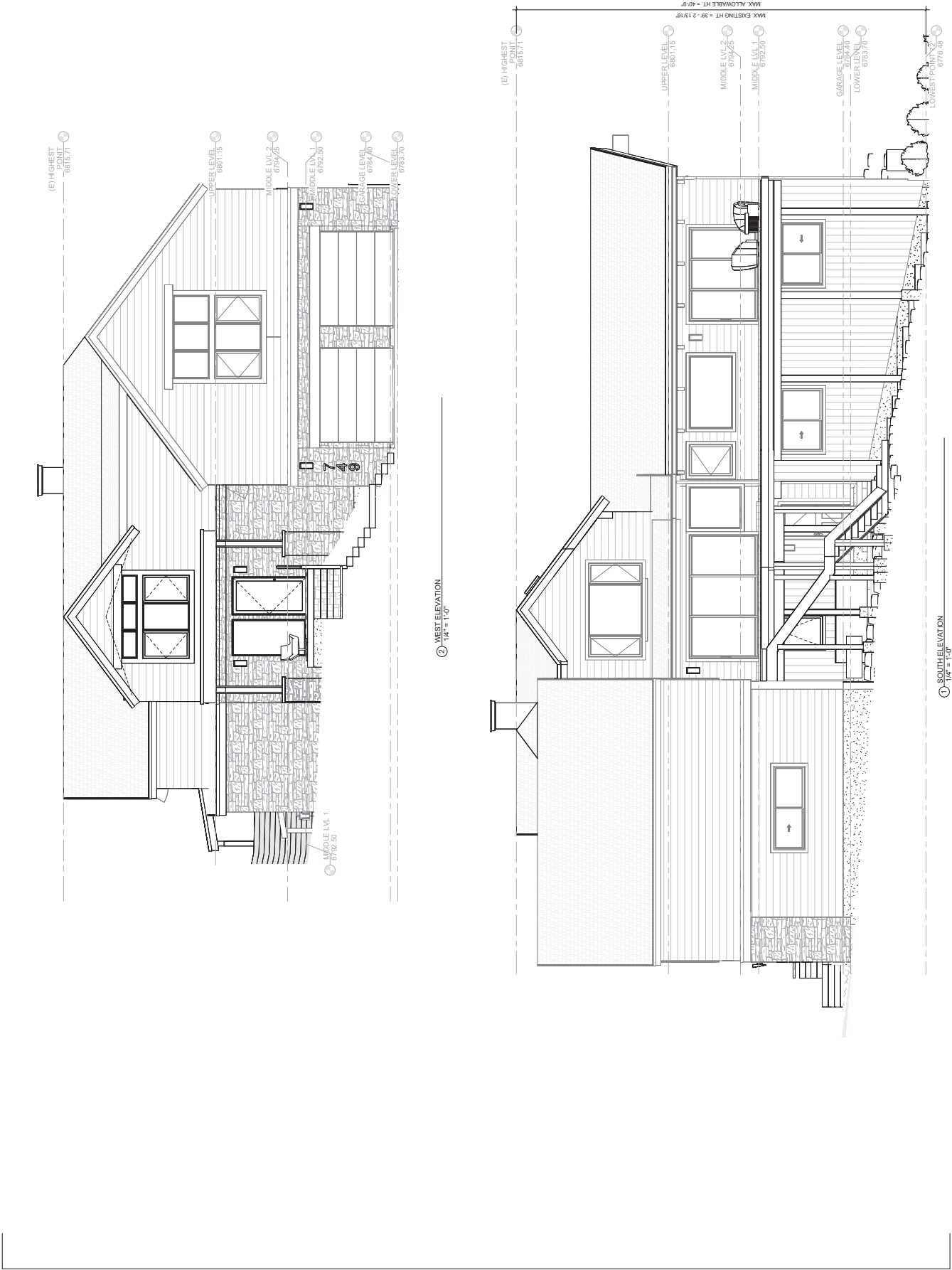
9/8/2025

HEDIGAN FAMILY - REMODEL

749 TYNER WAY
INCLINE VILLAGE NV 89451
APN: 125-132-23

SCALE: 1/8" = 1'-0"
JOB NO: DMHE-2
PRINT DATE: 9/8/2025 3:03 PM
SHEET: VA-2

SOUTH & WEST ELEVATIONS



HEDIGAN FAMILY - REMODEL

749 TYNER WAY
INCLINE VILLAGE NV 89451

SCALE:	1/4" = 1'-0"
JOB NO.	DKHE-2
PRINT DATE	9/8/2025 5:05:20 PM
SHEET	

VA-3

**NORTH & EAST
ELEVATIONS**

REVISIONS		
#	DATE	BY
C	6/20/25	JS

EFA

- ARCHITECTURE
- ENGINEERING
- INTERIORS
- TRPA

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& ASSOCIATES, L.TD.
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 P.O. BOX 5989
 INCLINE VILLAGE
 NEVADA 89450

9/8/2025

(E) HIGHEST
— — — — —
PONT
681571

① NORTH ELEVATION
1/4" = 1'-0"

Weimarer
AF-155

Pashmina
AF-100



EXTERIOR FINISHES / W.U.I NOTES

- [illegible]

MATERIALS TO BE USED:

- * THE EXTERIOR PAINT COLORS ARE: BENJAMIN MOORE AFFINITY MARSHALL
- * AF-105 FOR BODY OF HOUSE, AND BENJAMIN MOORE AFFINITY PASHIMA
- * AF-100 FOR TRIM
- * THE DECK IS TIMBERTECH AZEK VINTAGE COLLECTION ENGLISH WALNUT
- * EXTERIOR PAVERS FOR DRIVEWAY, WALKWAY AND STAIRS ARE BELGARD
- * DUCK ISLAND PAVING STONE
- * THE ROOF OF THE HOUSE IS ROCKY MOUNTAIN QUARTZITE SILVER
- * HERITAGE LEDGE STONE
- * BLACK EXTERIOR WINDOW FRAMES
- * (IN) GLASS RAILINGS FACING THE LAKE SHALL HAVE A MAXIMUM REFLECTIVITY OF 11% ON THE LAKESIDE OF THE PANEL.

(E) HIGHEST
PONT
6815.71

(E) HIGHEST
PONT
6815.71

② EAST ELEVATION
1/4" = 1'-0"

GARAGE LEVEL
6784.40
LOWER LEVEL
6782.70

38 - 2 (318)

