



Board of Adjustment Staff Report

Meeting Date: December 3, 2015

Subject: Variance Case Number: VA15-011

Applicant: Dick-Billman Living Trust

Agenda Item Number: 8B

Project Summary: Reduce the front yard setback from 15 feet to 9.39 feet for construction of garage

Recommendation: Approval with Conditions

Prepared by: Eva M. Krause, AICP, Planner
Washoe County Community Services Department
Division of Planning and Development
775.328.3628

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E-Mail: ekrause@washoecounty.us

Description

Variance Case Number VA15-011 (Dick-Billman Remodel) – Hearing, discussion, and possible action to approve a variance reducing the front yard setback from 15 feet to 9.39 feet to construct a garage with a deck above.

- Applicant: Elise Fett and Associates, LTD
- Property Owner: Dick-Billman Living Trust
- Location: 964 Chipmunk Court
- Assessor's Parcel Number: 128-032-13
- Parcel Size: 0.285 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: As authorized in Article 804, Variance
- Commission District: 1 – Commissioner Berkgigler
- Section/Township/Range: Section 10 and 03, T16N, R18E, MDM, Washoe County, NV

Staff Report Contents

Description..... 1

Staff Report Contents..... 2

Exhibit Contents..... 2

Vicinity Map 4

Site Plan 5

Project Evaluation 5

Location of Front Door and Garage Door on West Side of House 6

Demolition Plan for the Ground Floor 7

Proposed Ground Floor Plan..... 7

Incline Village/Crystal Bay Citizen Advisory Board (IV/CB CAB) 8

Reviewing Agencies..... 8

Existing House 9

South (front) and West Elevation for Proposed Remodel 9

Staff Comment on Required Findings 10

Recommendation..... 10

Motion..... 11

Appeal Process..... 11

Exhibit Contents

Conditions of Approval Exhibit A

Citizen Advisory Board Memoranda (Miller) Exhibit B

Citizen Advisory Board Memoranda (Todoroff)..... Exhibit C

Engineering and Capitol Projects Memo Exhibit D

Public Notice Map Exhibit E

Project Application Exhibit F

Variance Definition

The purpose of a Variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts.

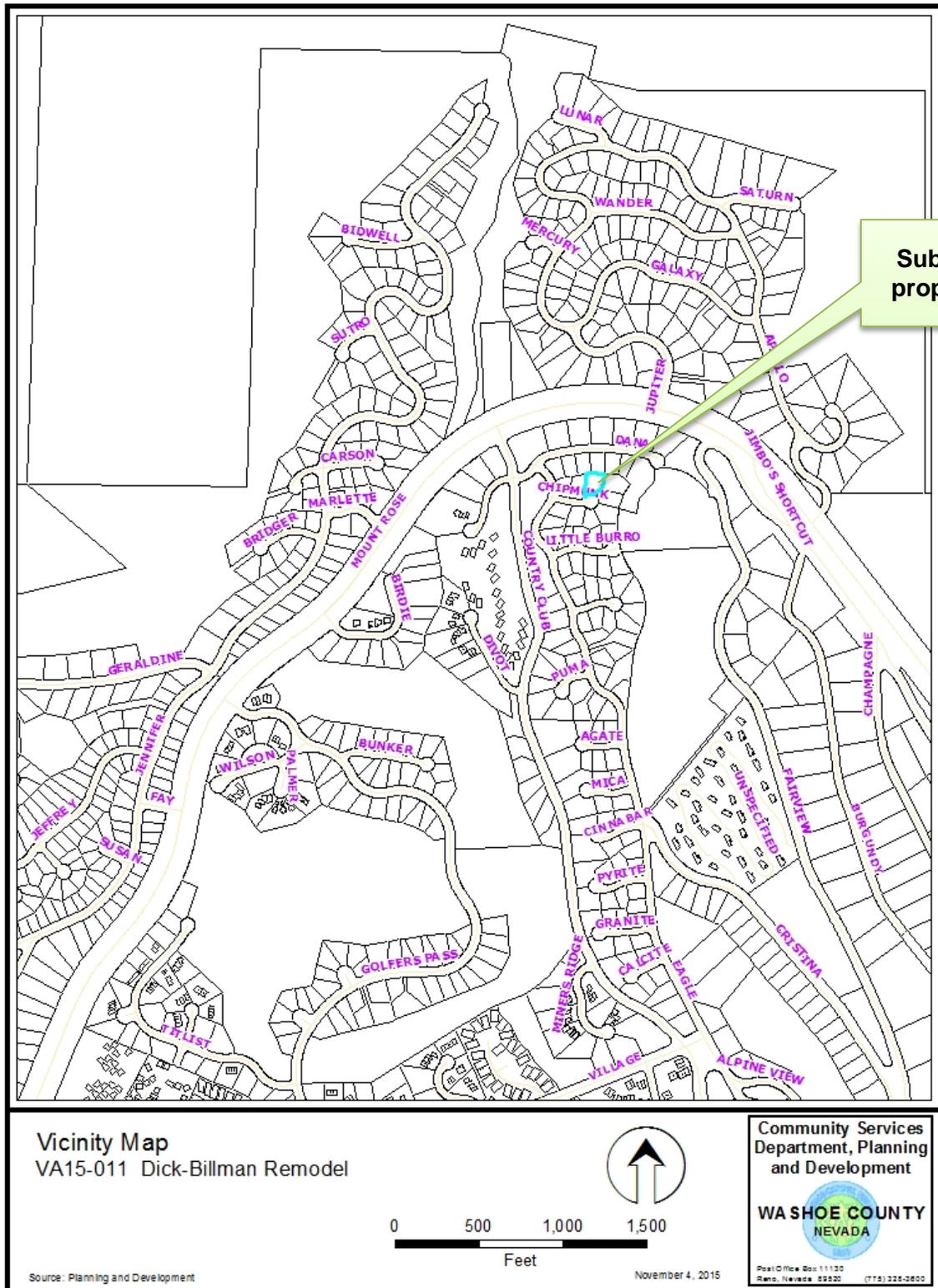
NRS 278.300 (1) (c) limits the power of the Board of Adjustment to grant variances only under the following circumstances:

Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any regulation enacted under NRS 278.010 to 278.630, inclusive, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, the Board of Adjustment has the power to authorize a variance from that strict application so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

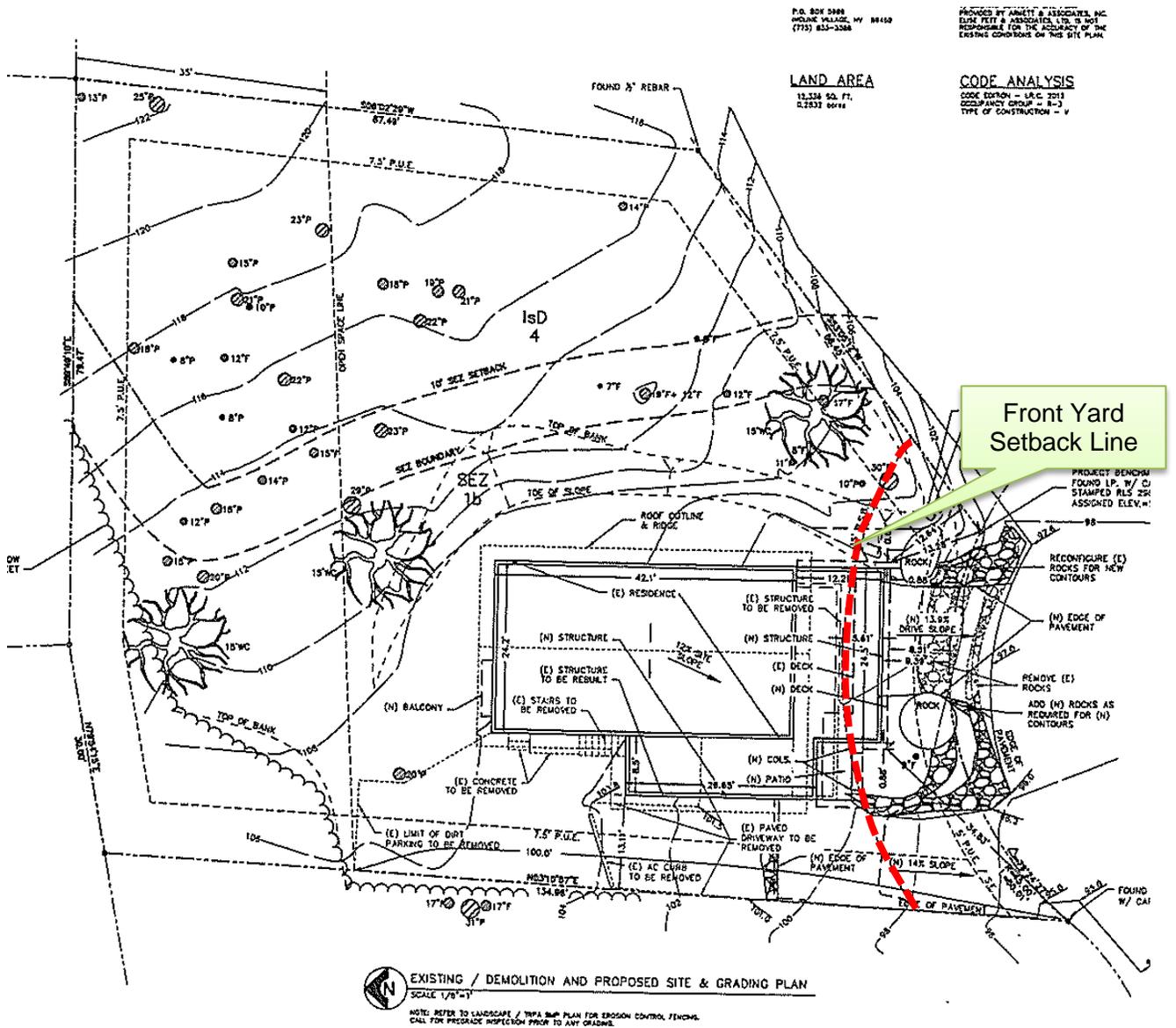
The statute is jurisdictional in that if the circumstances are not as described above, the Board does not have the power to grant a variance from the strict application of a regulation. Along that line, under Washoe County Code Section 110.804.25, the Board must make four findings which are discussed in this staff report.

If the Board of Adjustment grants an approval of the Variance, that approval may be subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational Conditions." These conditions must be continually complied with for the life of the business or project.



Vicinity Map



Site Plan

Project Evaluation

The applicant owns a 0.285 acre parcel on Chipmunk Court. The rear 35 feet of the property is encumbered by an open space easement (OSE). The property slopes uphill from the southwest corner to the northeast corner of the lot with an average slope of 15.5%. A Stream Environment Zone (SEZ) runs through the approximate middle of the property which prohibits any development in the SEZ and in any areas identified by TRPA as 1b land capacity. The 1b land capacity is an area of land where disturbance of the soil or removal of vegetation could intercept ground water or affect a riparian zone.

The existing house built in 1972 does have a garage, but due to the encumbrance created by the OSE, SEZ and 1b land capacity the structure was built in the south west corner of the property. The house was constructed to the 15 foot front yard setback line and is located

approximately 13 feet from the west side yard property line. The west side yard between the house and the property line was paved to provide a driveway. Both the entrance to the one car garage and entryway to the house are located on the west side of the house under the second floor deck. Because the driveway is only 13 feet wide, making a 90 degree turn into the garage is difficult enough to prevent the use of the garage for parking.

The applicants are proposing to have the house remodeled which includes adding a third story, moving the front entry to the south end of the house near the street, and changing the side loading garage to front loading. In order to complete the remodel as proposed the applicant is requesting a variance to extend the garage into the front yard setback so there is enough depth in the garage to park a vehicle.

The existing garage is 12.21 feet wide by 24.5 feet deep. Changing the orientation of the garage requires that either the front of the structure moves out into the front yard or the rear wall of the proposed garage moves into the existing living space in order to provide enough depth for a vehicle. While it is possible to move the rear wall of the garage, if moved more than 3 feet into the existing living area the stairway that provides access the second floor would have to be relocated. If the rear garage wall is moved back 3 feet, the laundry room could be relocated into the storage area, but the applicant would still need a variance to encroach into the front yard by approximately 3.75 feet to provide enough depth for a usable garage. Rather than moving the rear wall of the garage, the applicant is requesting to reduce the front yard setback from 15 feet to 9.39 feet (encroaching 6.61 feet into front yard) so the front wall of the garage can be moved out from the house. The applicant has limited his request to the minimum necessary to create a useable garage. They are not proposing to construct any living space in the setback. If approved the front of the garage would be approximately 15 feet from the edge of the street.



Location of Front Door and Garage Door on West Side of House

Incline Village/Crystal Bay Citizen Advisory Board (IV/CB CAB)

The IV/CB CAB's next meeting is scheduled for March 2016. Therefore, the proposed project was not presented at a regularly scheduled Citizen Advisory Board meeting. The variance application packet was sent to each of the CAB members for their review and comment.

- CAB member Ms. Miller expressed her concern that the elimination of on-site parking spaces is a problem. Her comment sheet is attached as Exhibit B.

Staff Comments: Parking is an issue in Incline Village but the proposed variance will remove the dirt parking area which is an environmental detriment causing fine sediment to be washed into drainages that ultimately end in Lake Tahoe. Removal of the dirt parking area is a Best Management Practice (BMP) necessary for improving the environment. The paved parking area being removed will be replaced by having a second parking space inside the garage. As proposed, the property will have 3 off-street parking spaces, two in the garage and one guest parking on the west side of the house.

- CAB member Mr. Todoroff agreed with staff's recommendation to approve.

Reviewing Agencies

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
 - Planning and Development
 - Engineering and Capitol Projects
 - Building and Safety
- Washoe County Health District
 - Vector-Borne Diseases Division
 - Environmental Health Division
- Incline Village General Improvement District
- North Lake Tahoe Fire Protection District
- Regional Transportation Commission

Two of the eight above listed agencies/departments provided comments and/or recommended conditions, if approved, in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order if the Variance is approved by the Board of Adjustment.

- Planning and Development Division discussed conditions of the property and recommend conditions that will be in effect for the life of the project.

Contact: Eva Krause, 775.328.3628, EKrause@washoecounty.us

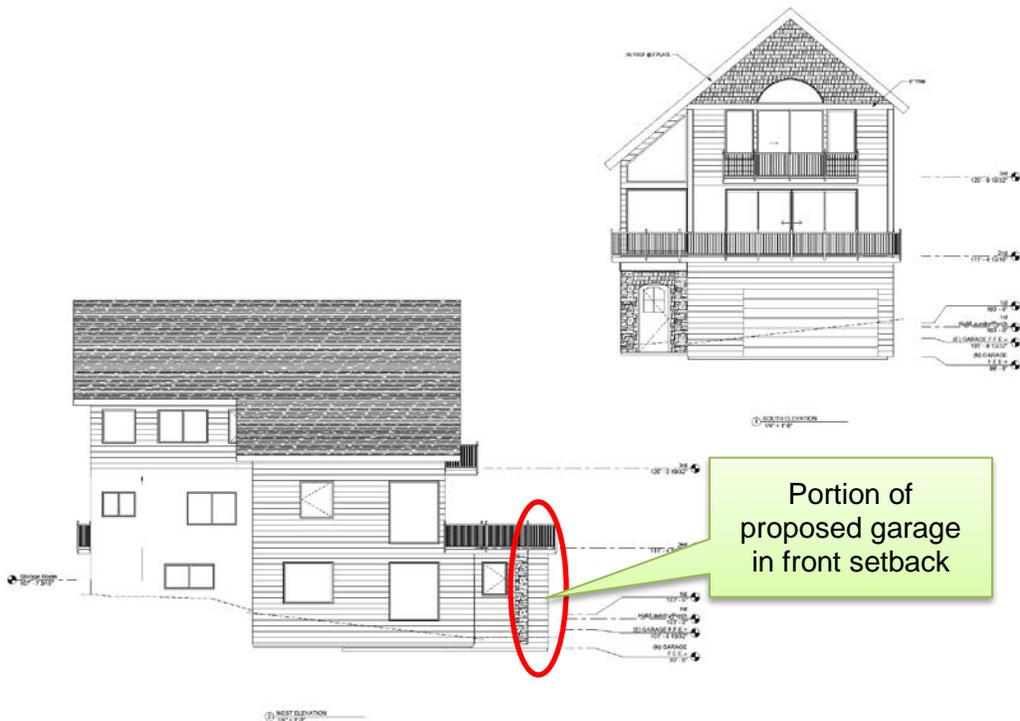
- Engineering and Capital Projects Division requires a hold harmless agreement and the installation of an automatic garage door opener.

Contact: Leo Vesely, 775.328.2313, LVesely@washoecounty.us

Environmental Health, Vector Control, Incline Village General Improvement District and Regional Transportation Commission all responded that they had no conditions or comments.



Existing House



South (front) and West Elevation for Proposed Remodel

Staff Comment on Required Findings

Washoe County Code Section 110.804.25 requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the variance request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

Staff Comment: The SEZ on the east side of the property constrains development to the west side of the lot. The open space easement on the rear of the property further reduces the development on the west side. While there is an existing garage the turning radius is limited by the width of the driveway, making the garage inaccessible for most vehicles.

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

Staff Comment: The proposed garage will maintain a minimum of 15 feet from the edge of the street, similar to what is allowed for a detached accessory structure used as a garage. Removing the dirt parking area will substantially improve the environment.

3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

Staff Comment: Granting the variance does not constitute a special privilege, rather it provides relief from the constraints of the land which other parcels in the surrounding area with identical regulatory zone do not experience.

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Staff Comment: Residential development is an allowed use in the High Density Suburban (HDS) zone.

5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Staff Comment: There are no military installations in the required noticing area for this application; therefore this finding does not have to be made.

Recommendation

Those agencies which reviewed did not object to the proposed variance, and they provided recommended conditions that would apply if the variance is approved. Therefore, after a thorough analysis and review, Variance Case Number VA15-011 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Variance Case Number VA15-011 for Dick – Billman Living Trust, having made all four findings in accordance with Washoe County Code Section 110.804.25Special Circumstances.

Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;

3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;

Appeal Process

Board of Adjustment action will be effective 10 calendar days after the written decision is signed by and filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is signed by and filed with the Secretary to the Board of Adjustment and mailed to the original applicant.

Property Owner: Dick-Billman Living Trust
964 Chipmunk Ct.
Incline Village, NV 89451

Representatives: Elise Fett and Associates, LTD
PO Box 5989
Incline Village, NV 89450



Conditions of Approval

Variance Case Number: VA15-011

The project approved under Variance Case Number VA15-011 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on December 3, 201. Conditions of Approval are requirements placed on the project by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this Variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the conditions of approval related to this Variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Variance may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions”. These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Development Division

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

Contact Name – Eva Krause, 775.328.3628, ekrause@washoecounty.us

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. Modification to the site plan may require amendment to and reprocessing of the variance.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits. .
- c. A copy of the Final Order stating conditional approval of this variance shall be attached to all applications for administrative permits, including building permits, issued by Washoe County.
- d. The use of straw bales shall be prohibited during construction of the project. A filter-fabric fence or other acceptable alternative shall be utilized for erosion control.
- e. The applicant shall remove the dirt parking area and the portion of existing driveway identified as being removed on the variance request. Those areas shall be revegetated in accordance with “TRPA Handbook of Best Management Practices.”

Washoe County Engineering and Capital Projects

2. The following condition is a requirement of the Roads Division, which shall be responsible for determining compliance with this condition.

Contact Name – Leo Vesely, 775.328.3213, kcorbridge@washoecounty.us

- a. Prior to the issuance of a building permit, the property owner shall provide a Hold-Harmless Agreement to the satisfaction of the District Attorney and the Engineering Division.
- b. The applicant shall provide automatic garage door openers.

*** End of Conditions ***

Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: Incline Village/Crystal Bay

Meeting Date: n/a

Topic or Project Name (include Case No. if applicable): VA15-11 Dick Billman remodel

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.

Identified issues and concerns:

Proposed variance reduces off-street parking from 2 spaces to 1. All of the other homes on the cul-de-sac have 2 or more off-street parking spaces. With the growing number of vacation rentals in the community and construction of larger homes that will accomodate more guests, off-street parking becomes even more critical.

Suggested alternatives and/or recommendations:

Revise plans to provide at least 2 off-street parking spaces.

Name Judith Miller

Date: 11/3/2015

(Please Print)

Signature: Judith Miller

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

You may also complete this worksheet and send it separately to your County Commissioner.

Commissioner's Name: Marsha Berkgigler

Use additional pages, if necessary.

Worksheets may be mailed to:

Washoe County Community Development
Attn: CAB Program
Post Office Box 11130
Reno, NV 89520-0027

Revised September 2010

VA15-011
EXHIBIT B

Washoe County Citizen Advisory Boards CAB Member Worksheet



Citizen Advisory Board: Incline Village / Crystal Bay

Meeting Date (if applicable): October 24, 2015

Topic or Project Name (include Case No. if applicable): VA 15-011

Please check the appropriate box:

My comments were (or) were not discussed during the meeting.

Identified issues and concerns:

I contacted Eva Krause on Nov. 16 to see if we both agreed with this Variance VA 15-011 and she said that she approved this and so do I.

Suggested alternatives and/or recommendations:

The Variance should be Granted.

Name Pete Todoroff Date: 11/16/2015

(Please Print)

Signature: PETE TODOROFF

This worksheet may be used as a tool to help you take notes during the public testimony and discussion on this topic/project. Your comments during the meeting will become part of the public record through the minutes and the CAB action memorandum. Your comments, and comments from other CAB members, will and shall not collectively constitute a position of the CAB as a whole.

If you would like this worksheet forwarded to your Commissioner, please include his/her name.

Commissioner's Name: MADAM COMMISSIONER MARSHA BERKBIGLER

Use additional pages, if necessary.

Please mail, fax or email completed worksheets to: Washoe County Manager's Office
Attention: CAB Program Coordinator
Post Office Box 11130, Reno, NV 89520-0027
Fax: 775.328.2491
Email: stone@washoecounty.us



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: November 04, 2015
TO: Eva Krause, Planning and Development Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **VA15-011**
APN 128-032-13
DICK-BILLMAN REMODEL VARIANCE

I have reviewed the referenced variance case and recommend the following conditions:

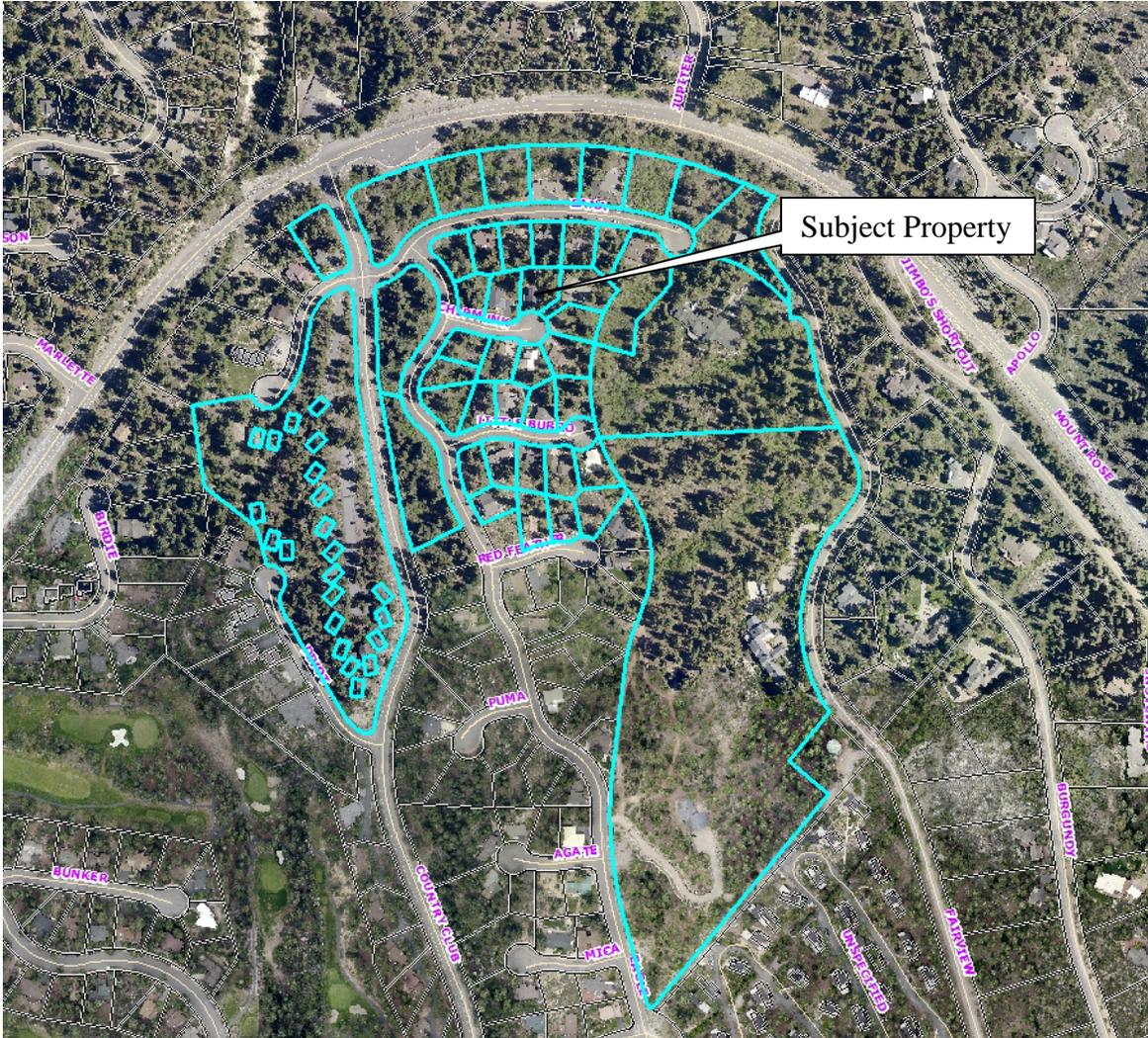
1. Provide a hold-harmless agreement to the satisfaction of the District Attorney and the Engineering Division.
2. The applicant shall provide automatic garage door openers.

LRV/Irv

VA15-011
EXHIBIT D

Public Notice Map

Pursuant to Washoe County Development Code Section 110.804.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. This proposal was noticed within a 500-foot radius of the subject property, noticing 31 separate property owners.



NOTICING MAP

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: TDIB - Dick/Billman Residence			
Project Description: Remodel of existing single family residence including the addition of a garage below the existing deck with a new mudroom/entry to the left of the garage.			
Project Address: 964 Chipmunk Ct. Incline Village, NV 89451			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): Nearest major cross streets - Mount Rose Highway and Country Club; Chipmunk Ct is off of Eagle Dr.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
128-032-13	0.285		
Section(s)/Township/Range: S-10&03 T-16 R-18			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Dick-Billman Living Trust		Name: Elise Fett & Associates LTD.	
Address: 964 Chipmunk Ct.		Address: PO Box 5989	
Incline Village, NV	Zip: 89451	Incline Village, NV	Zip: 89450
Phone: 775-690-7094	Fax:	Phone: 775-833-3388	Fax: 775-833-2388
Email: golfmry@aol.com		Email: elise@elisefett.com	
Cell: 775-690-7094	Other:	Cell: 775-762-3388	Other:
Contact Person: Timothy Dick or Isabel Billman		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: 775-833-3388	Fax: 775-833-2388	Phone:	Fax:
Email: julie@elisefett.com		Email:	
Cell: n/a	Other:	Cell:	Other:
Contact Person: Julie Rinaldo		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)

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?

Front yard setback article 406-Building Placement Standard 110.406.30 is the provision we are requesting a variance for.

The proposed garage design encroaches upon the front yard set-back by 5.61 feet and the deck above overhangs the garage by 1 foot, for a total encroachment of 6.61 feet.

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 shape of the lot and steep slope limits the location of the driveway on the property. The current driveway location is along the west side of the property and is at a 20% slope. Locating the garage off of the existing driveway would have a non-workable turn into and out of the garage. Adding a single car garage next to the existing basement area, would require a variance of 5' minimum and would also push the existing wall in to allow cars to be able to turn in and out. The resulting garage would be only 20' deep. The elevation of the road at the existing driveway is an average of 1.5' lower than the new proposed driveway helping to reduce the driveway slope and garage floor excavation. Additionally, large trees and an SEZ limits the option of expanding towards the east side of the property. Therefore, relocating the driveway to the front of the house and expanding below the existing deck is the only viable option.

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?

There are minimal negative impacts associated with this project. The existing driveway will be removed and restored. The front of the existing driveway will be lowered to accommodate guest parking at the front door in order to keep guest cars off of the road in the winter and give them easier access to the front door. The large existing rocks at the front of the house are to remain and more will be added to retain the new driveway cut. This way it will improve the curbside appeal with existing trees and rocks on each side of the driveway and the new entrance facing the street. Relocating the garage/driveway to the front will allow them to create a more attractive entrance and minimize traffic between their property and the property to the west.

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.)?

The addition of a garage will provide enclosed parking which will eliminate clutter in view of the neighbors. Additionally, the new entry will improve the overall curbside appeal of the property and the new driveway/garage will be a usable slope allowing cars to park off the street. Maintaining and lowering the front of the existing driveway also encourages guests not to park on the street. The proposed configuration is more consistent with the neighboring properties.

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

Enclosed parking as required per table 110.410.10.1 would be denied if the variance is not granted. As previously discussed in item 2, there are no other viable locations for a garage to be added to the property.

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
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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
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Subject Property : **964 Chipmunk Dr Incline Village NV 89451**

Owner Information

Owner Name : **Dick-billman / Dick Timothy J (te)**
Mailing Address : **16004 Green Springs Dr, Reno NV 89511-8138 R034**
Vesting Codes : **// Living Trust**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Incline Village 3 Lt 10 Blk N**
County : **Washoe, Nv** Alternate APN : **130999**
Census Tract / Block : **33.09 / 2** Subdivision : **Incline Village 3**
Township-Range- Sect : **16-18** Map Reference : **128-03**
Legal Lot : **10** School District : **Washoe County**
Legal Block : **N** Munic/Township : **N Tahoe Fire Incline Vlg
Gid**
Market Area : **175** Neighbor Code : **TAFD**
APN : **128-032-13**

Owner Transfer Information

Recording/Sale Date : **10/16/2014 / 10/14/2014** Deed Type : **Quit Claim Deed**
Document # : **4400989**

Last Market Sale Information

Recording/Sale Date : **03/15/2002 / 03/04/2002** 1st Mtg Int. Rate/Type : **/ Fixed Rate Loan**
Sale Price : **\$435,000** 1st Mtg Document # : **2664110**
Document # : **2664109** 1st Mtg Term : **30**
Deed Type : **Grant Deed** Price Per SqFt : **\$258.93**
1st Mtg Amount/Type : **\$348,000 / Cnv** 2nd Mtg Amount/Type : **\$87,000 / Conv**
Title Company : **Stewart Title/northern Nv**
Lender : **Countrywide Hm Lns Inc**
Seller Name : **Dresow Charles M & Joan L**

Customer Name : Suta Bogale
Customer Company Name : FCT
Prepared On : 09/29/2015

A blue-tinted photograph of a modern building's interior, showing a staircase and architectural details.

Property Detail

Prior Sale Information

Prior Rec/Sale Date : **01/26/1990 / 01/01/1990**

Prior Deed Type : **Deed (reg)**

Prior Sale Price : **\$161,538**

Prior Lender : **Imco Rlty Svc Inc**

Prior Doc Number : **1376632**

Prior 1st Mtg Amt/Type : **\$100,000 / Conv**

Property Characteristics

Gross Area : **1,992**

Basement Area : **312**

Cooling Type : **Forced Air**

Living Area : **1,680**

Basement Type : **Unfinished**

Exterior wall : **Hardboard**

Above Grade : **1680**

Foundation : **Wood**

Porch Type : **Brick Porch**

Bedrooms : **3**

Roof Material : **Wood Shake**

Patio Type : **Wood Balcony**

Bath(F/H) : **2**

Construction : **Frame**

Quality : **Average**

Year Built / Eff : **1972 / 1972**

Heat Type : **Forced Air**

Bath Fixtures : **9**

of Stories : **1.5**

Property Information

Land Use : **Sfr**

Lot Acres : **0.28**

Sewer Type : **Public Service**

Zoning : **HDS**

Lot Size : **12,415**

State Use : **Single Family Residence**

Res/Comm Units : **1**

Water Type : **Public**

Tax Information

Total Value : **\$106,315**

Assessed Year : **2015**

Property Tax : **\$4,345.20**

Land Value : **\$77,000**

Improve % : **28%**

Tax Rate Area : **5200**

Improvement Value : **\$29,315**

Tax Year : **2015**

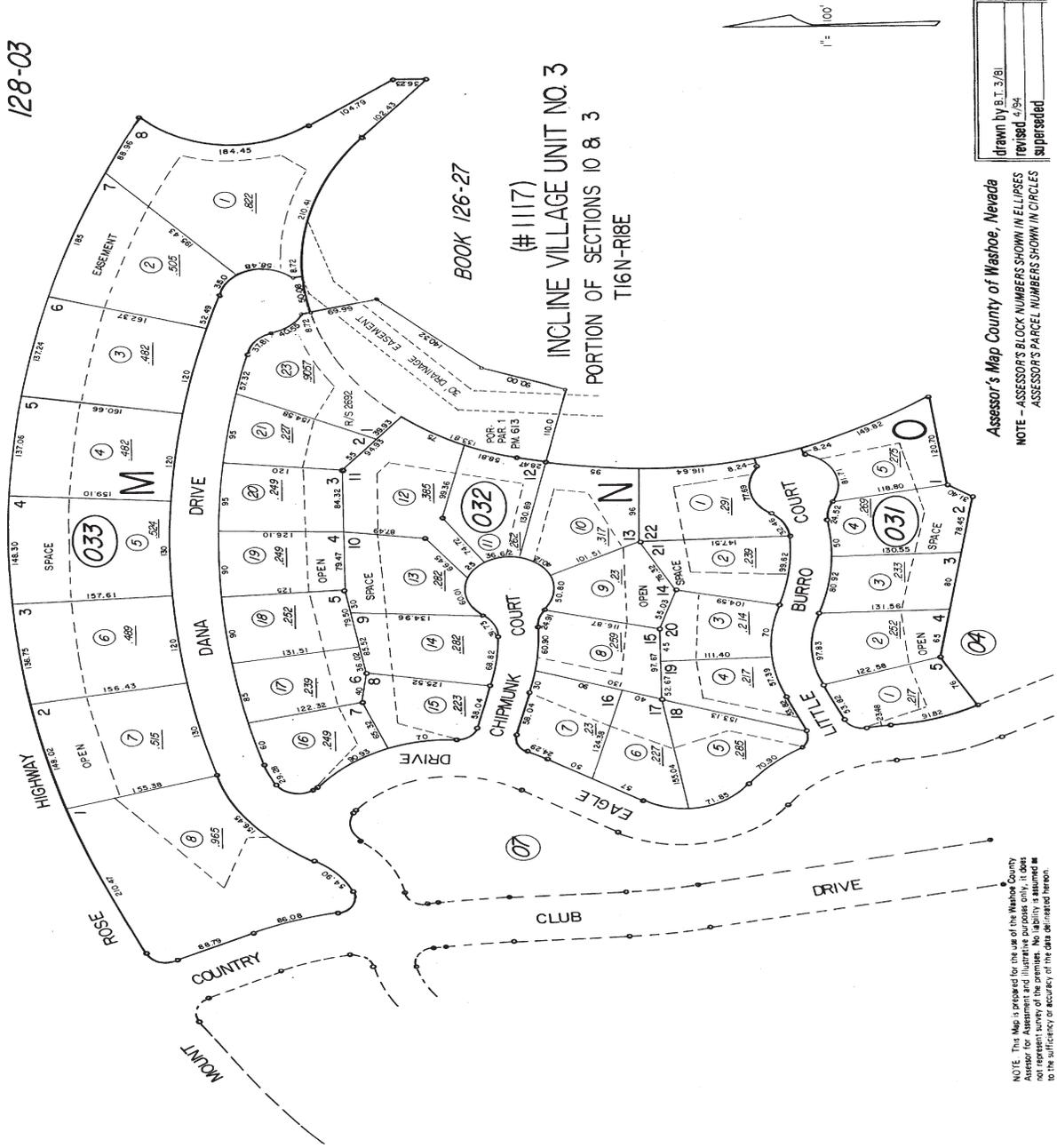
Market Value : **\$303,757**

Total Taxable Value : **\$106,315**

Customer Name : Suta Bogale
Customer Company Name : FCT
Prepared On : 09/29/2015

Assessor Map

128-03



Assessor's Map County of Washoe, Nevada

NOTE - ASSESSOR'S BLOCK NUMBERS SHOWN IN ELLIPSES
ASSESSOR'S PARCEL NUMBERS SHOWN IN CIRCLES

drawn by B.T. 3/81
revised 6/94
superceded

NOTE: This Map is prepared for the use of the Washoe County Assessor for Assessment and illustrative purposes only. It does not represent a survey of the premises. No liability is assumed to the sufficiency or accuracy of the data derived therefrom.

Customer Name : Suta Bogale
Customer Company Name : FCT
Prepared On : 09/29/2015



Street Map

Subject Property : **964 Chipmunk Dr Incline Village NV 89451**



Customer Name : Suta Bogale
Customer Company Name : FCT
Prepared On : 09/29/2015

Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$435,000	\$320,000	\$700,000	\$570,306
Bldg/Living Area	1680	1444	1900	1664
Price Per Square Foot	\$258.93	\$182	\$423	\$343.63
Year Built	1972	1964	1996	1976
Lot Size	12,415	6,011	30,448	14,588
Bedrooms	3	2	4	3
Bathrooms	2	2	3	2
Stories	1.5	1	3	2
Total Assessed Value	\$106,315	\$68,375	\$167,437	\$111,857
Distance From Subject	0	0.21	1.48	0.89

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	964 Chipmunk Dr	435,000	106,315	03/15/2002	3	2	1,680	12,415	1972		HDS
1	942 Jennifer St	699,000	125,189	11/14/2014	3	3	1,844	11,516	1983	0.21	MDS
2	955 Apollo Way	535,000	94,528	08/14/2015	3	2	1,495	8,320	1971	0.22	HDS
3	1025 Apollo Way	510,000	96,545	11/14/2014	3	2	1,530	10,019	1978	0.3	HDS
4	680 Bridger Ct	393,000	99,425	12/12/2014	3	2	1,444	10,504	1979	0.32	MDS
5	687 Bridger Ct	650,000	101,208	07/20/2015	3	3	1,536	9,225	1979	0.34	MDS
6	780 Geraldine Dr	350,000	93,542	10/17/2014	4	3	1,836	8,414	1974	0.72	HDS
7	803 Charles Ct	599,000	92,432	10/30/2014	4	2	1,504	7,912	1975	0.75	HDS
8	596 Lucille Dr	672,500	134,894	10/14/2014	3	3	1,800	14,985	1979	0.96	MDS
9	575 Village Blvd	700,000	167,437	06/19/2015	3	3	1,824	25,091	1996	1.02	MDS
10	563 Village Blvd	645,000	152,908	06/05/2015	3	2	1,642	18,687	1988	1.06	MDS
11	569 Mcdonald Dr	620,000	114,906	10/17/2014	3	3	1,684	18,905	1965	1.1	MDS
12	963 Fairway Park Dr	510,000	70,009	12/11/2014	3	2	1,536	7,144	1979	1.17	LDU
13	875 Donna Dr	625,000	125,966	09/29/2014	4	2	1,900	20,691	1969	1.21	MDS

Customer Name : Suta Bogale
 Customer Company Name : FCT
 Prepared On : 09/29/2015

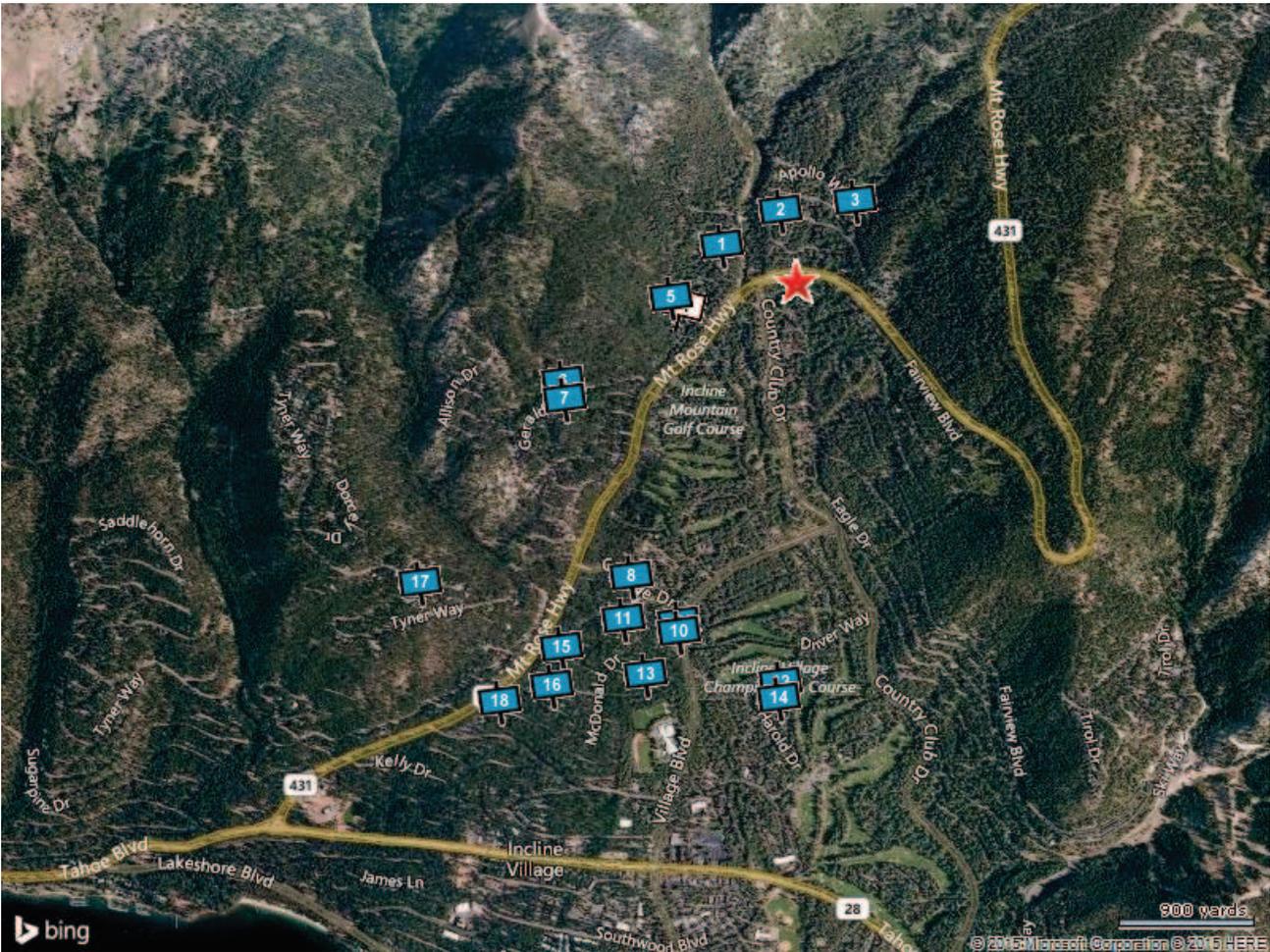


Comparables

14	512 Catherine Dr	320,000	68,375	02/25/2015	3	2	1,760	6,011	1976	1.22	LDU
15	810 Donna Dr	581,000	119,232	12/30/2014	3	2	1,648	18,774	1964	1.27	MDS
16	821 Carano Ct	528,000	120,944	12/31/2014	2	2	1,600	18,513	1969	1.36	MDS
17	407 Valerie Ct	650,000	118,721	11/12/2014	3	2	1,686	30,448	1973	1.38	MDS
18	501 Lucille Dr	678,000	117,171	07/10/2015	4	3	1,688	17,424	1966	1.48	MDS

Distressed Sales =

Map



Customer Name : Suta Bogale
 Customer Company Name : FCT
 Prepared On : 09/29/2015

EXHIBIT A

LEGAL DESCRIPTION

LOT 10 IN BLOCK N OF INCLINE VILLAGE UNIT NO. 3, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF WASHOE COUNTY, STATE OF NEVADA ON JUNE 25, 1969, AS TRACT MAP NO. 1117.

PURSUANT TO NRS SECTION 111.312, THE ABOVE LEGAL DESCRIPTION IS THE SAME PROPERTY CONVEYED IN DEED RECORDED 3/15/2002 AS INSTRUMENT NO. 2664109.

And more commonly known as 964 Chipmunk Court, Incline Village, NV.

APN: 128-032-13

REVISIONS	BY

ELISE FETT & ASSOCIATES, LTD.
 AIA • RCE
 ARCHITECTURE
 ENGINEERING

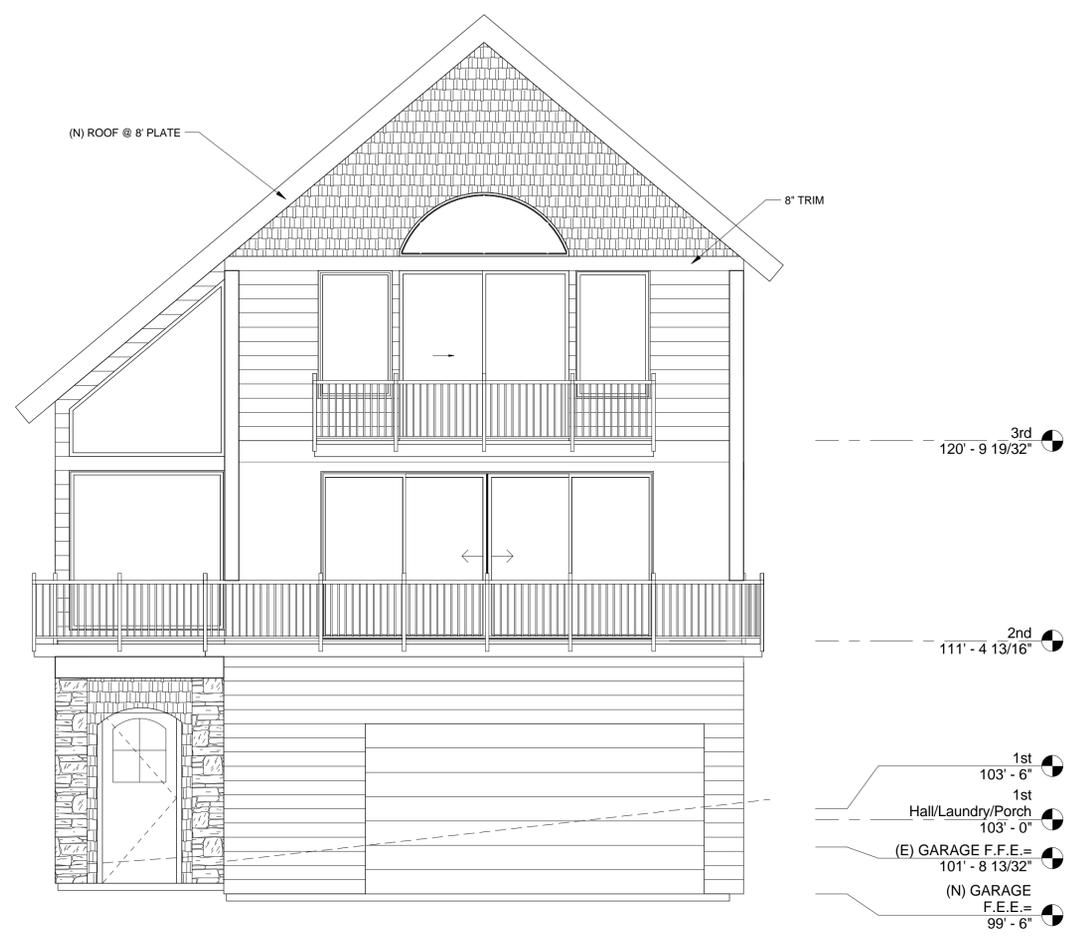
P.O. BOX 5989
 INCLINE VILLAGE
 NEVADA 89150
 PHONE: (775)833-3388
 FAX: (775)833-2388
 elise@elisefett.com

DICK / BILLMAN REMODEL
 INCLINE VILLAGE 3, LOT 10, BLOCK N
 964 CHIPMUNK CT., INCLINE VILLAGE, NV
 APN: 128-032-13

DRAWN : _____ CHECKED : _____
 DATE : _____
 SCALE : 1/4" = 1'-0"
 JOB NO : _____ TDB
 DWG NO : _____
 SHEET

A-4
 OF _____ SHEETS

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① SOUTH ELEVATION
 1/4" = 1'-0"



② WEST ELEVATION
 1/4" = 1'-0"

REVISIONS	BY

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 ENGINEERING

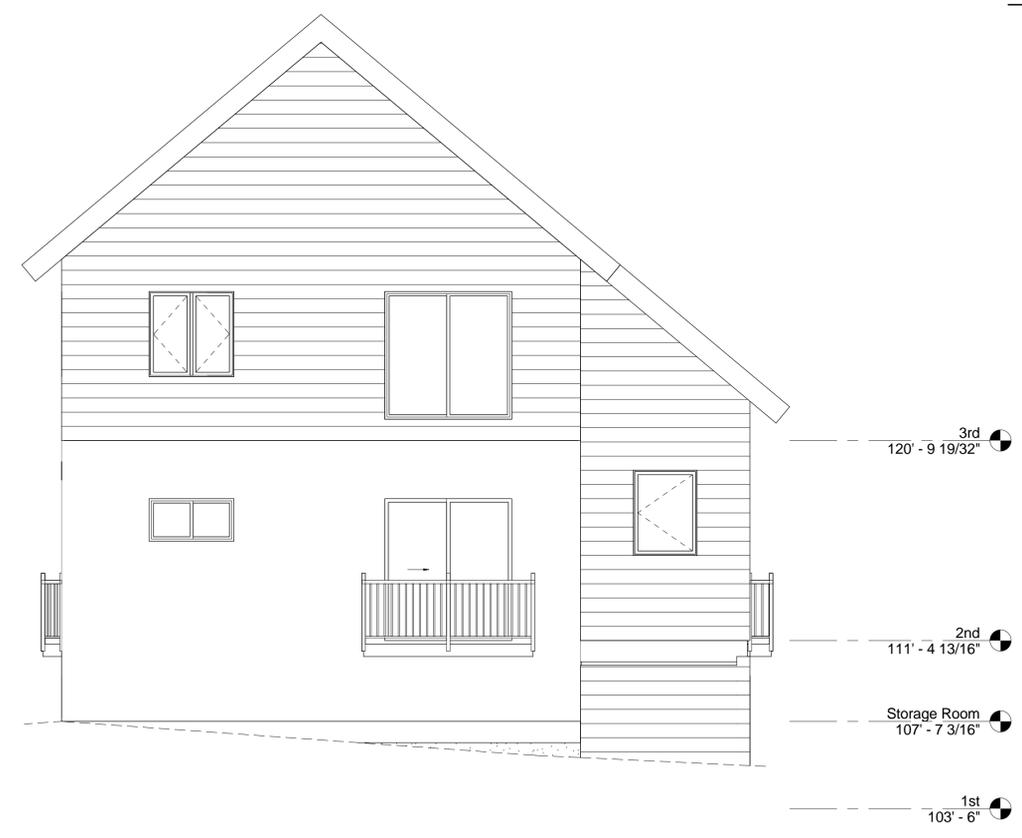
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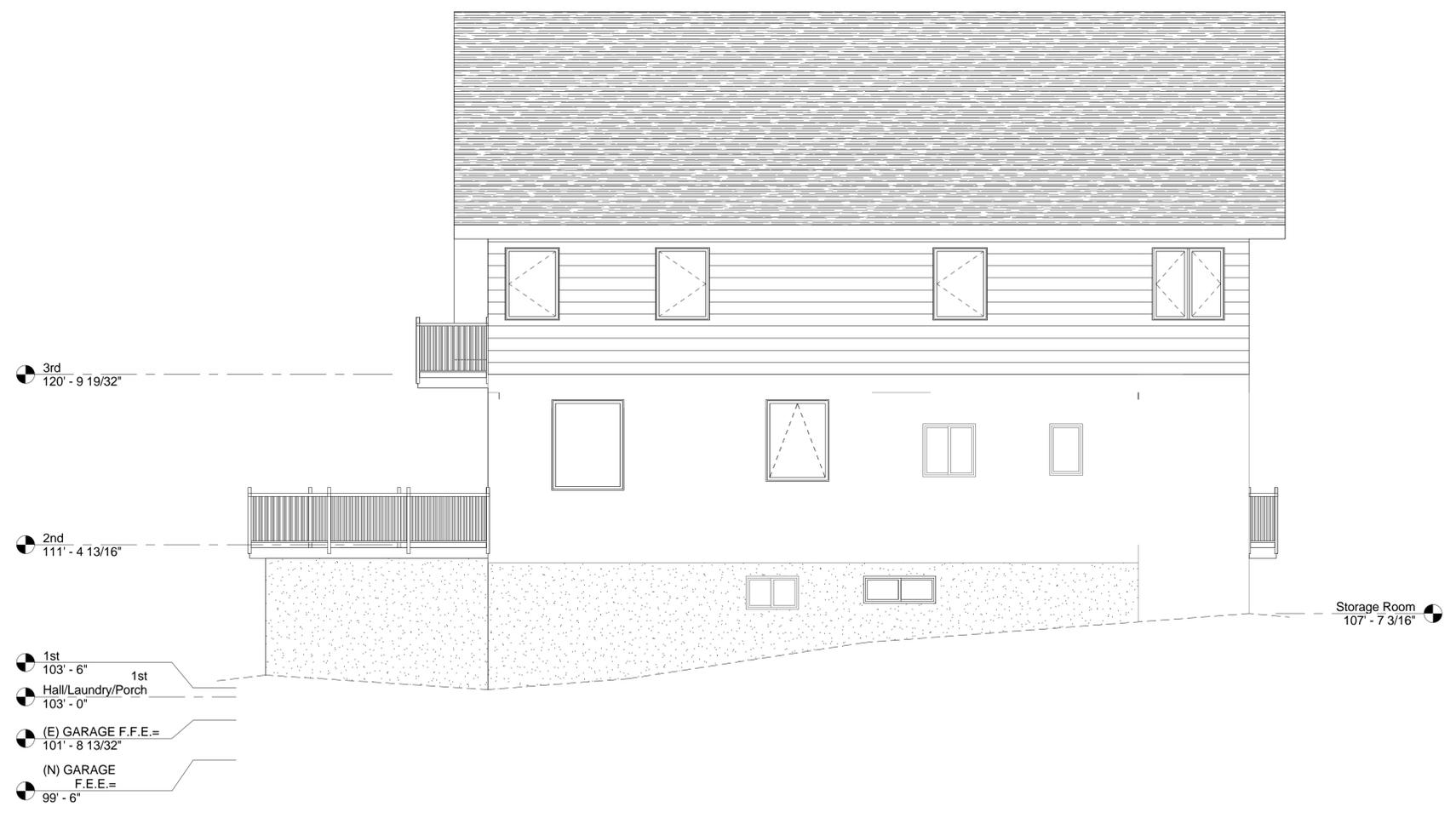
DICK / BILLMAN REMODEL
 INCLINE VILLAGE 3, LOT 10, BLOCK N
 964 CHIPMUNK CT., INCLINE VILLAGE, NV
 APN: 128-032-13

DRAWN :	CHECKED :
DATE :	
SCALE :	1/4" = 1'-0"
JOB NO :	TDB
DWG NO :	
SHEET	
A-5	
OF	SHEETS

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① NORTH ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"

OWNER
 DICK-BILLMAN LIVING TRUST
 16004 GREEN SPRINGS DR.
 RENO, NV 89511

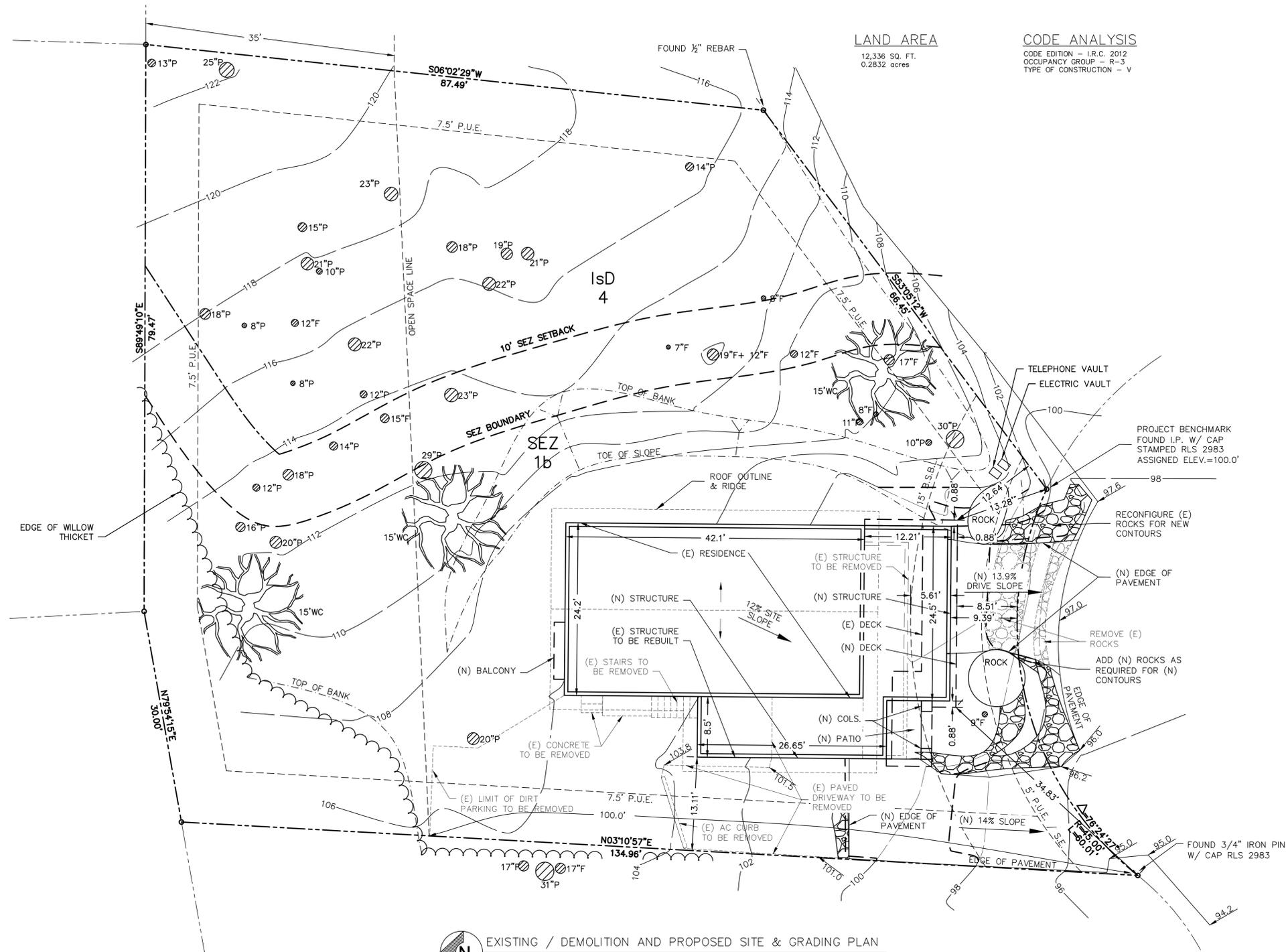
PROPERTY
 964 CHIPMUNK CT.
 INCLINE VILLAGE
 WASHOE COUNTY, NEVADA
 INCLINE VILLAGE 3
 LOT 10, BLOCK N
 APN: 128-032-13

CONTACT PERSON
 ELISE FETT & ASSOCIATES
 P.O. BOX 5989
 INCLINE VILLAGE, NV 89450
 (775) 833-3388

NOTE:
 1) EXISTING SURVEY & SITE PLAN
 PROVIDED BY ARNETT & ASSOCIATES, INC.
 ELISE FETT & ASSOCIATES, LTD. IS NOT
 RESPONSIBLE FOR THE ACCURACY OF THE
 EXISTING CONDITIONS ON THIS SITE PLAN.

LAND AREA
 12,336 SQ. FT.
 0.2832 acres

CODE ANALYSIS
 CODE EDITION - I.R.C. 2012
 OCCUPANCY GROUP - R-3
 TYPE OF CONSTRUCTION - V

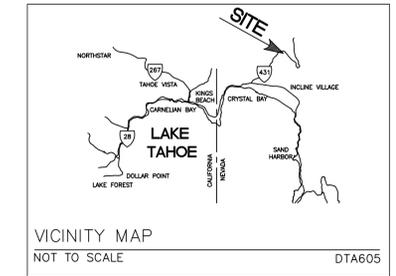


LEGEND

- EXISTING CONTOURS
- CONTOUR TO BE REMOVED
- PROPOSED CONTOURS
- FOUND 3/4" IP LS 2674 UNLESS OTHERWISE NOTED
- NOTHING FOUND OR SET
- SPOT ELEVATION
- UTILITY AS NOTED
- PUBLIC UTILITY EASEMENT
- SLOPE EASEMENT
- BUILDING SETBACK LINE PER TRACK MAP
- TREE, DIAMETER & TYPE
P=PINE, F=FIR, C=CEDAR
- WILLOW TREE

EXISTING / DEMOLITION AND PROPOSED SITE & GRADING PLAN
 SCALE 1/8"=1'

NOTE: REFER TO LANDSCAPE / TRPA BMP PLAN FOR EROSION CONTROL FENCING.
 CALL FOR PREGRADE INSPECTION PRIOR TO ANY GRADING.



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 964 CHIPMUNK CT., INCLINE VILLAGE, NV.
 APN: 128-032-13

DRAWN : KM	CHECKED : EF
DATE : 10-14-15	
SCALE : AS NOTED	
JOB NO : TDIB	
DWG NO : Site.dwg	
SHEET	

SP-1

OF 4 "SP" SHEETS

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