

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





## 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?

SEE ATTACHED

**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 ATTACHED

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 ATTACHED

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 ATTACHED

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

SEE ATTACHED
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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?

<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System	IVGID
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8. What is your type of sanitary waste disposal?

<input type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System	IVGID
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THOMAS LYPKA VARIANCE 755 JUDITH COURT INCLINE VILLAGE NV.

1. Rear Yard Setback . Existing is 20 feet Per Washoe County Development Code. Parcel is HDS. Reduce rear yard setback from 20 feet to 14 feet 6 inches, for the expansion of the rear of the residence. Add first and second level decks on rear of residence.

Vary : Washoe County Development Code 110.406.30 Front Yards Architectural Features may extend into front yard not to exceed 2 feet. Request is to allow for architectural feature, eave to be allowed to extend 4 feet 6 inches .

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2. The shape of the parcel is the hardship. The parcel is small as compared to other parcels in the same regulatory zone . A study was done and it was found that in the review of 96 parcel in the same area and the same regulator zone the average parcel size was 9,652 SF. The parcel at 755 Judith Court is 6,461 Square feet. ( see exhibit 4).

The added restriction is the parcel is a corner lot. The setbacks further restrict the parcel and the area of allowed for development, thus the need to reduce the rear yard setback.

The neighbors parcel is at 757 Judith Court is 6,201 sf and has a allowed area to build in of 3,081 sf.

The applicants parcel at 755 Judith Court has a lot area of 6,461 Sf yet due to the corner parcel and the setbacks only has a allowed building area of 2,787 Sf. This is some 294 square feet less area to build in on the parcel, than the next door neighbor to the east.

The variance request is only asking for 203 +- square feet to expand the allowed building area to offset the loss of area due to the small corner parcel.

The small parcel and the shape of the area to building within created by the current setbacks have created a hardship.

When the maps for this area were recorded in 1968, no rear yard setbacks were put on this parcel. That was based on the fact that the property owner to the south is IVGID land and will never have development on it.

The street of Harper Court also has added impacts on the parcel . When snow is removed and plowed from Harper Court it is pushed into the front yard on the parcel at 755 Judith Court. This area that has some room to expand has a recorded 10 foot setback, yet is area that if built on would greatly limit the snow storage even more for the County.

The area we have selected will keep the snow removal as available as it has been sense the home was built in 2001. It should be noted that this area is known for very heavy snows due to the topography of the area .

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3. The neighbor at 757 Judith Court understands the hardship due to the restricted building area on 755 Judith Court. He presently has a similar home and has a rear deck off the rear. In looking at any impacts that could take place for this request non was found due to the neighbor having any loss or privacy or loss of view.

The owner at 757 Judith Court has submitted a letter supporting the request being made to reduce the rear yard from 20 feet to 14 feet 6 inches at 755 Judith Court. (See exhibit 1 for site plans of both parcels and locations of current development.

By not building on the Harper side of the parcel we will maintain the existing safety for snow storage off of the street. Thus keeping as safe a travel rout for Harper to other homes and not reducing any safety.

4. The proposed expansion is on the end of the residence. The area of where this takes place will maintain the same volume of the home. The expansion is a modest one of only 10 feet on the upper level and a deck of 12 feet. The total homes area now is 2388 SF with a two car garage of 460 SF. The addition on the second level is 185 SF / the lower floor is addition is 129 SF = 314 added living area. The new total for the residence will be 2702 SF. The added deck area for both levels will be 228 SF. Keeping the same ridge line and development width will allow for the existing room , living and family room to have the proper depth . Keeping all the glass facing south will make the existing architecture of the home the same. This will keep the scale of the home the same as most homes in the neighbor hood which have parcels that are much larger , yet in the same regulator zone ( HDS) .

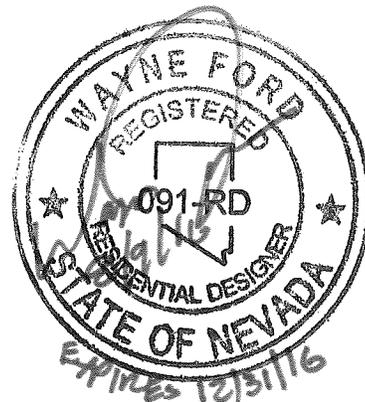
Note : The current deck is only a small balcony and has no ability to be used due to a vent system for the fireplace that encroaches into the hear room for the deck. A chair cannot even be place on the deck for there is not room.

The new covered decks will allow for a use that other in the area enjoy for home that have more allowed building area due to not being on a corner parcel .

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5. See question 4 for other areas that currently the neighbors have and this residence does not. The current home meets the off street parking needs due to the 20 foot setback on Judith Court. Then there is a two car garage of 460 SF. The rest of the residence is modest in size as it is built from the north to the south. What was eliminated due to the 20 foot rear yard setback was proper depth for the family and living rooms. Along with this is no deck area on the upper or lower levels. By making a small change to the rear yard setback the home will now have what other owners have for homes of similar size , yet build on parcels with more area to develop.

WAYNE FORD RESIDENTIAL DESIGN  
P.O.BOX 4775  
INCLINE VILLAGE, NV. 89450  
LIC NO. 091-RD  
(775) 772-2495  
EMAIL ; [waynefordresidentialdeisgner@yahoo.com](mailto:waynefordresidentialdeisgner@yahoo.com)



THOMAS LYPKA VARIANCE 755 JUDITH COURT.

Note : Add to front overhang. The current drip from the jog in the roof falls over the entry walk . It causes ice and a dangerous situation when it freezes . Attempts have been made to install a heated gutter system , yet the location being on the North Side of the residence the area gets very little sun . Gutters do not work.

The final solution needs to be to expand the roof so no drip will take place at this location. To move the path below is not possible for this is the most efficient use of coverage, which is very limited on the site.

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Coverage: The current parcel is limited to 1800 square feet. Due to the new coverage program for making sure the BMPs are up to date, some coverage credits now can be gotten with a new pervious driveway system.

To: Thomas Lypka  
755 Judith Court  
Incline Village, NV, 89451

From: Tom Anese  
757 Judith Court  
Incline Village, NV, 89451

Date: July 16, 2016

Subject: Comments on addition to rear of 755 Judith Court

My name is Tom Anese and I live next door to Thomas Lypka.

On Thursday, July 14, 2016, Thomas Lypka showed me the architectural drawings for a proposed extension of approximately 8 feet to the rear of his house at 755 Judith Court. This is the side that faces the IVGID land and has a view of Lake Tahoe.

This proposed extension does not have any affect my own view of the IVGID lands.

In fact, I support this extension because it blocks part of my view of Harper Court giving me more privacy.

Thus, I support this extension and any variance necessary for Mr. Lypka to build according to the proposed architectural drawings.

Sincerely,

A handwritten signature in black ink that reads "Tom Anese". The signature is written in a cursive style and is positioned below the word "Sincerely,".

Tom Anese

THOMAS LYPKA VARIANCE : 755 JUDITH COURT INCLINE VILLAGE , NEVADA

CHECK OF PARCLE AREA FOR HDS ZONING IN INCLINE VILLAGE NO 1.

CHECK 96 PARCELS FOR AVERAGE SIZE OF PARCEL IN HDS ZONING NEAR AND AROUND  
 PARCEL : Lot 1 block "G" Incline Village No 1.

List of Parcels

APN	Square Footage	Address
125-231-19	6,461	755 Judith Ct.
125-231-18	6,197	757
125-231-17	10,879	759
125-231-15	9,744	764
125-231-14	14,985	762
125-231-13	7,865	760
125-231-12	6,627	758
125-231-11	7,744	756
125-231-10	6,539	752 Harper
125-253-01	7,318	753
125-253-02	6,882	757
125-253-03	8,320	759 Randall
125-253-04	10,149	761
125-231-09	14,443	763
125-231-08	14,734	765
125-253-05	9,017	767
125-253-06	10,542	769
125-253-07	9,496	771
125-253-08	14,505	773
125-231-21	(17,885 )	775 Not used
125-231-22	18,413	779 Ida
125-231-05	30,143	781
125-231-04	23,954	783
125-231-03	10,701	789
125-231-02	11,169	791
125-232-26	9,911	793
125-232-22	12,980	794
	-----	
total	263,044 SF	
125-232-27	14,944	792 Ida
125-232-20	13,201	790
125-232-19	10,235	788
125-232-18	9,102	786
125-232-17	8,345	784
125-232-16	8,665	782
125-232-15	9,381	780
125-232-14	6,815	779

Review Continued page 2

125-232-12	-----not used	
125-232-13	7,012	785 Ida
125-232-11	13,629	799 Geraldine
125-232-10	11,018	803
125-232-09	11,516	805
125-232-08	11,932	807
125-232-07	11,842	809
125-232-06	14,040	811
125-232-28	6,849	818 Jeffery
125-232-29	11,163	816
125-232-03	10,796	814
125-232-24	10,343	812
125-232-25	11,192	810
125-223-32	10,309	807
125-223-31	11,187	809
125-223-30	10,050	811
125-223-29	8,056	813
125-223-28	7,041	815
125-223-27	6,432	817

total 265,095 SF

125-223-26	6,554	819 Jeffery
125-223-25	6,936	819 Geraldine
125-223-24	7,274	821
125-223-23	6,429	831 Ellen Ct.
125-223-22	6,014	830
125-223-21	6,192	828
125-223-20	9,995	826
125-223-19	8,469	824
125-223-18	9,000	822
125-223-17	10,107	820
125-223-16	9,810	818
125223-15	13,159	815
125-223-14	9,757	819
125-223-13	13,604	821
125-223-12	9,187	823
125-223-11	7,334	825
125-223-10	7338	829
125-223-09	7,800	831
125-223-08	6,763	825 Geraldine
125-223-07	8,068	827
125-223-06	7,176	829
125-223-05	8,131	828 Jennifer
125-223-04	8,235	826
125-223-03	7,388	824

125-223-02	9,133	822 Jennifer
125-223-01	11,588	820

	-----	
total	221,441 SF	

125252-07	8,886	754 Randall
125-252-06	8,712	756
125-252-05	7,405	758
125-252-04	9,017	760
125-252-03	12,981	762
125-252-02	11,892	764
125-251-14	12,240	770
125-251-13	11,238	772
125-251-12	7,654	774
125-251-11	7,449	778
125-251-10	7,884	782
125-251-09	9,583	784
125-251-08	14,418	786
125-251-07	10,890	793 Geraldine
125-251-04	10,498	787
125-251-02	12,676	783
125-251-01	13,591	781

	-----	
total	177,014 SF	

totals 263,044  
 265,095  
 221,441  
 177,014  
 -----

total 926,594 SF / 96 Properties = 9,652 Square foot average for a parcel in this area of HDS Zoning

# Property Tax Reminder Notice

WASHOE COUNTY  
 PO BOX 30039  
 RENO, NV 89520-3039  
 775-328-2510

PIN: 12523119  
 AIN:

<b>Balance Good Through:</b>	<b>08/10/2016</b>
<b>Current Year Balance:</b>	<b>\$5,004.40</b>
<b>Prior Year(s) Balance:</b> (see below for details)	<b>\$0.00</b>
<b>Total Due:</b>	<b>\$5,004.40</b>

AUTO  
 :894513:

THOMAS P LYPKA  
 755 JUDITH CT  
 INCLINE VILLAGE NV 89451

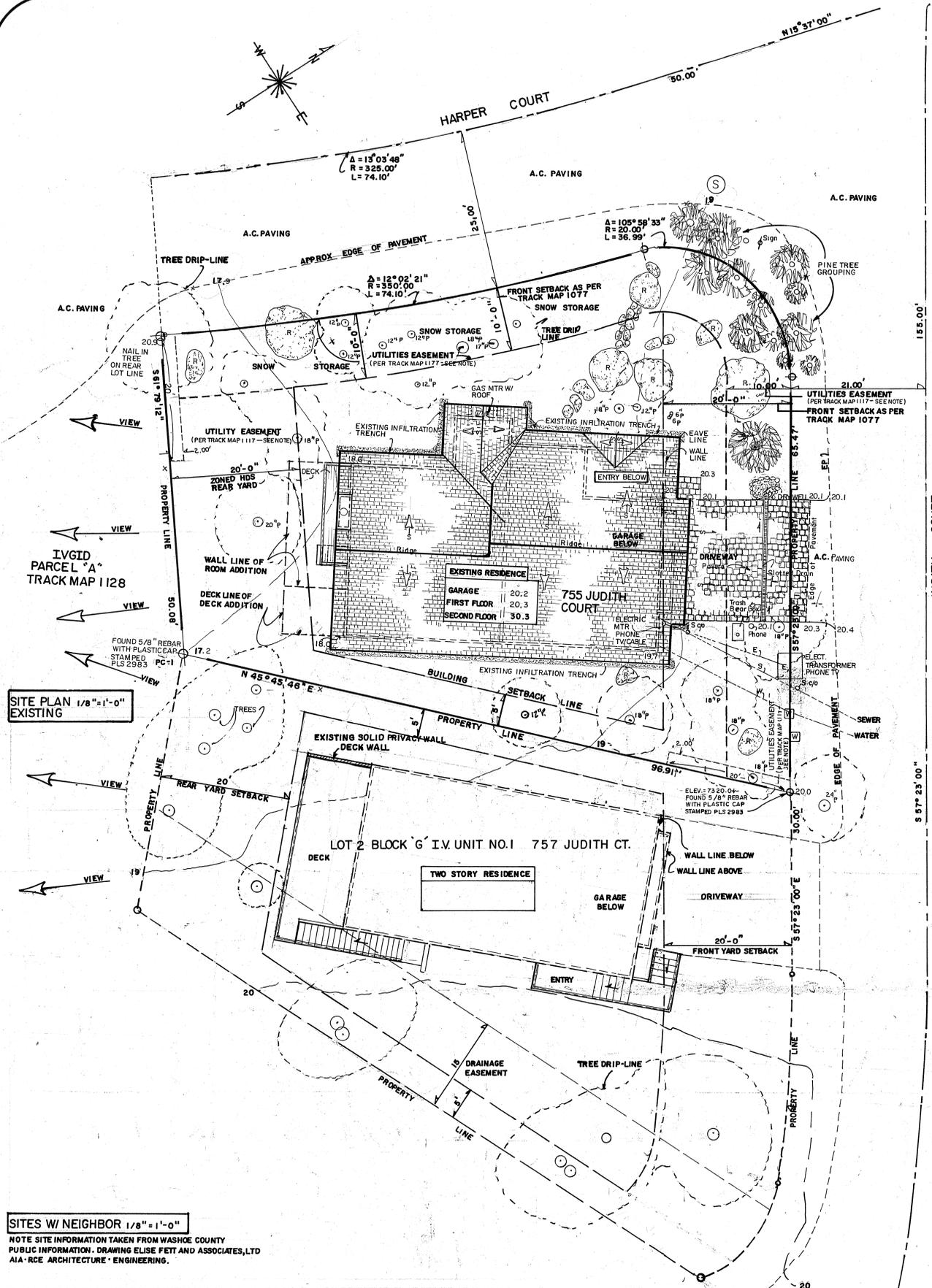
Description: SubdivisionName INCLINE VILLAGE 1  
 Block G Lot 1

Situs: 755 JUDITH CT  
 INCL

This is a courtesy notice. If you have an impound account through your lender or are not sure if you have an impound account and need more information, please contact your lender directly. Please submit payment for the remaining amount(s) according to the due dates shown. Always include your PIN number with your payment. Please visit our website: [www.washoecounty.us/treas](http://www.washoecounty.us/treas)

Current Charges									
PIN	Year	Bill Number	Inst	Due Date	Charges	Interest	Pen/Fees	Paid	Balance
12523119	2016	2016098241	1	08/15/2016	1,668.14	0.00	0.00	1,668.14	0.00
12523119	2016		2	10/03/2016	1,668.14	0.00	0.00	0.00	1,668.14
12523119	2016		3	01/02/2017	1,668.13	0.00	0.00	0.00	1,668.13
12523119	2016		4	03/06/2017	1,668.13	0.00	0.00	0.00	1,668.13
Current Year Totals					6,672.54	0.00	0.00	1,668.14	5,004.40

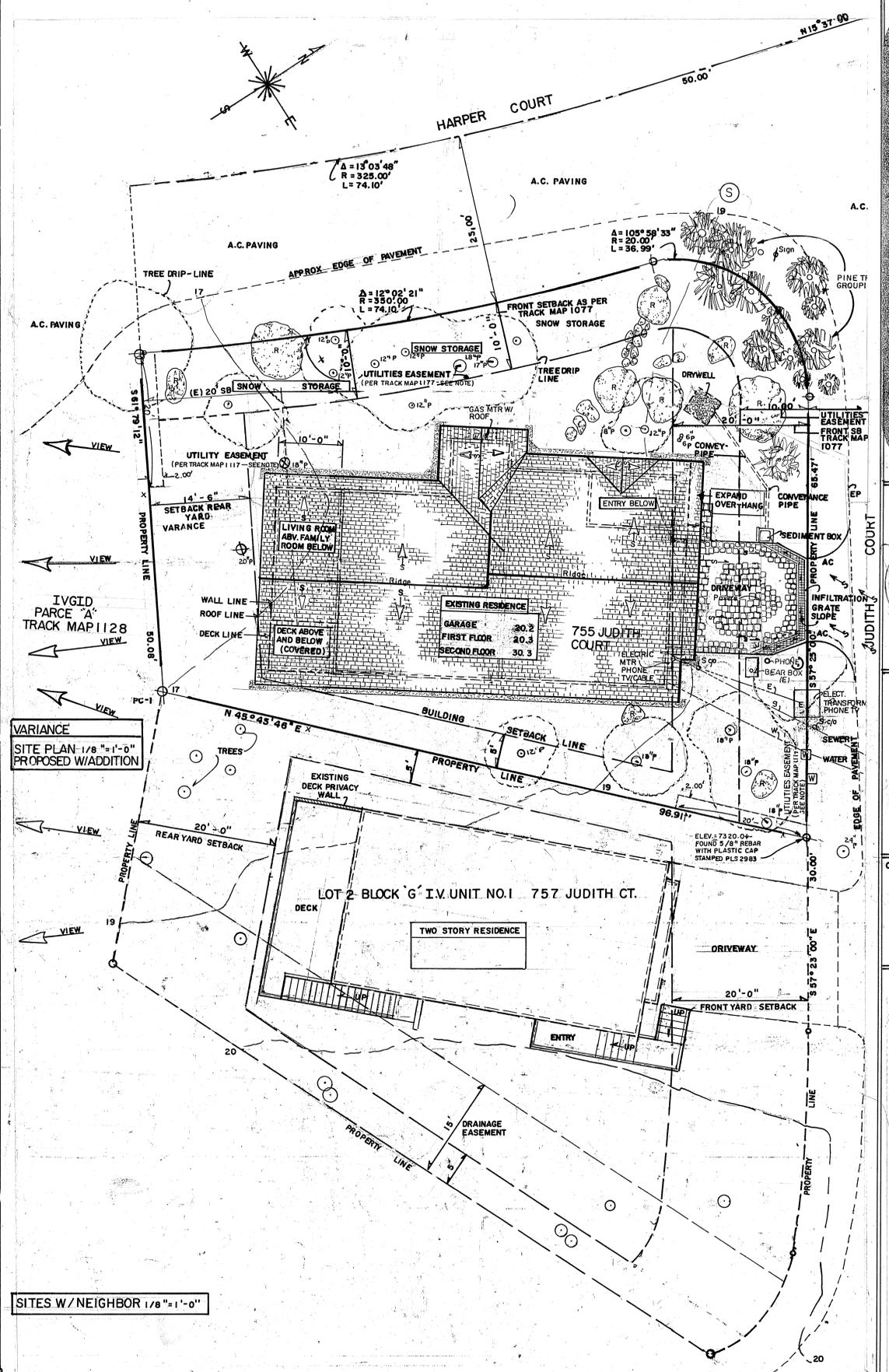
Prior Years								
PIN	Year	Bill Number	Charges	Interest	Pen/Fees	Paid	Balance	
Prior Years Total								



SITES W/ NEIGHBOR 1/8" = 1'-0"

NOTE: SITE INFORMATION TAKEN FROM WASHOE COUNTY PUBLIC INFORMATION. DRAWING BY ELISE FETTY AND ASSOCIATES, LTD. AIA-RCE ARCHITECTURE - ENGINEERING.

VARIANCE: REAR YARD REDUCE FROM 20'-0" TO 14'-6"  
 OVER HANG INTO FRONT YARD VARY ALLOWED 2' TO 4'-6" (WASHOE COUNTY DEVELOPMENT CODE SECTION 110.406.30 FRONT YARDS) ARCHITECTURAL FEATURES: CORNICES, CANOPIES, CHIMNEYS, EAVES OR OTHER SIMILAR ARCHITECTURAL FEATURES MAY EXTEND INTO A FRONT YARD NOT TO EXCEED TWO (2) FEET.  
 RECORDED MAP OFFICAL PLAT INCLINE VILLAGE NO. 1077 RECORDED 1968 LOT 1 BLK 'G' = 10' HARPER SET-BACK / 20' JUDITH CT NO REAR OR SIDE YARDS.  
 ZONING ADOPTED WASHOE COUNTY HDS (HIGH DENSITY SUBURBAN) 1998 = IMPOSED 20'-0" REAR-YARD 5'-0" SIDE-YARD  
 TREES TO BE REMOVED 2 - (1) 18" P / (1) 20" P



SITES W/ NEIGHBOR 1/8" = 1'-0"

RESIDENCE: 755 JUDITH COURT INCLINE VILLAGE, NEVADA. A.P.N: 125-231-19 WASHOE COUNTY RESIDENCE BUILT 2001  
 IPES SCORE 746 BASE LAND COVERAGE 20% LOT AREA 6,461 SQ.FT. X 20% = 1,292.0 SQ.FT. TRPA 30.4.2. TRANSFERRED LAND COVERAGE TABLE 30.4.2.1  
 LAND COVERAGE INCENTIVES FOR RESIDENTIAL IMPROVEMENTS  
 CRITERIA: NON-SENSITIVE LAND SCORE 726 OR HIGHER  
 MUST INSTALL PERMANENT BEST MANAGEMENT PRACTICES (BMPs)  
 25% CREDIT FOR PERVIOUS DRIVEWAY, WALKWAY, PATIO & STOOP  
 FIRST 500 SQ. FT. OF DECK 100 PERCENT EXEMPTION  
 OVERHANG ALLOWANCE HEIGHT REDUCTION 3:1 RATIO.



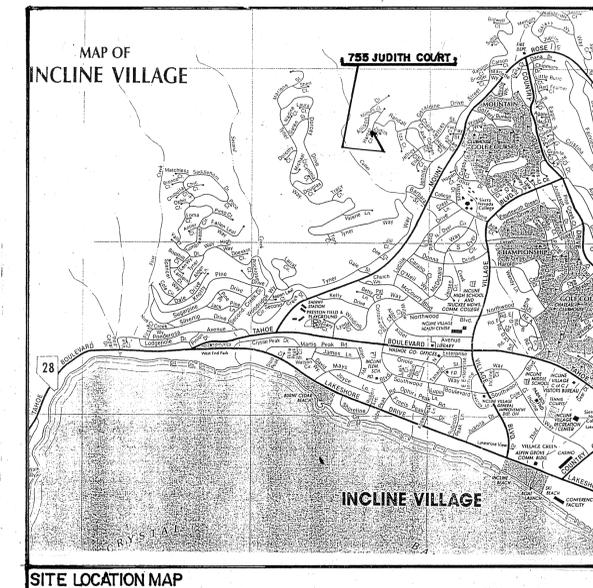
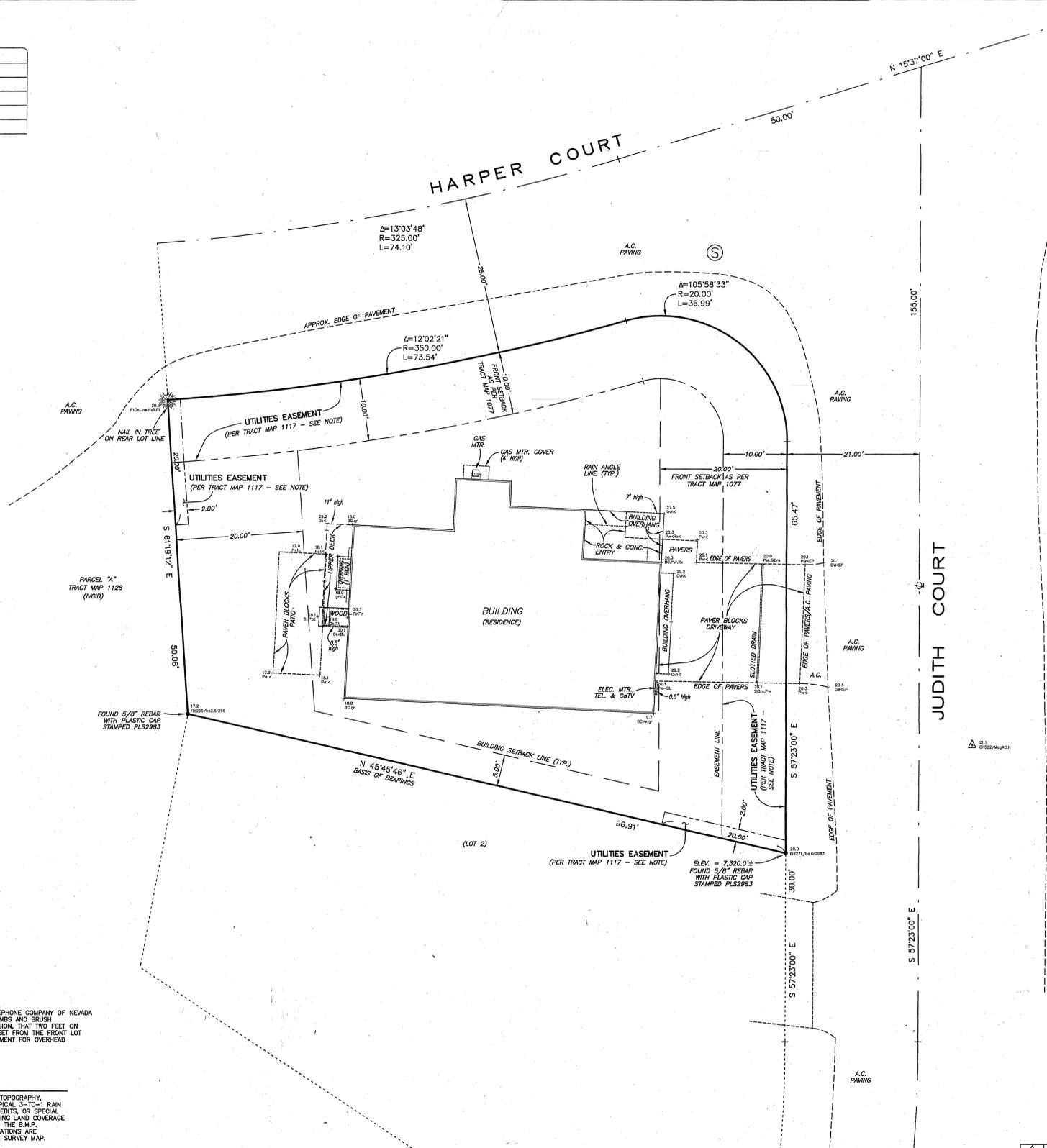
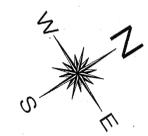
CHANGES:

OWNER: THOMAS P. LYPKA  
 PROJECT LOCATION: 755 JUDITH COURT INCLINE VILLAGE, NEVADA 89451  
 A.P.N.: 125-231-19 WASHOE COUNTY  
 PROJECT: ROOM AND DECK ADDITION, NEW PERVIOUS PAVEMENT DRIVEWAY, EXTEND FRONT ROOF LINE  
 LEGAL: LOT 1 BLOCK 'G' I.V. UNIT NO.1 TOWNSHIP 16 RANGE 18

EXHIBIT 1  
 9/9/2016

SITE PLANS EXISTING AND PROPOSED W/ NEIGHBOR SITE/RESIDENCE (VARIANCE) SCALE: 1/8" = 1'-0"

SYMBOL LEGEND	
	Survey Control Point
	Tree
	Found Monument As Noted
	Centerline
	Manhole



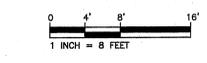
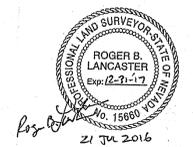
**Lancaster Land Surveys**  
 Roger B. Lancaster, P.L.S.  
 P.O. Box 7227, Tahoe City, CA 96146  
 775.721.3118  
 email: Lancaster.LS@gmail.com © 2016

**DISCLAIMER**  
 THIS DRAWING WAS PREPARED EXCLUSIVELY FOR THOMAS LYPKA AND ACCURATELY REPRESENTS THE SURFACE AS SHOWN AND AS NOTED HEREON. NO WARRANTIES ARE MADE BY THE ENGINEER AS TO THE ACCURACY OF ANY INFORMATION PROVIDED HEREON. AN AGREEMENT BETWEEN THOMAS LYPKA AND LANCASTER LAND SURVEYS EXISTS WHICH GOVERNS THE TERMS AND CONDITIONS OF THE USE OF THIS DRAWING AND ELECTRONIC MEDIA.  
 Roger B. Lancaster, Land Surveyor  
 21 Jul 2016

**NOTES:**  
 1. UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS SHALL BE CONFIRMED BY COUNTY OR APPROPRIATE PLANNING AUTHORITY.  
 2. BUILDING SETBACKS SHALL BE CONFIRMED BY TRPA SITE ASSESSMENT.  
 3. IMPERVIOUS SURFACE AREA SHALL BE CONFIRMED BY TRPA SITE ASSESSMENT.  
 4. INTERESTS MAY EXIST WHICH ARE NOT SHOWN ON THIS MAP.

**As-Built Survey Map**  
 Lot 1, Block 'G', Incline Village Unit No. 1 Subd.  
 A.P.N. 125-231-19 / Washoe County  
 755 Judith Court, Incline Village, Nevada  
 (Project No. 180212006)  
 21 Jul 2016

LOT AREA	
Building (Residence)	1,411 SQ. FT.
Building (Overhangs)	54
Decks & Stairs	13
Concrete & Rock Entry	23
Paver Blocks Driveway	400
Paver Blocks Patio	143
<b>TOTAL</b>	<b>2,044 SQ. FT.</b>
(3:1 Rain angle reduction applied)	

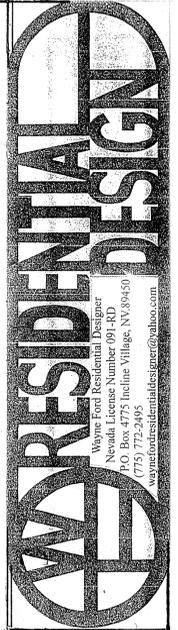


Revised Impervious Surface Area table. RBL 7/21/2016

**UTILITIES EASEMENT NOTE:**  
 (PER TRACT MAP 1077)  
 THE SIERRA PACIFIC POWER COMPANY AND THE BELL TELEPHONE COMPANY OF NEVADA RESERVE THE RIGHT TO TRIM AND REMOVE TREES, TREE LIMBS AND BRUSH FROM THE FRONT TEN FEET OF ALL LOTS IN THIS SUBDIVISION, THAT TWO FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING TWENTY FEET FROM THE FRONT LOT LINE OF ALL LOTS BE GRANTED AS A PUBLIC UTILITY EASEMENT FOR OVERHEAD GUYS AND UNDERGROUND ANCHORS.

**LAND COVERAGE NOTE**  
 THE PURPOSE OF THIS SURVEY AND MAP IS TO DEPICT THE TOPOGRAPHY, IMPROVEMENTS, AND LAND COVERAGE. OTHER THAN THE TYPICAL 3-TO-1 RAIN ANGLE REDUCTION FOR LAND COVERAGE, NO EXEMPTIONS, CREDITS, OR SPECIAL REDUCTIONS HAVE BEEN APPLIED TO THIS PROPERTY REGARDING LAND COVERAGE APPLYING TO NON-SENSITIVE LANDS WHICH HAVE COMPLETED THE B.M.P. PROCESS, AS CERTAIN DOCUMENTATION PERMITS AND VERIFICATIONS ARE REQUIRED BY T.R.P.A., WHICH IS BEYOND THE SCOPE OF THIS SURVEY MAP.

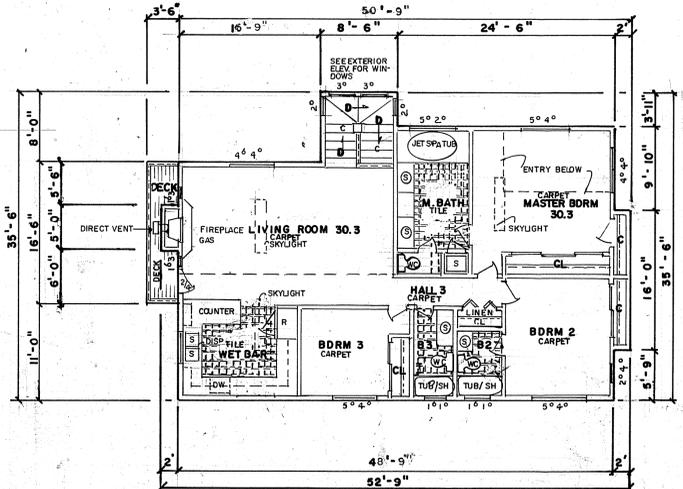
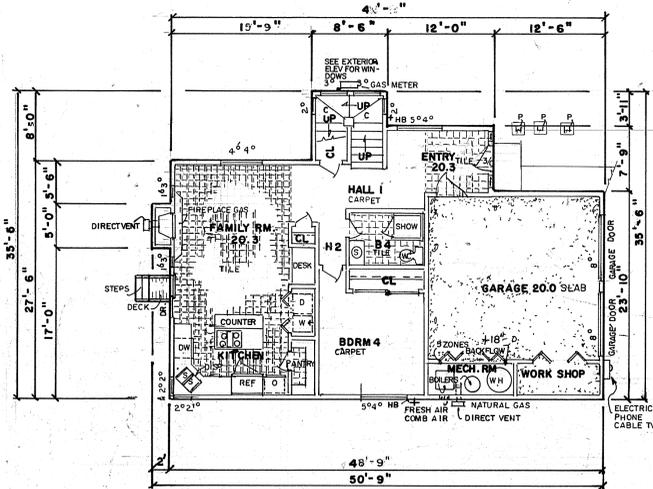
SITE PLAN: EXISTING 1/8" = 1'-0"



CHANGES  
 2020-08-05 WIP 7/16/16  
 2020-08-05 WIP 7/16/16

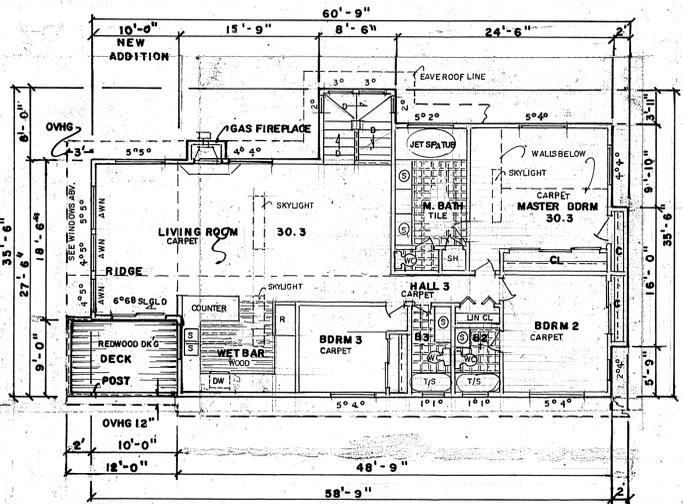
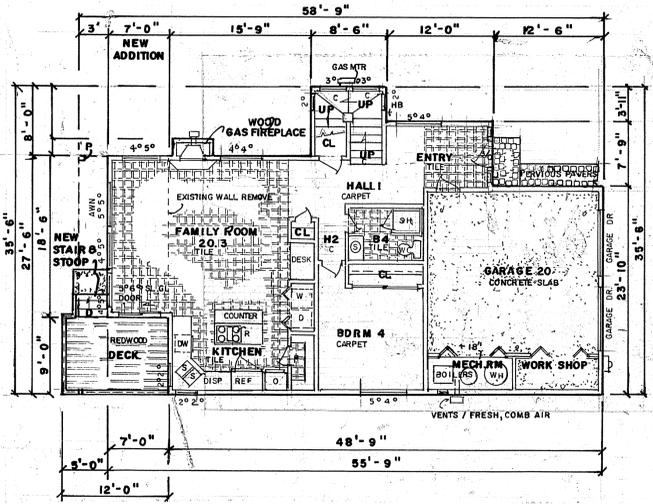
OWNER: THOMAS P. LYPKA  
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 INCLINE VILLAGE, NEVADA 89451  
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 EXTEND FRONT ROOF LINE  
 LEGAL: LOT 1 BLOCK 'G' I.V. UNIT. NOI. TOWNSHIP 16 RANGE 18





FIRST FLOOR  
 FLOOR PLAN: EXISTING 1/8"=1'-0" ASSESSOR LIVING AREA 2,388.00 SF. GARAGE AREA 460.00 SF

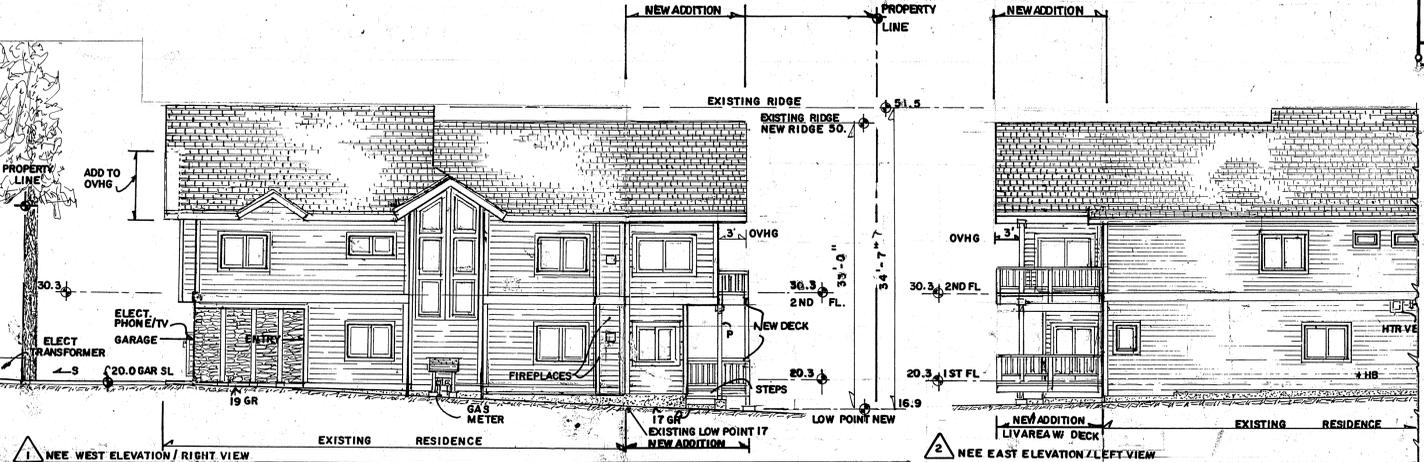
SECOND FLOOR



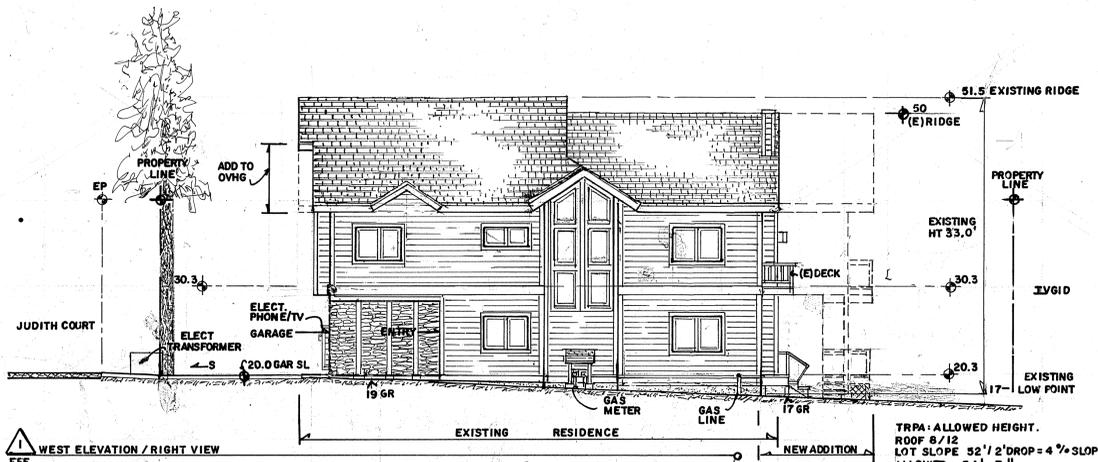
FIRST FLOOR  
 FLOOR PLAN: W/ FAMILY & LIVING ROOM EXPANSION. NEW DECKS 1/8"=1'-0"

SECOND FLOOR  
 NEW DECK AREA - 1ST. FL. 108.0 SF NEW DECK AREA 2ND FL. 120.0 SF = TOTAL 228.0 SF  
 NEW LIVING AREA 1ST. FL. 129.5 SF. NEW LIVING AREA 2ND FL. 185.0 SF = TOTAL 314.5 SF. STAIRS 12.0 SF. STAIRS 9.0 SF

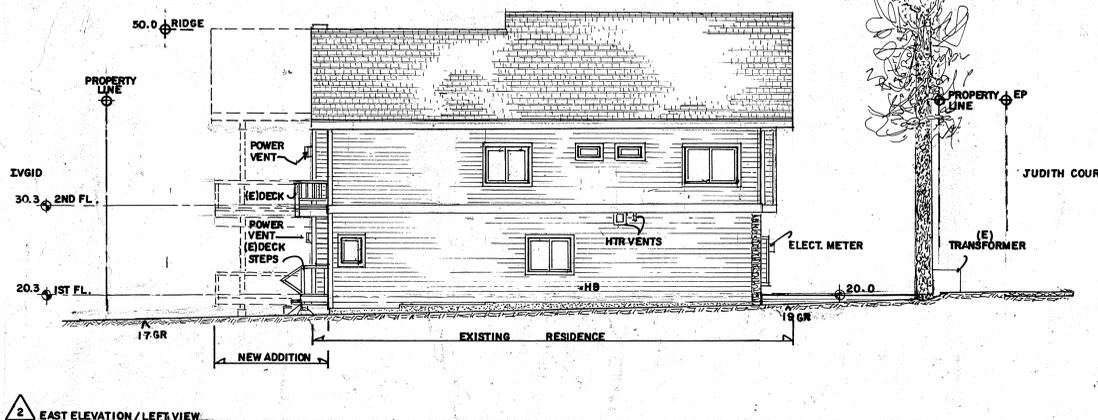
FLOOR PLANS 1/8"=1'-0"



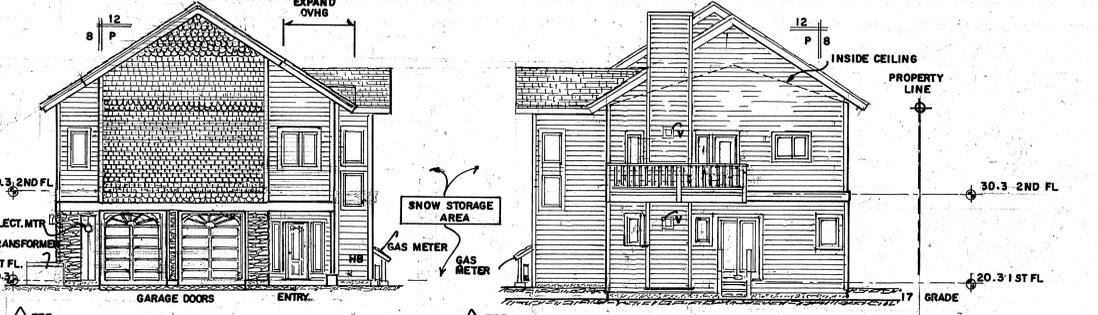
EXTERIOR ELEVATIONS: W/ ADDED LIVING & DECK AREA 1/8"=1'-0"



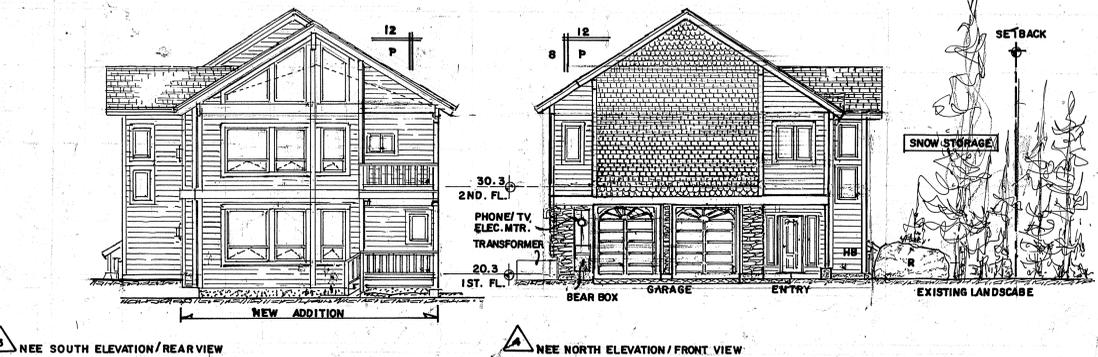
WEST ELEVATION / RIGHT VIEW



EAST ELEVATION / LEFT VIEW



EXTERIOR ELEVATIONS: EXISTING 1/8"=1'-0"



NEW SOUTH ELEVATION / REAR VIEW  
 NEW NORTH ELEVATION / FRONT VIEW



OWNER: THOMAS P. LYPKA  
 PROJECT LOCATION: 755 JUDITH COURT INCLINE VILLAGE, NEVADA 89451  
 A.P.N.: 125-231-19 WASHOE COUNTY  
 PROJECT: ROOM AND DECK ADDITION, NEW PERVIOUS PAVEMENT DRIVEWAY, EXTEND FRONT ROOF LINE  
 LEGAL: LOT 1 BLOCK 6 I.V. UNIT: NO.1 TOWNSHIP 16 RANGE 18

