



Board of Adjustment Staff Report

Meeting Date: February 2, 2017

Subject: Variance Case Number: WPVAR16-0003
Applicants: Patrick and Filomena Snyder
Agenda Item Number: 8F
Project Summary: Reduce the 15 foot setback from a County maintained roadway to 1.7 feet for the construction of a garage
Recommendation: Modified Approval with Conditions, the reduction of the 15 foot setback to 7 feet from the edge of the roadway pavement.
Prepared by: Eva M. Krause
Washoe County Community Services Department
Planning and Development Division
Phone: 775.328.3628
E-Mail: ekrause@washoecounty.us

Description

Variance Case Number WPVAR16-0003 (Snyder Residence) – Hearing, discussion, and possible action to approve a variance to reduce the front yard setback from 15 feet to 1.74 feet from the edge of the roadway pavement (2.5 feet from the recorded Public Works easement) to facilitate the construction of a garage with living space below.

- Applicant: Patrick and Filomena Snyder
- Property Owner: Snyder 1998 Family Trust
- Location: 540 Gonowabie Road, Crystal Bay
- Assessor's Parcel Number: 132-101-04
- Parcel Size: 0.563 acres
- Master Plan Category: Medium Density Suburban (MDS)
- Regulatory Zone: Suburban Residential (SR)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village\Crystal Bay
- Development Code: Authorized in Article 804 Variances
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 19, T16N, R18E, MDM, Washoe County, NV

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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:

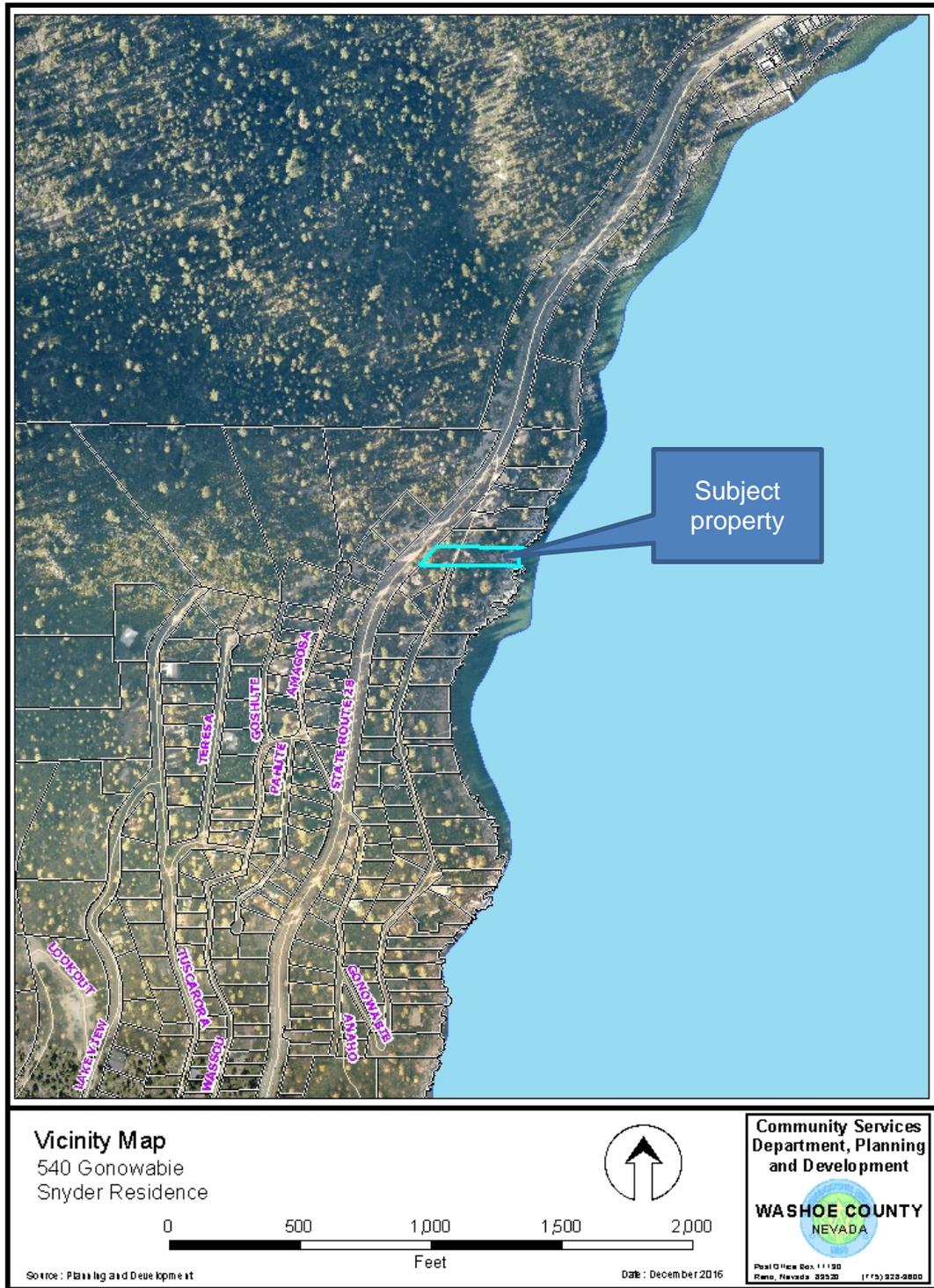
Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application 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 the staff report.

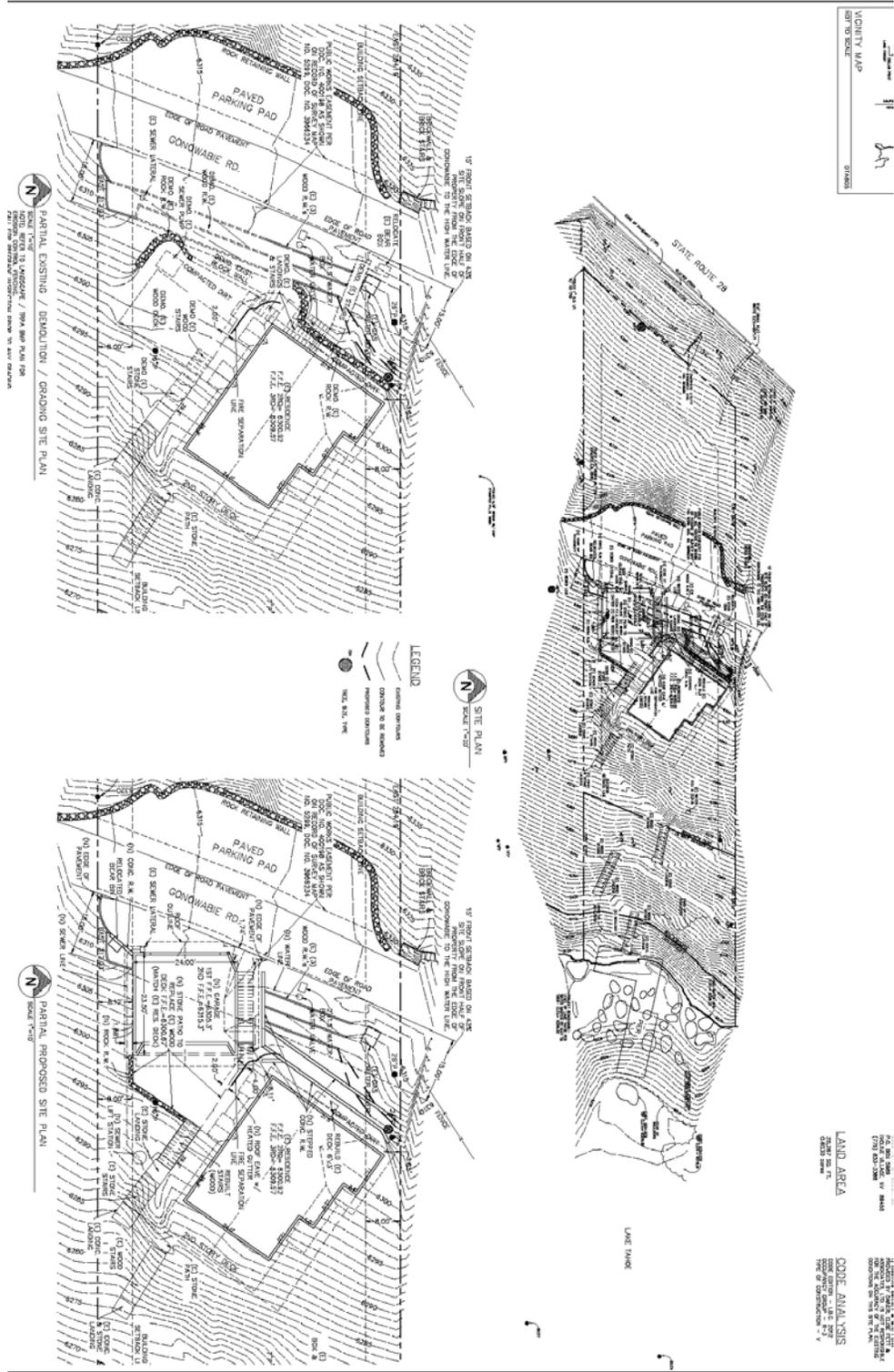
If the Board of Adjustment grants an approval of the Variance, that approval may be subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- 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.

The conditions of Approval for Variance Case Number WPVAR16-0003 are attached to this staff report and if granted approval, will be included with the Action Order.



Vicinity Map



Site Plan

Project Evaluation

The applicant's property is located in the Crystal Bay Park Subdivision. This is an unofficial subdivision created c.1930. The entire subdivision was created on a steeply sloped section of Lake Tahoe's shoreline. In return for creating lakefront properties with fabulous views, it came with challenging conditions for accessing and developing the properties. As property values have risen, the small summer homes have been enlarged or replaced with larger year-round homes.

The applicant's property is a through lot that extends from State Route 28 to the shore line with an average slope of 45 degrees. Gonowabie Road bisects the property. According to the Assessor map of the Crystal Bay Park Subdivision, the right-of-way for Gonowabie Road ends at the applicant's property. There is no road right-of-way or recorded access easement across the five northern most properties in the subdivision, but Gonowabie Road extends across these parcels and connects to State Route 28. Gonowabie Road is the only road within the subdivision and is the only access to most of the homes in the subdivision.

The existing single family home, originally built in 1947, sits approximately 20 feet back from the travel way where the ground elevation is approximately 15 feet below the level of the street. There is a parking area cut into the uphill side of the road (across the street from the house), but there is no garage. The property owner is proposing to remove an existing deck and build a garage at street level, an office-workspace on the lower level and a stone patio in place of the deck.

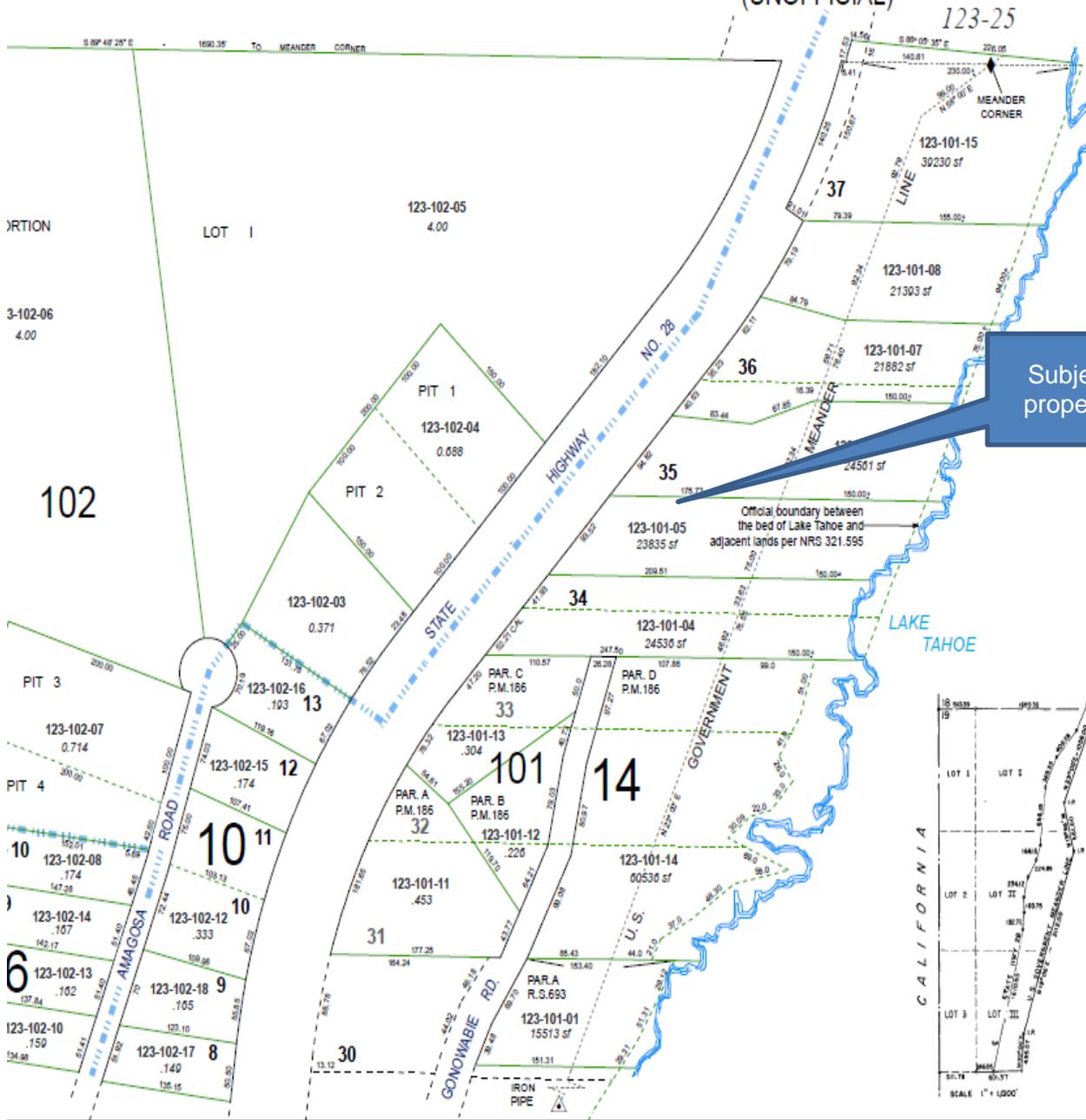
Because Washoe County Codes requires a garage for all single family homes; the Tahoe area is subject to snow and icy winter weather; and due to the steepness of the lot there is a hardship of the land, staff supports a variance for the garage. But due to the narrowness of the travel lane, the fact that Gonowabie is a one-way road, and it is the only access for most of the homes in the subdivision, locating the garage within 1.7 feet of the road would create a safety hazard, and would be a significant detriment to the public good, therefore, staff cannot support the full extent of the variance as requested.

Washoe County engineering staff recommends a seven foot separation between the edge of the travel way and any structure, based on the American Association of State Highway and Transportation Officials (AASHTO) safety guidelines. Based on the hardship of the land, staff recommends approval of a variance to reduce the setback to 7 feet.

In addition, because Gonowabie Road is so narrow there is a problem when construction workers park their personal vehicles on the road shoulder; therefore staff is recommending a condition of approval requiring a parking plan that identifies where construction vehicles will be parked during the construction of the garage.

SEC. 19, T16N - R18E

CRYSTAL BAY PARK UNIT NO. 1 (UNOFFICIAL)



Assessor's Map

The road right-of-way ends at the applicant's property but the road continues across the applicant's property and the next four parcels to the north until it reaches State Route 28. There is no road easement but Washoe County Roads Department maintains and plows the road so residents of Gonowabie and Anaho Road can get in and out of the subdivision.

1 - FRONT ELEVATION

2 - SIDE ELEVATION

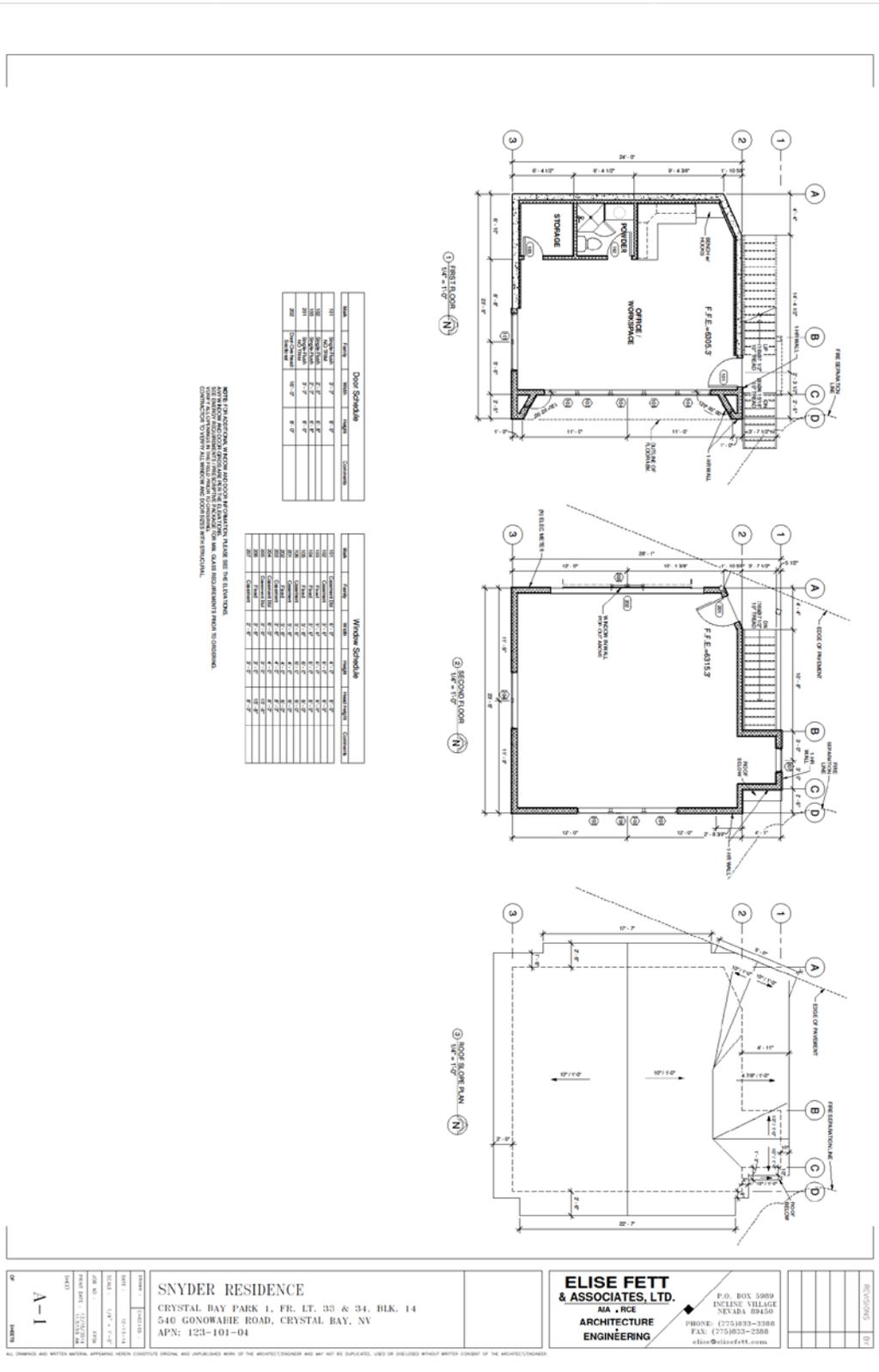
3 - REAR ELEVATION

4 - SIDE ELEVATION

NO. 2-V	<p>SNYDER RESIDENCE CRYSTAL BAY PARK I, FR. LT. 33 & 34, BLK. 14 540 GONOWARIE ROAD, CRYSTAL BAY, NV APN: 123-101-04</p>	<p>ELISE FETT & ASSOCIATES, LTD. AIA • BCE ARCHITECTURE ENGINEERING</p> <p>P.O. BOX 5990 INGLETS VILLAGE NEVADA 89450 PHONE: (775)833-2388 FAX: (775)833-2388 elise@elifett.com</p>	<p>DATE: 12/15/16 DRAWN BY: JF CHECKED BY: JF SCALE: AS SHOWN SHEET NO. 2-V</p>
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ALL DIMENSIONS AND MATERIALS UNLESS OTHERWISE SPECIFIED ARE AS SHOWN. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

Garage Elevations



Garage Floor Plans

<p>SNYDER RESIDENCE CRYSTAL BAY PARK 1, FR. LT. 33 & 34, BLK. 14 540 GONGWAHE ROAD, CRYSTAL BAY, NV APN: 123-101-04</p>	<p>ELISE FETT & ASSOCIATES, LTD. AAA - RCE ARCHITECTURE ENGINEERING</p>	<p>P.O. BOX 5089 INCLINE VILLAGE NEVAD 89450 PHONE: (775) 883-3388 FAX: (775) 883-2388 elise@elisefett.com</p>	<p>DATE</p>
			<p>SCALE</p>
<p>JOB NO.</p>	<p>DATE</p>	<p>BY</p>	<p>DATE</p>
<p>PROJECT</p>	<p>DATE</p>	<p>BY</p>	<p>DATE</p>
<p>DATE</p>	<p>DATE</p>	<p>BY</p>	<p>DATE</p>

The applicant identified the three properties to the north of the subject property, as having reduced setbacks. While it is true that the structures on those properties are closer than would be permitted today, each was approved and built under different circumstances.

- 552 Gonowabie was built in 1982. There is no record of a variance being granted for this property.
- 570 Gonowabie was built in 1958. In 2002, the residence was remodeled. The remodel included placing a new stone veneer on the retaining wall that runs parallel to the edge of the travel way. It was during review of the building permit that staff realized that there was no code provisions to prevent the property owner from improving the structure or constructing new structures abutting the edge of the travel way. Because of that oversight, the development code was amended to require a setback from the travel way if the road is maintained by the County.
- 580 Gonowabie was granted a variance in 2004 to remove a garage that was in the right-of-way and build a new garage four feet further back from the road. The face of the garage is approximately 14 feet from the travel lane.

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

The Incline Village/Crystal Bay CAB does not meet between November and April. The proposed project was forwarded to the Citizen Advisory Board members for their review. No comments have been submitted to staff.

Reviewing Agencies

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

- Washoe County Community Services Department
 - Planning and Development Division
 - Engineering and Capital Projects Division
 - Traffic
 - Land Development
 - Building and Safety Division
- 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
- Nevada Department of Transportation
- Washoe-Storey Conservation District
- Nevada Tahoe Conservation District

Two out of the twelve above listed agencies/departments provided comments and/or recommended conditions of approval 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 approved by the Board.

- Planning and Development requires a parking plan for construction vehicles during construction of the garage.

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

- Engineering and Capital Projects requires a 7 foot separation between the structure and the travel lane, as well as a hold harmless agreement and garage door opener.

**Contact: Clara Lawson, 775.328.3603, clawson@washoecounty.us
Kimble Corbridge, 775.328.2054 kcorbridge@washoecounty.us**

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 abandonment 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 subject property slopes 45 degrees from State Route 28 to the lake shore. There is approximately a 12 foot drop in elevation from the edge of the travel lane to the 15 foot setback line. The further down slope the garage is moved the taller the structure has to be to provide access from the road. The structure would exceed the allowable height if it was set to far down the slope.

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: Gonowabie Road is a narrow one-way street that provides access to all the residences on Gonowabie and Anaho Road. The street is approximately 14 feet wide and is not built to County Standards. Engineering staff recommends that the garage be located no closer than seven feet from the edge of the travel way.

A reduction of the setback to less than seven feet variance would create a substantial detriment to the public good.

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: Because of the steep slopes in the Crystal Bay Park Subdivision numerous variances have been granted to allow garages closer than 15 feet to the road right-of-way. The reduction of the setback to 7 feet is consistent with the limitation upon other properties in the vicinity.

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: The proposed use is an allowed use in the Medium Density Suburban regulatory 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 within the required noticing area; therefore the board is not required to make this finding.

Recommendation

Those agencies which reviewed the application recommended conditions in support of reducing the setback from 15 feet to 7 feet for the construction of a garage. Therefore, after a thorough analysis and review, Variance Case Number WPVAR16-0003 is being recommended **to approve of a seven foot setback from the edge of the roadway** 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 WPVAR16-0003 **to reduce the set back from fifteen feet to seven feet from the edge of the roadway pavement** for Patrick and Filomena Snyder, with the Conditions of Approval included as Exhibit A for this matter, having made all four findings in accordance with Washoe County Development Code Section 110.804.25.

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;
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 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 filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Property Owner: Patrick and Filomena Snyder, 6285 Stockton CA. 95219, snyderp6@comcast.net

Representatives: Elise Fett, PO BOX 5989, Incline Village NV 89450
elise@elisefett.com

Staff Report xc: Clara Lawson, Engineering and Capital Projects.



Conditions of Approval

Variance Case Number WPVAR16-0003

The project approved under Variance Case Number WPVAR16-0003 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 2, 2017. Conditions of Approval are requirements placed on a permit or development 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 institution 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.

THE 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

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 permit. 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. Compliance with this condition shall be determined by Planning and Development.
- 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 following note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- e. 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.
- f. Prior to approval of the building permit the applicant shall develop and submit a parking plan for all construction vehicles, including construction workers personal vehicles. The contractor may use the paved parking area on the owner's property. No parking of construction vehicles shall be permitted on the shoulder of Gonowabie Road. The plan must include the Contractor's as well as the property owner's contact information. The Property Owner shall be responsible for enforcement of the plan.

Washoe County Engineering and Capital Projects

2. The following conditions are requirements of the Engineering Division, which shall be responsible for determining compliance with these conditions.

**Contact – Clara Lawson, 775.325.3603, clawson@washoecounty.us
Kimble Corbridge, 775.328.2054, kcorbridge@washoecounty.us**

- a. The applicant shall maintain a 7 foot separation between the travel way and the proposed garage per AASHTO guidelines. The clear area does not include snow storage.
- b. Prior to issuance of a building permit, the applicant execute a Hold Harmless Agreement with the District Attorney's Office. The applicant shall submit a copy of the recorded document with the building permit application.
- c. The applicant shall install an automatic garage door opener prior the issuance of a Certificate of Occupancy or building permit final sign-off.

From: [Corbridge, Kimble](#)
To: [Krause, Eva](#)
Cc: [Vesely, Leo](#); [Smith, Dwayne E.](#); [Crump, Eric S](#); [Thomsen, Richard](#)
Subject: WPVAR16-0003 Snyder https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_one/WPVAR16-0003_ap.pdf
Date: Wednesday, January 04, 2017 4:40:50 PM

Eva,

The APN is 123-101-04

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

1. A Revocable Encroachment permit is required for any improvements (pavers, landscaping, etc.) in the County right of way. Application information is on the County CSD website or contact Beau Duc at 328-2041.
2. An Hold Harmless agreement approved by the DA's office shall be recorded for the reduced setback.
3. An automatic garage door opener shall be required on the garage.

Thx,
Kimble

From: [Lawson, Clara](#)
To: [Krause, Eva](#)
Subject: 540 Gonowabie
Date: Tuesday, January 03, 2017 11:31:18 AM
Attachments: [image001.png](#)
[image003.png](#)

I recommend a minimum 7' clear zone be maintained between the edge of the travel way and any structure per AASHTO guidelines. This doesn't include snow storage.

Clara Lawson, PE, PTOE, Licensed Engineer

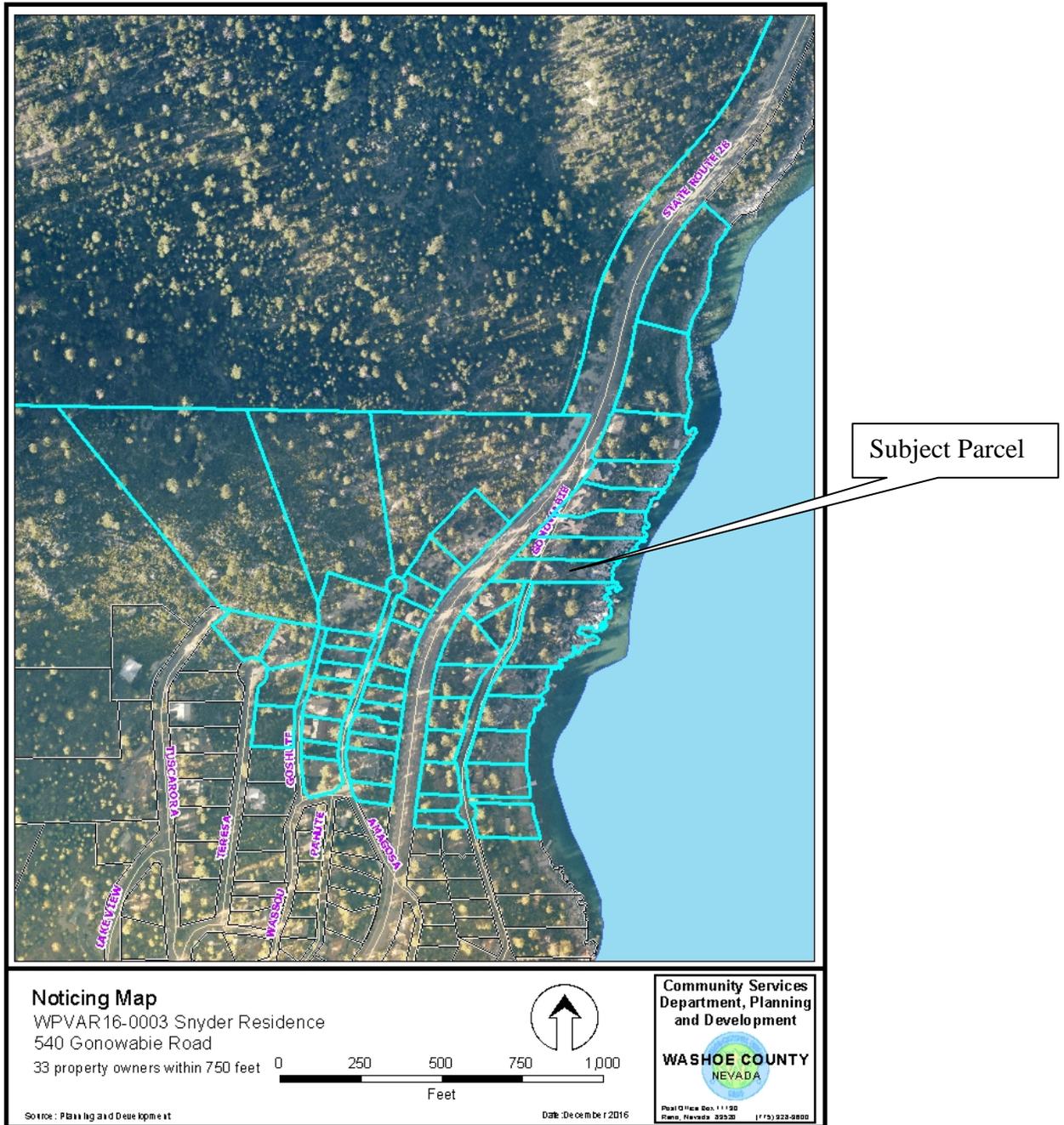
Washoe County | Community Services Dept | **Engineering Division** 1001 E. Ninth St., Reno NV
89520

clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699

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Public Notice

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 750-foot radius of the subject property, noticing 33 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: FPSN - Snyder Residence - 540 Gonowabie			
Project Description: Remodel and garage addition to an existing single family residence that does not have covered parking. The proposed detached garage will have living space below.			
Project Address: 540 Gonowabie Rd. Crystal Bay, NV 89402			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): Located near the exit, on the one-way street, Gonowabie, that intersects with State Route 28.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-101-04	0.563 (24,536 SF)		
Section(s)/Township/Range: S19/T16/R18			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). n/a			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Snyder 1998 Family Trust		Professional Consultant: Elise Fett & Associates Ltd.	
Name: Patrick and Filomena Snyder		Name: Elise Fett	
Address: 6285 Crooked Stick Cir.		Address: PO Box 5989	
Zip: 95219		Zip: 89450	
Phone: 209-481-1501	Fax: n/a	Phone: 775-833-3388	Fax: 833-2388
Email: snyderp6@comcast.net		Email: elise@elisefett.com	
Cell:	Other:	Cell:	Other:
Contact Person: Patrick or Fil Snyder		Contact Person: Elise Fett or Julie	
Applicant/Developer:		Other Persons to be Contacted:	
Name: same as consultant		Name: n/a	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		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?

The front yard set-back, Article 406-Building Placement Standard 110.406.30. In order to create a detached garage with living space below, we are requesting that the front yard set-back be reduced to 1.7' (at the closest point) from the edge of pavement. The steepness and narrowness of the lot, as well as the existing structure, make pushing the proposed structure further from the edge of pavement unfeasible.

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 lot is divided by the existing paved road, Gonowabie. The existing structure is on the lakeside of the lot, where the slope from the edge of pavement to the high water line is 43%. Currently, there is no off-street parking on the lakeside of the lot, which means residents must cross the street every time they enter or exit the property from a car. Additionally, there is no covered parking as required by current development code section 110.410.10 Required Parking Spaces. The steepness of the lot along with the location of the existing residence prohibits the structure from being set further back from the road on the lakeside of the property. Were the garage structure to be placed on the opposite side of Gonowabie from the residence, a variance would still be required as the existing off-street, paved parking is within the set-back and the slope is steeper on that side of the lot.

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?

As mentioned previously, there is currently no parking on the same side of the road as the residence, therefore, the proposed project improves the current situation by lessening the pedestrians crossing the road. The parcel itself is bisected by Gonowabie, there are no upslope neighbors and no impact on the view from state route 28. The view from Gonowabie will be impacted, but the finishes selected will be consistent with the other residences along Gonowabie and the visual magnitude from the street will be less than that of most neighboring properties as the existing residence is not being increased and is 1.5 stories below road level. The garage structure will appear as a single story from the road.

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 approval of this variance will provide enclosed parking, thus eliminating clutter in view of the neighbors and reducing the number of vehicles parked on the road. There is currently a health and safety issue with residents having to cross the road, which year round impacts traffic and in the winter can be slick car packed ice. The natural slope and vegetation across the road is preserved and the lake side slope will be better stabilized with BMP's around the garage structure minimizing run off into Lake Tahoe.

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

The owners would be denied enclosed parking and access to their residence without having to cross the street if the variance were not approved. Most residences on Gonowabie (at least 90%) have a reduced set-back for garage structures because of the steepness of the lots and narrowness of the roadway. We have enclosed an aerial photo that depicts the proximity of the immediate neighbors to the edge of pavement, all of which are approximately 5' or less from edge of pavement.

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

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	If yes, please attach a copy.	See title report
---	-----------------------------	-------------------------------	------------------

7. What is your type of water service provided?

Water service is provided by IVGID.

8. What is your type of sewer service provided?

Sewer service is provided by IVGID.

Property Owner Affidavit

Applicant Name: Elise Fett & Associates Ltd.

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, Filomena Snyder Filomena Snyder
(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): 123-101-04

Printed Name Filomena Snyder

Signed Filomena Snyder

Address 6285 Crooked Stick Circle

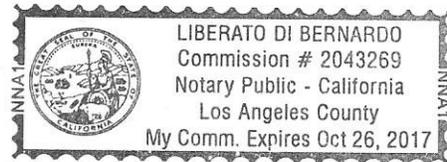
Stockton, CA 95219

Subscribed and sworn to before me this 6th day of December, 2016

(Notary Stamp)

Liberato Di Bernardo
Notary Public in and for said county and state

My commission expires: 10-26-2017



*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

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Search Results](#)

[Change of Address](#)

[Print this Page](#)

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

Washoe County Parcel Information

Parcel ID	Status	Last Update
12310104	Active	12/2/2016 2:09:51 AM
Current Owner: SNYDER 1998 FAMILY TRUST, PATRICK & FILOMENA 6285 CROOKED STICK CIR STOCKTON, CA 95219		SITUS: 540 GONOWABIE RD INCL NV
Taxing District: 5200		Geo CD:
Legal Description		
SubdivisionName CRYSTAL BAY PARK 1 UNOFFICIAL Township 16 Block 14 Range 18 Lot 34		

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2016	\$11,711.58	\$11,711.58	\$0.00	\$0.00	\$0.00
2015	\$11,689.46	\$11,689.46	\$0.00	\$0.00	\$0.00
2014	\$11,370.26	\$11,370.26	\$0.00	\$0.00	\$0.00
2013	\$11,060.34	\$11,060.34	\$0.00	\$0.00	\$0.00
2012	\$10,759.46	\$10,759.46	\$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.

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

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

This site is best viewed using Google Chrome, Internet Explorer 11, Mozilla Firefox or Safari.

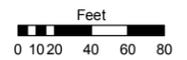
PORTION SEC. 19, T16N - R18E

CRYSTAL BAY PARK UNIT NO. 1 (UNOFFICIAL)

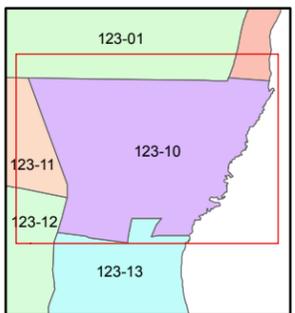
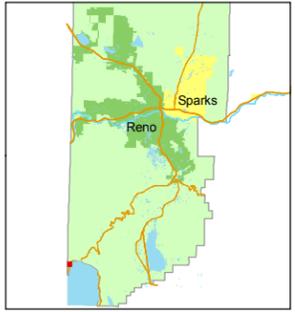
Assessor's Map Number
123-10

STATE OF NEVADA
WASHOE COUNTY
ASSESSOR'S OFFICE
Joshua G. Wilson, Assessor

1001 East Ninth Street
Building D
Reno, Nevada 89512
(775) 328-2231

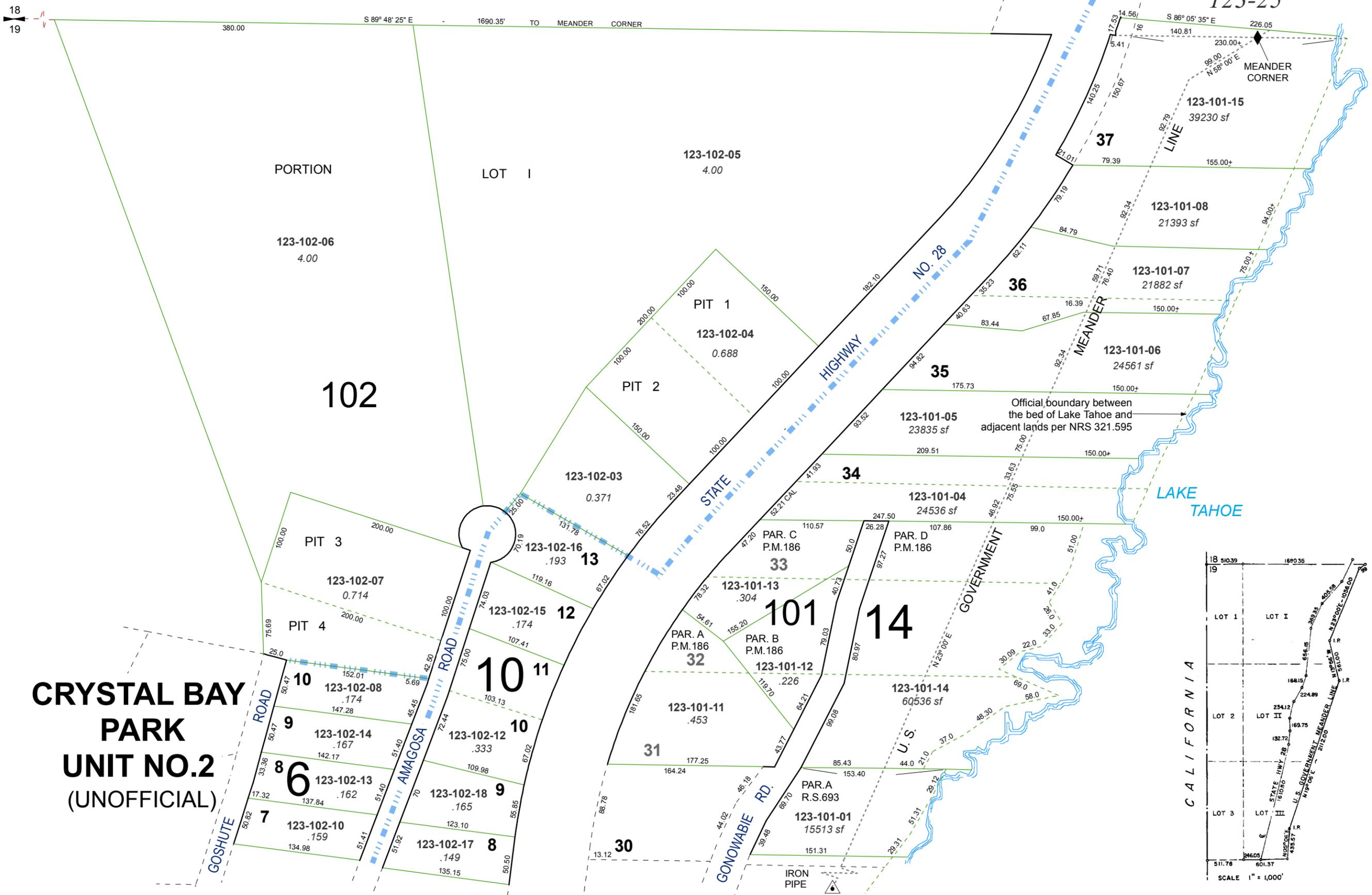


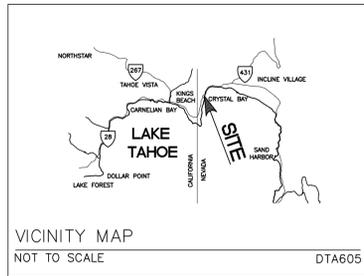
1 inch = 100 feet



created by: CFB 06/11/2010
last updated: _____
area previously shown on map(s) _____

NOTE: This map was 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 as to the sufficiency of the boundaries delineated herein.





OWNER
PATRICK AND FILOMENA SNYDER
6285 CROOKED STICK CIR.
STOCKTON, CA 95219

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

PROPERTY
540 GONOWABE RD.
CRYSTAL BAY
WASHOE COUNTY, NEVADA
CRYSTAL BAY PARK 1 UNOFFICIAL
FR LOTS 33 & 34, BLOCK 14
APN: 123-101-04

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

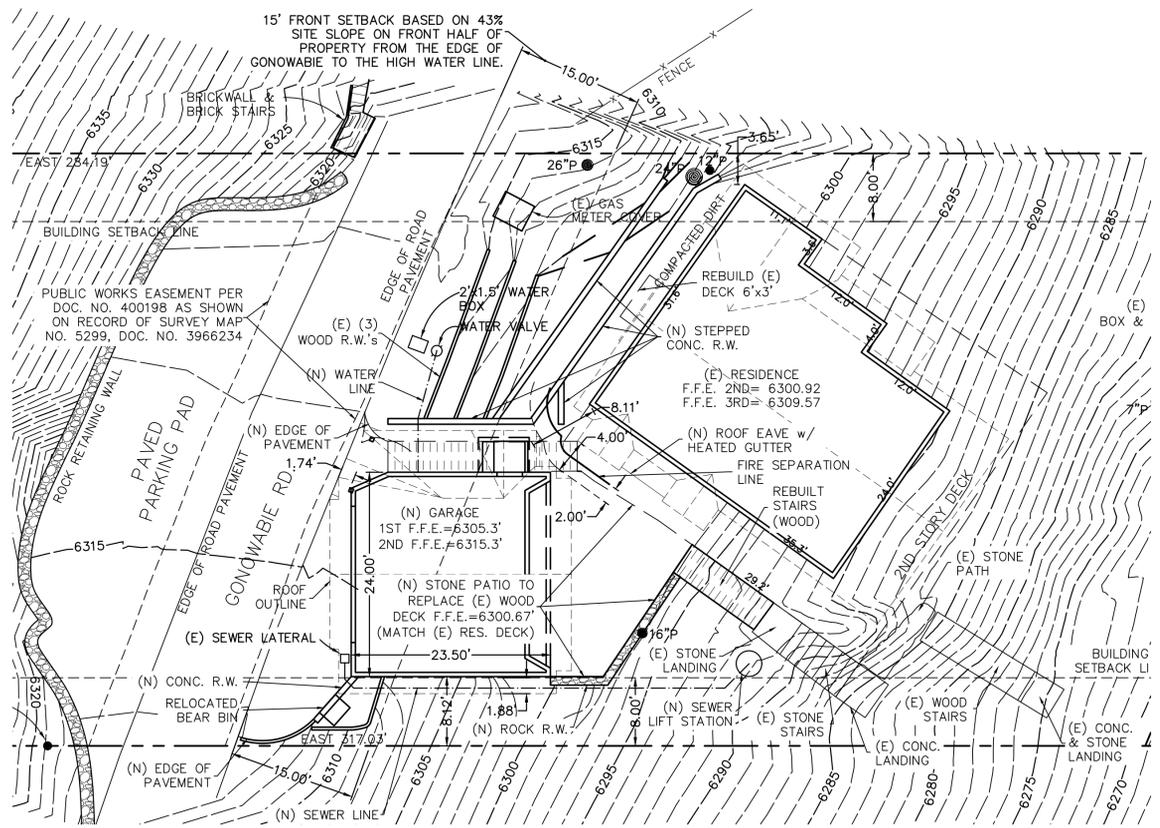
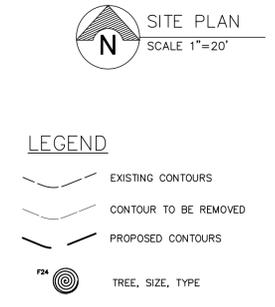
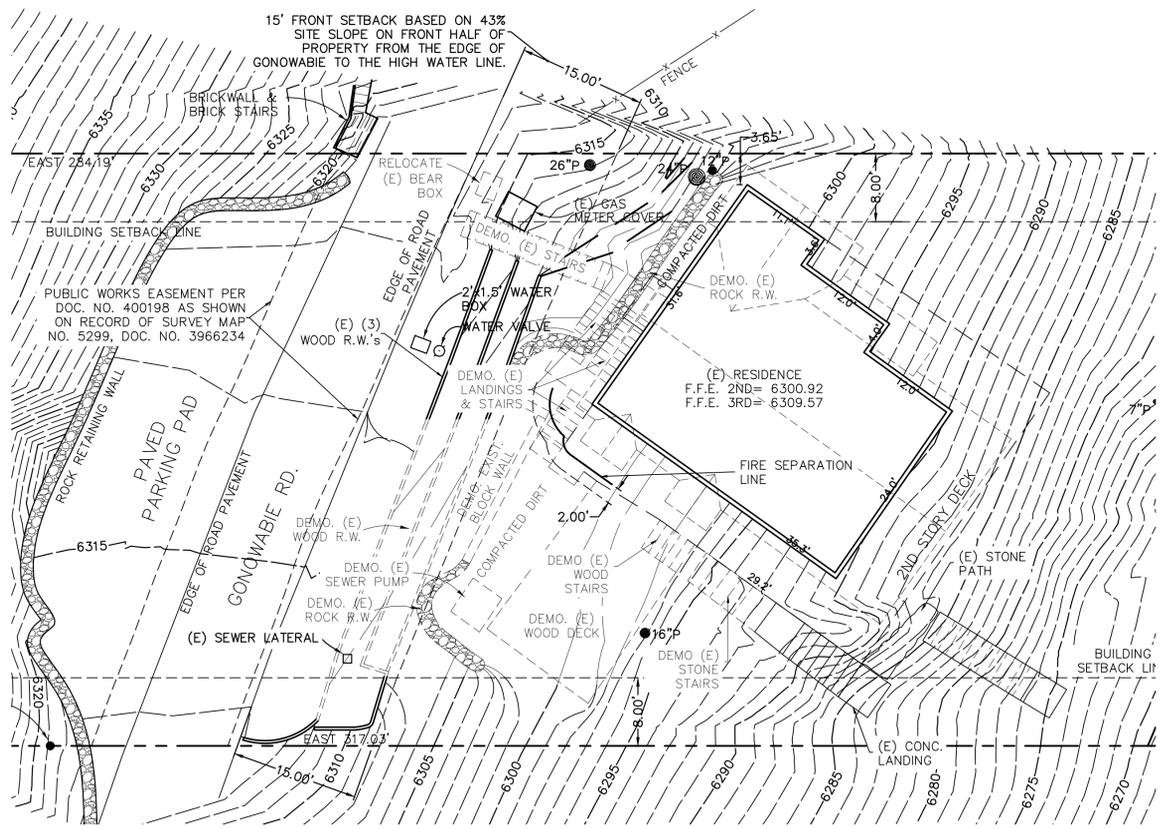
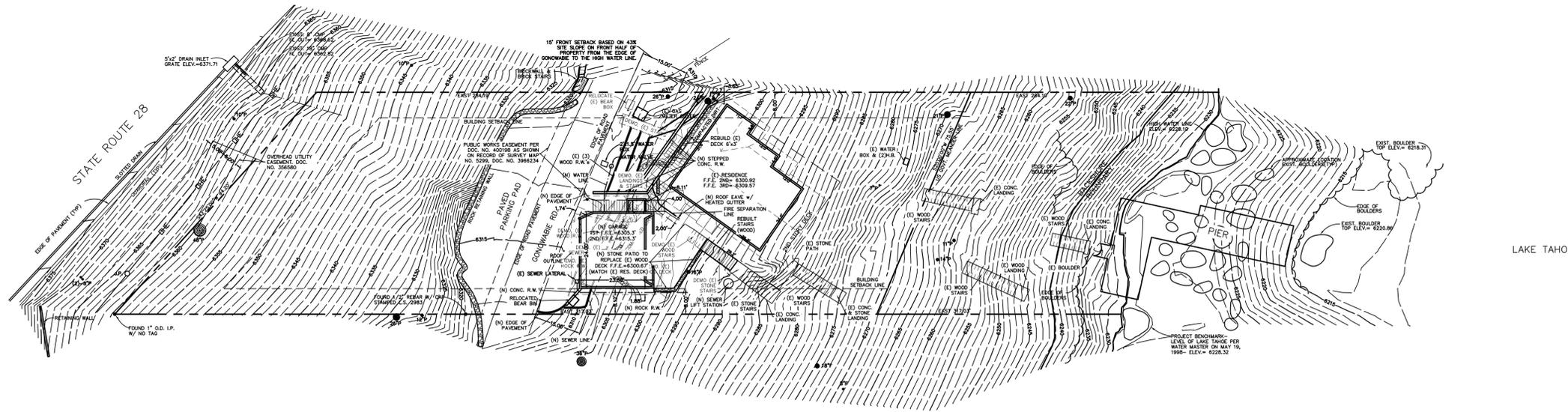
LAND AREA
26,267 SQ. FT.
0.6030 acres

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

REVISIONS	BY

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

P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450
PHONE: (775) 833-3388
FAX: (775) 833-2388
eliseaane@aol.com



PARTIAL EXISTING / DEMOLITION / GRADING SITE PLAN
SCALE 1"=10'
NOTE: REFER TO LANDSCAPE / TRPA BMP PLAN FOR
EROSION CONTROL FENCING.
CALL FOR PREGRADE INSPECTION PRIOR TO ANY GRADING.

PARTIAL PROPOSED SITE PLAN
SCALE 1"=10'

SNYDER RESIDENCE
CRYSTAL BAY PARK 1, FR. LT. 33 & 34, BLK. 14
540 GONOWABE ROAD, CRYSTAL BAY, NV
APN: 123-101-04

DRAWN : KM	CHECKED : EF
DATE : 11-28-16	
SCALE : AS NOTED	
JOB NO : FPSN	
DWG NO : Site.dwg	
SHEET	

SP-1
OF 4 "SP" SHEETS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

REVISIONS	BY

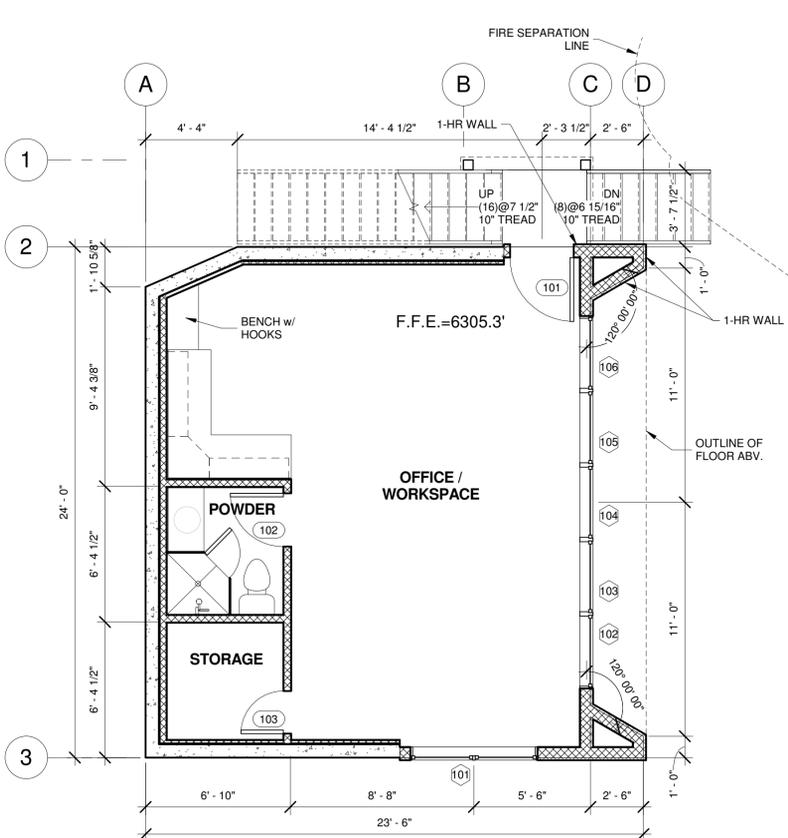
P.O. BOX 5989
 INCLINE VILLAGE
 NEVADA 89450
 PHONE: (775)833-3388
 FAX: (775)833-2388
 elise@elisefett.com

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

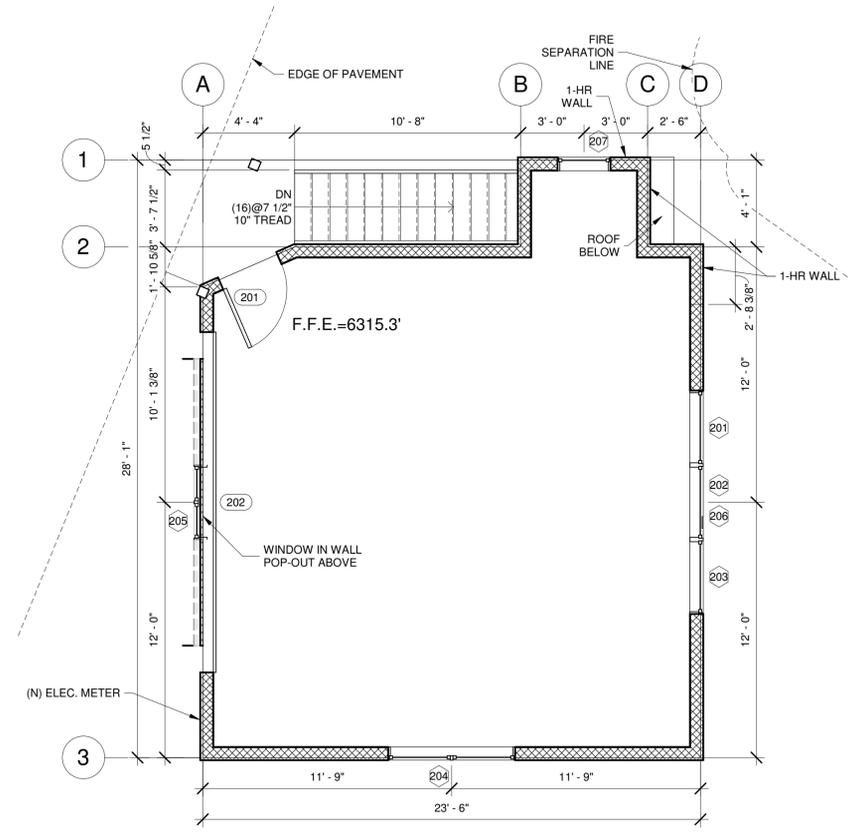
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SNYDER RESIDENCE
 CRYSTAL BAY PARK 1, FR. LT. 33 & 34, BLK. 14
 540 GONOWABLE ROAD, CRYSTAL BAY, NV
 APN: 123-101-04

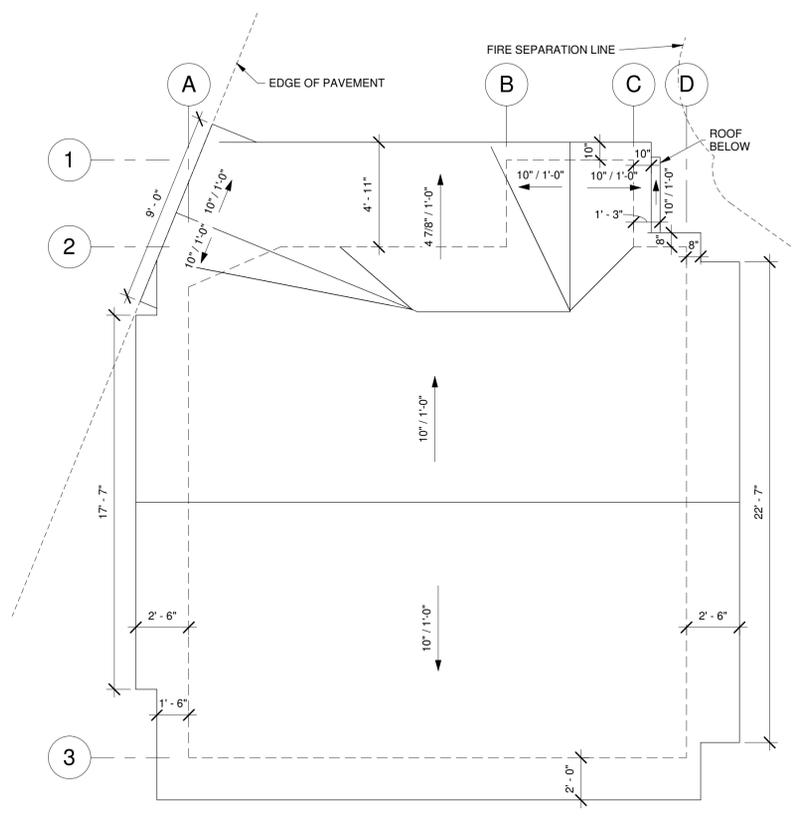
DRAWN :	CHECKED :
DATE :	12-13-16
SCALE :	1/4" = 1'-0"
JOB NO. :	FPSN
PRINT DATE :	12/15/2016 11:57:59 AM
SHEET	
A-1	
OF	SHEETS



1 FIRST FLOOR
 1/4" = 1'-0"



2 SECOND FLOOR
 1/4" = 1'-0"

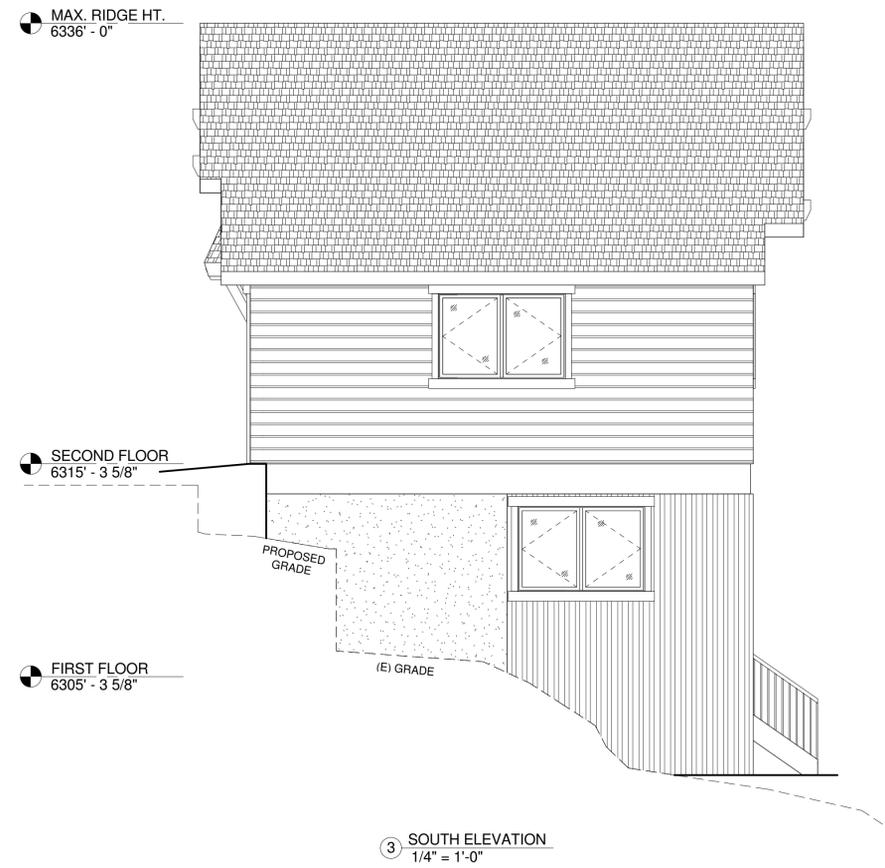
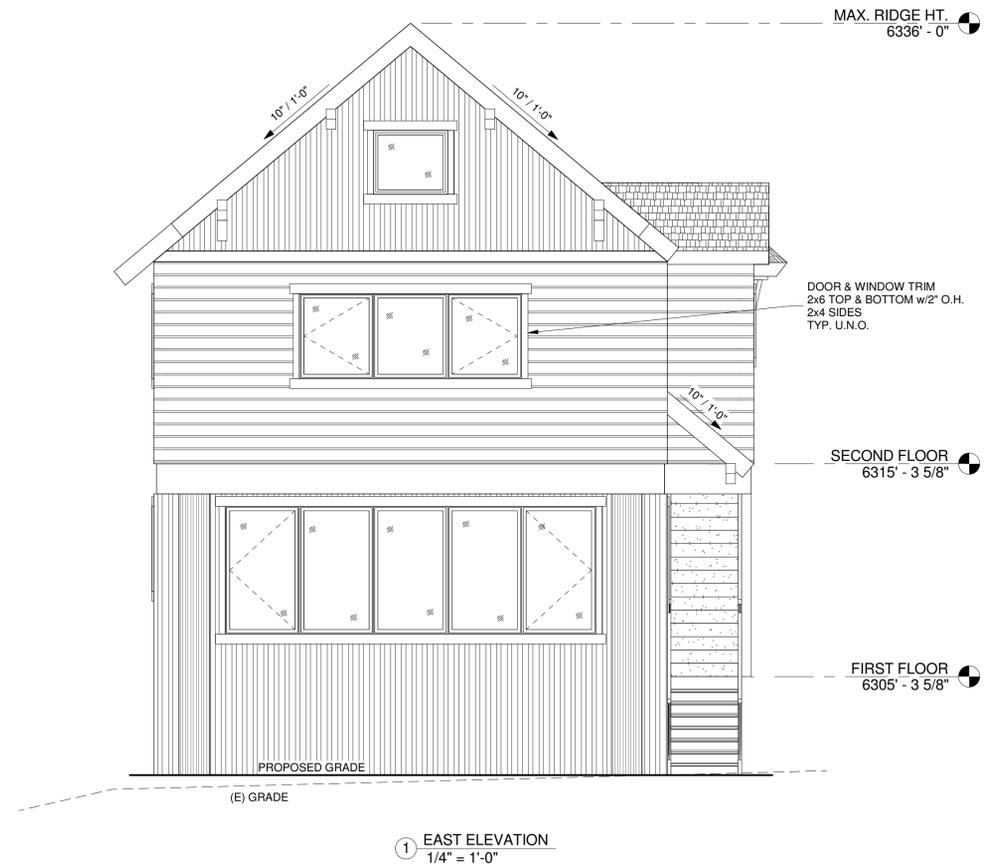
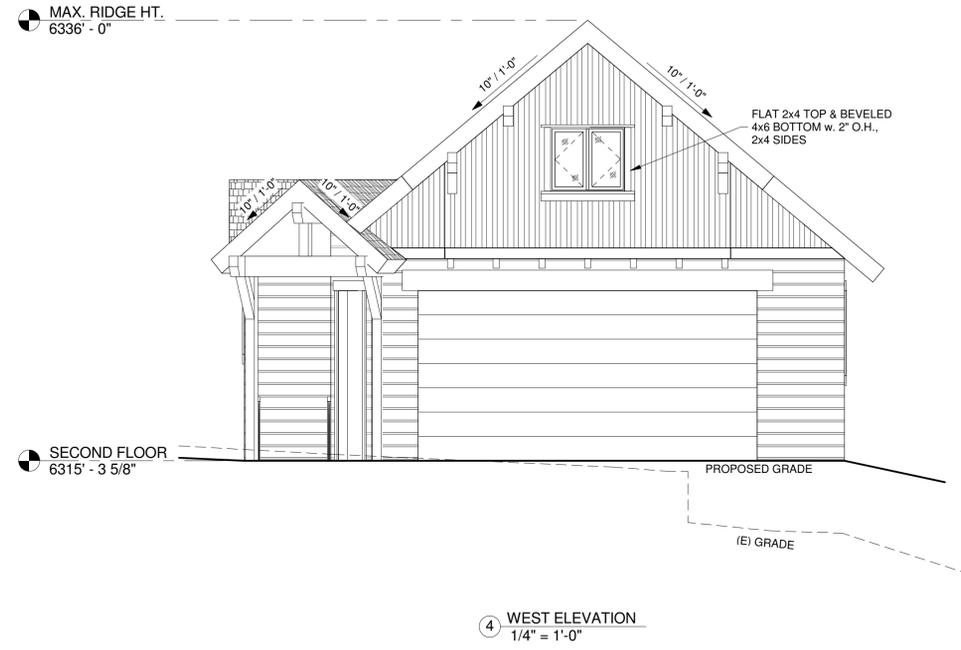
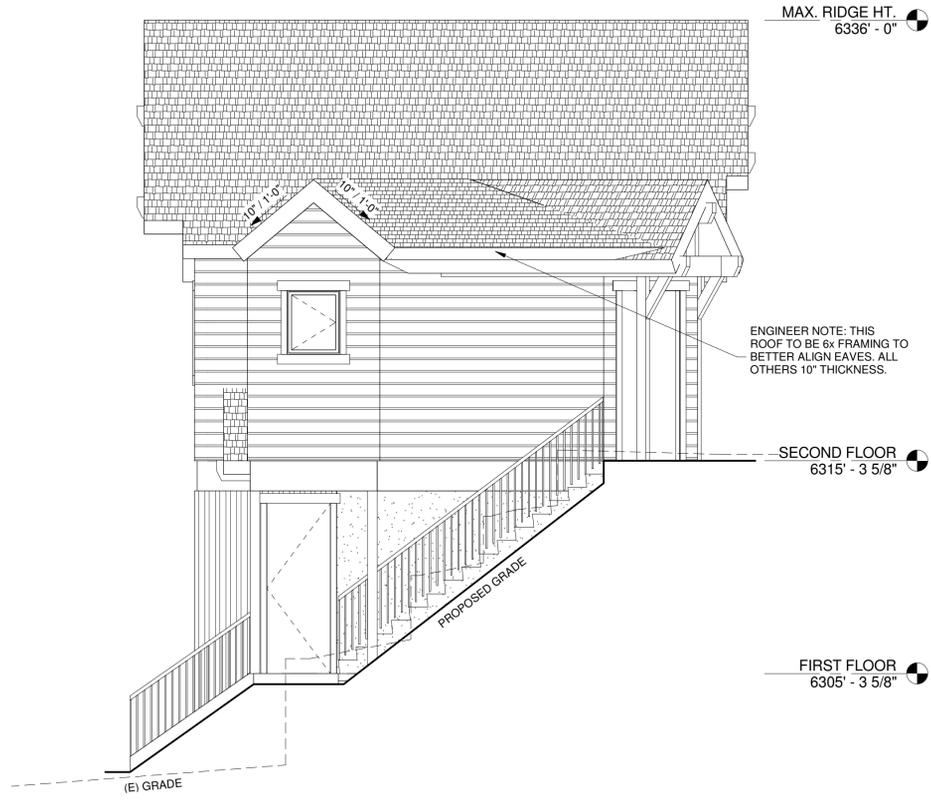


3 ROOF SLOPE PLAN
 1/4" = 1'-0"

Door Schedule				
Mark	Family	Width	Height	Comments
101	Single-Flush NO TRIM	3'-0"	8'-0"	
102	Single-Flush	2'-6"	6'-8"	
103	Single-Flush	2'-0"	6'-8"	
201	Single-Flush NO TRIM	3'-0"	8'-0"	
202	Door-Overhead- Sectional	16'-0"	8'-0"	

Window Schedule					
Mark	Family	Width	Height	Head Height	Comments
101	Casement Dbl	6'-0"	4'-0"	8'-0"	
102	Casement	3'-6"	6'-0"	8'-0"	
103	Fixed	3'-6"	6'-0"	8'-0"	
104	Fixed	3'-6"	6'-0"	8'-0"	
105	Fixed	3'-6"	6'-0"	8'-0"	
106	Casement	3'-6"	6'-0"	8'-0"	
201	Casement	3'-6"	4'-0"	8'-0"	
202	Fixed	3'-6"	4'-0"	8'-0"	
203	Casement	3'-6"	4'-0"	8'-0"	
204	Casement Dbl	6'-0"	4'-0"	8'-0"	
205	Casement Dbl	3'-6"	3'-0"	15'-8"	
206	Fixed	3'-6"	3'-0"	15'-8"	
207	Casement	2'-6"	3'-0"	8'-0"	

NOTE: FOR ADDITIONAL WINDOW AND DOOR INFORMATION, PLEASE SEE THE ELEVATIONS.
 ANY WINDOW AND DOOR GRIDS ARE PER THE ELEVATIONS.
 SEE ENERGY REQUIREMENTS / PRESCRIPTIVE PACKAGE FOR MIN. GLASS REQUIREMENTS PRIOR TO ORDERING.
 VERIFY ALL OPENINGS IN THE FIELD PRIOR TO ORDERING.
 CONTRACTOR TO VERIFY ALL WINDOW AND DOOR SIZES WITH STRUCTURAL.



REVISIONS	BY

P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450
PHONE: (775)833-3388
FAX: (775)833-2388
elise@elisefelt.com

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

SNYDER RESIDENCE
CRYSTAL BAY PARK 1, FR. LT. 33 & 34, BLK. 14
540 GONOWABIE ROAD, CRYSTAL BAY, NV
APN: 123-101-04

DRAWN :	CHECKED :
DATE :	12-13-16
SCALE :	1/4" = 1'-0"
JOB NO :	FPSN
PRINT DATE :	12/15/2016 11:58:00 AM
SHEET	A-2
OF	SHEETS



Neighboring
Properties
all have
Reduced
Set-backs

28

Lakeshore Blvd

Lakeshore

Gonowabie Rd

Gonowabie Rd

Gonowabie Rd

4 min walk

540 Gonowabie Road
4 min walk - work

WPVAR16-0003
EXHIBIT E



WPVAR16-0003
EXHIBIT E













