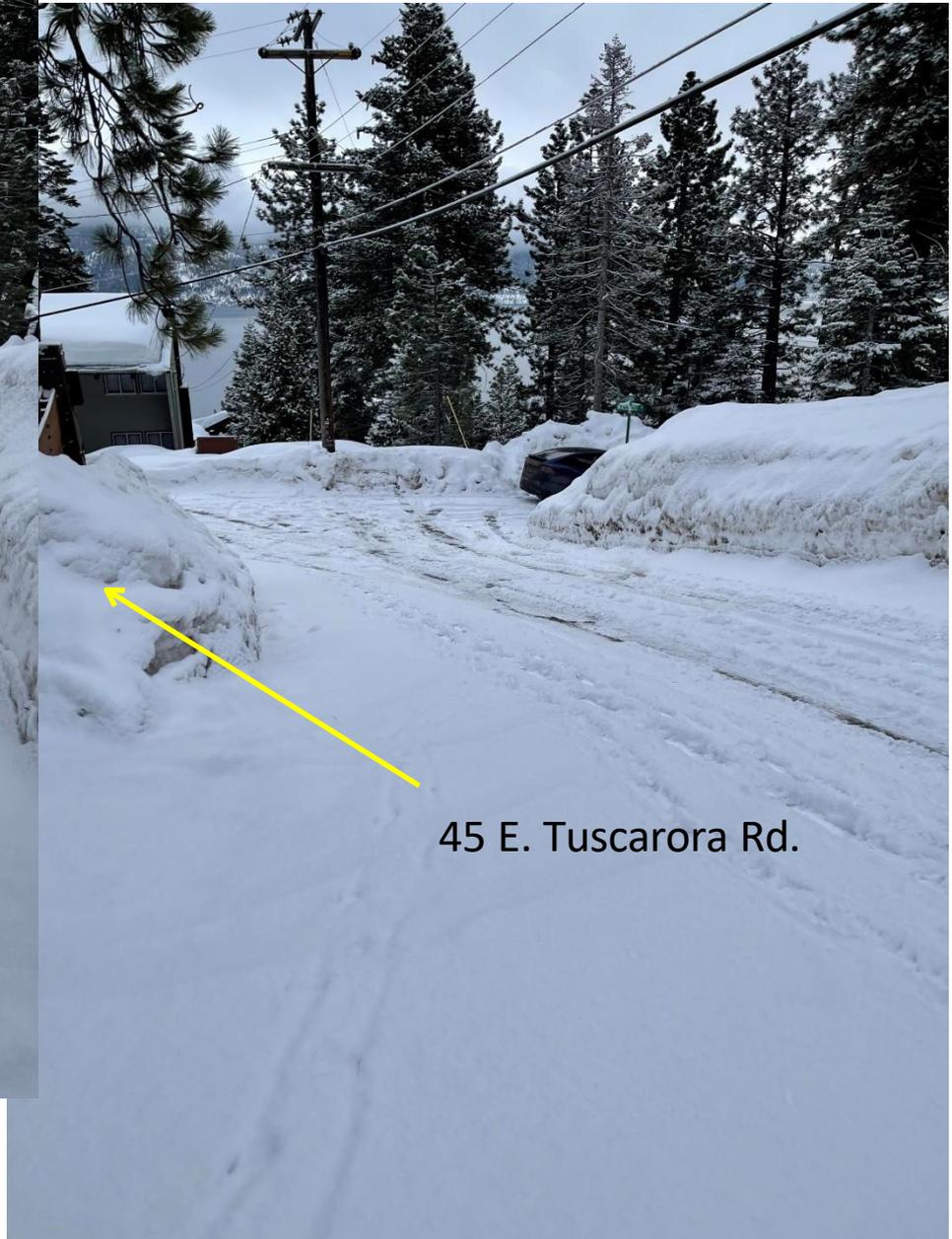


Washoe County
Board of Adjustment
Variance Hearing
WPVAR23-0002

June 01, 2023



45 E. Tuscarora Rd.



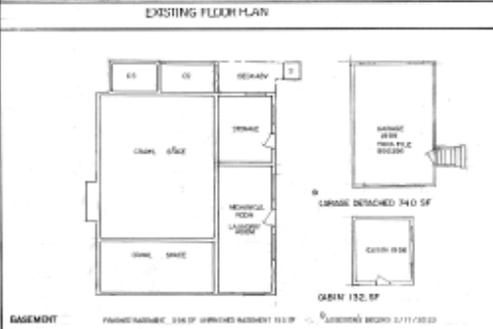
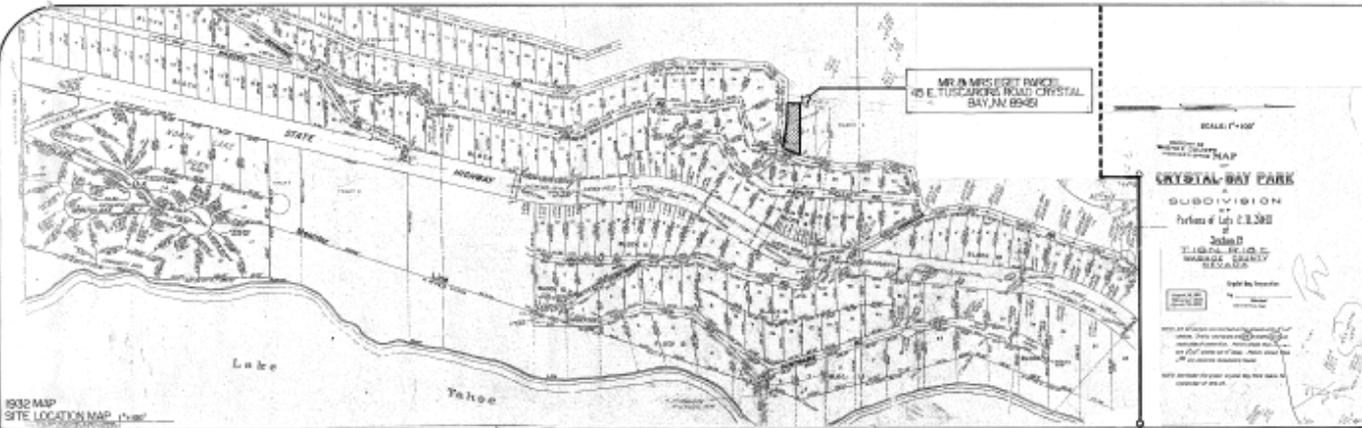
45 E. Tuscarora Rd.

Section 110.804.25 Findings

- Special Circumstances
 - Exceptional narrowness, shallowness or shape of the specific piece of property, or
 - By reason of exceptional topographic conditions, or
 - Other extraordinary and exceptional situation or condition of the property and/or locations of surroundings.
 - the strict application of the regulation results in exceptional and undue hardships upon the owner of the property

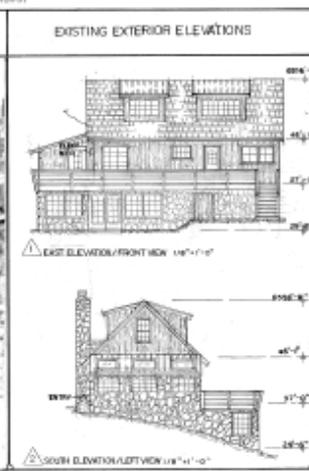
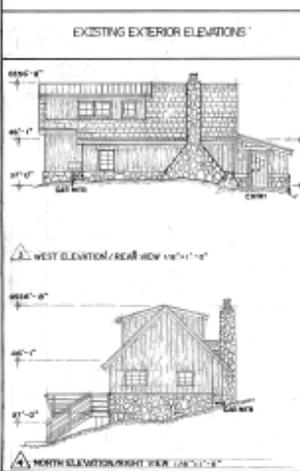
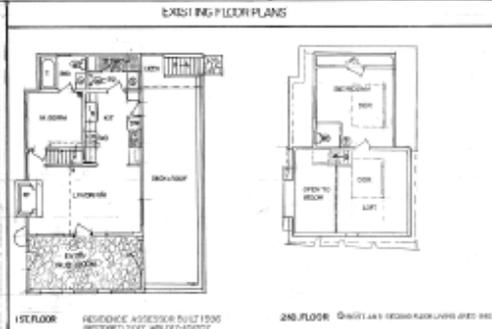
Existing Residence

- Built in 1936



VARIANCE WASHOE COUNTY & TRPA ADA GARAGE ADDITION WITH LIVING AREA ATTACHED TO SINGLE FAMILY RESIDENCE BY ADA RAMP SYSTEM.

OWNERS
Mr. and Mrs. Egret
45 East Tuscarora Road Crystal Bay, NV 89450
APN: 123-136-02



INDEX

1. Cover Sheet for Variance Application, Front and side yard setback reductions, Increase in secondary fence height.
2. (S) Site Plan: projected area for garage with living above and below, ADA entry system, Contact ADA Ramp Room existing residence to new garage, NLIFFP Support for project and emergency parking area, NEW FENCE
3. Restricted area of site due to setbacks, Evidence for no impact on neighbors and project Area section.
4. Finding Document for hardship: Narrow/Shallow parcel, Other extraordinary and exceptional situation, County Road System.
5. ADA Requirements for a garage and Ramp Room Access.
6. Proposed work space on Floor plan and coverage constraints by TRPA.
7. Floor Plan work space and strip rooms.
8. Roof Plan, Site Section and exterior elevations.

W RESIDENTIAL DESIGN

PROJECT LOCATION: 45 E. TUSCARORA ROAD, CRYSTAL BAY, NV 89450

OWNERS: MR. AND MRS. EGRET / ESET TRPA TRUST, 45 E. TUSCARORA ROAD, CRYSTAL BAY, NV 89450

PROJECT LOCATION: 45 E. TUSCARORA ROAD, CRYSTAL BAY, NV 89450

SCALE: AS SHOWN

DATE: 1/24/22

Existing Site

- North Lake Tahoe Fire Protection District Approval
- Proposed Security Fence



Checked and sealed by: **WPH/S**

PROJECT LOCATION: **WASSOU ROAD, TUSCARORA ROAD, CRESSIL LANE, WASSOU ROAD, EAST TUSCARORA ROAD, TERESA COURT, WASSOU ROAD**

OWNER: **MR AND MRS. ESET / ESET 1940 TRUST, JEFFERD TRUSTEES, TRUST TUSCARORA PKWY, CRESSIL LANE, WASSOU ROAD, EAST TUSCARORA ROAD, TERESA COURT, WASSOU ROAD**

PROJECT NO: **1940-001**

PERMITS/AGREEMENTS NOTE

1. CONFORMANCE WITH THE APPLICABLE REGULATORY CODES, ORDINANCES, PERMITS, APPROVALS AND AGREEMENTS SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE DESIGNER SHALL BE FURNISHING PERMITS AND AGREEMENTS FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

2. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

3. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

4. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

REVISIONS NOTE

1. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING:

2. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING:

3. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING:

4. ALL REVISIONS SHALL BE MADE IN ACCORDANCE WITH THE FOLLOWING:

GENERAL NOTES

1. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

2. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

3. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

4. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

NEIGHBORING AND ADJACENT PROPERTIES

1. NEIGHBORING AND ADJACENT PROPERTIES SHALL BE IDENTIFIED BY THE CLIENT.

2. NEIGHBORING AND ADJACENT PROPERTIES SHALL BE IDENTIFIED BY THE CLIENT.

3. NEIGHBORING AND ADJACENT PROPERTIES SHALL BE IDENTIFIED BY THE CLIENT.

4. NEIGHBORING AND ADJACENT PROPERTIES SHALL BE IDENTIFIED BY THE CLIENT.

Lot 3, Block 'Y', Crystal Bay Park
 4000
 APR 123-128-02
 2 WASSOU RD.

For: Lot 3, Block 'Y', Crystal Bay Park
 4000
 APR 123-128-04
 400 Teresa Ct.



NORTHLAND TANK FIRE PROTECTION DISTRICT

COURT

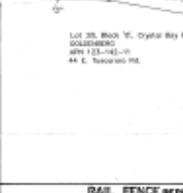
TERESA

EAST TUSCARORA ROAD

WASSOU ROAD



REPLACE EXISTING RAIL FENCE



NEW FENCE 5'-ABOVE PAVEMENT



VIEW TUSCARORA / WASSOU



WASSOU



NEW SECURITY / PRIVACY FENCE

Lot 22, Block 'Y', Crystal Bay Park
 4000
 APR 123-142-10
 42 E. Tuscarora Rd.

FINISH LEGEND

1	As Shown
2	As Shown (to be finished & sealed (Pavement/Concrete))
3	As Shown (to be finished & sealed (Pavement/Concrete))
4	As Shown (to be finished & sealed (Pavement/Concrete))
5	As Shown (to be finished & sealed (Pavement/Concrete))
6	As Shown (to be finished & sealed (Pavement/Concrete))
7	As Shown (to be finished & sealed (Pavement/Concrete))
8	As Shown (to be finished & sealed (Pavement/Concrete))
9	As Shown (to be finished & sealed (Pavement/Concrete))
10	As Shown (to be finished & sealed (Pavement/Concrete))

ADDITIONAL NOTES

1. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

2. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

3. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

4. THE CLIENT SHALL OBTAIN ALL NECESSARY PERMITS AND AGREEMENTS FROM THE APPLICABLE AGENCIES AND AUTHORITIES.

EXISTING SITE PLAN / 'R' - 'P'



PARCEL AREA



WELL AREA OF SURVEY



TRACK COILS / DOWN LIGHTS

SCALE: 1" = 10'-0"

Allowed Building Area Under Current Setback Requirements

- Area section
- Special findings for a variance

Findings Sheet

- Proposed project location on site
- Corner lot setbacks
- Minimal lot width Tahoe Area Plan
- Washoe County Street Design Code
- Figure 110.902.15.lw3
 - exceptional narrowness standard for a parcel
- TRPA limited coverage

ADA Requirements for Minimal Garage Size

- Garage floor plan and entry
- TRPA approved coverage allowed under land capability challenge
- Agreement with TRPA as part of capability challenge to transfer additional coverage as needed for ADA compliance

Floor Plan Garage Level

- Attachment to existing residence
- Coverage ramp room seven feet wide
- Proposed final living areas



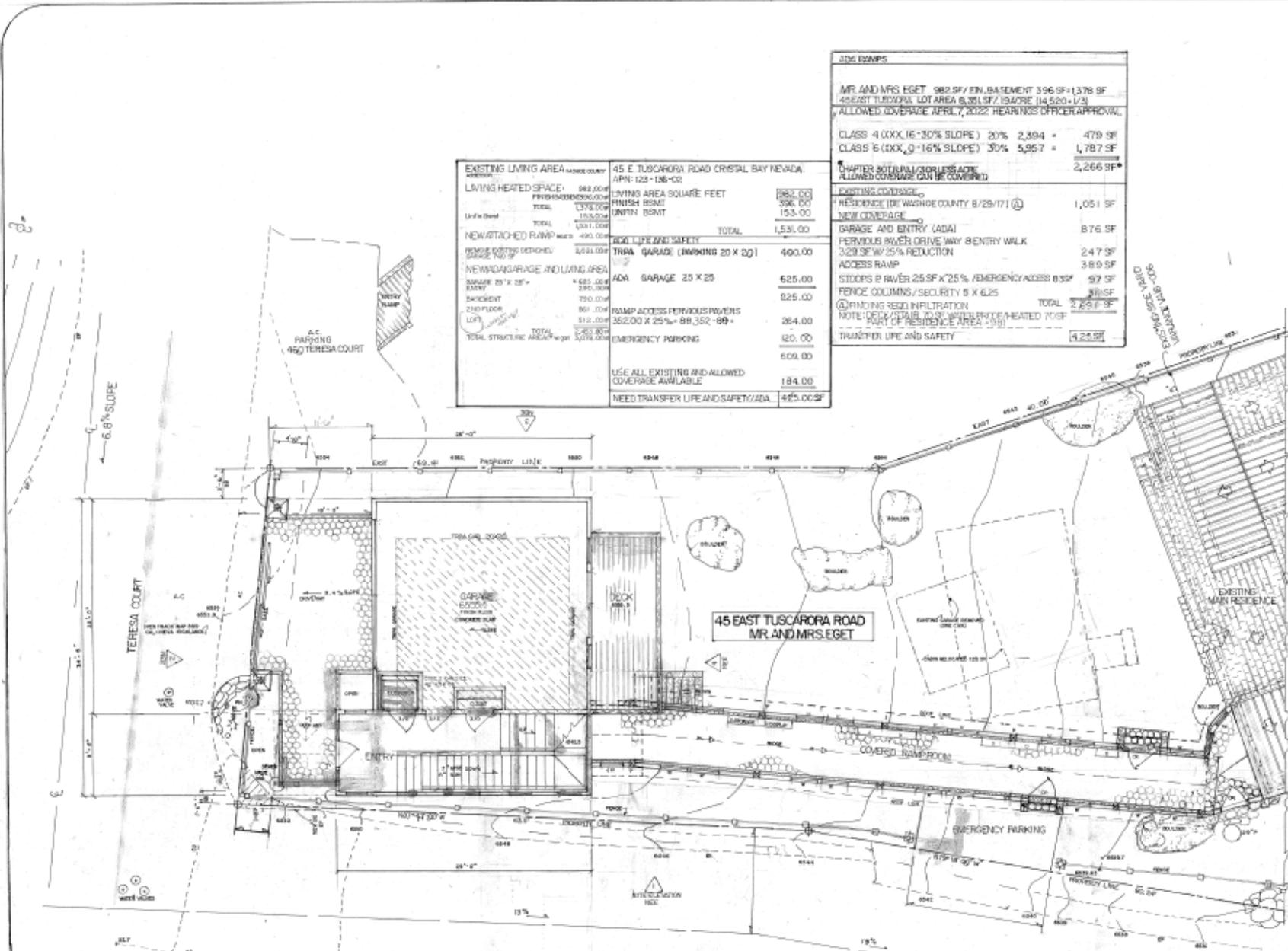
DATE: 4/1/19

PROJECT: 45 EAST TUSCARORA ROAD
 CLIENT: MR. AND MRS. EGET
 DESIGNER: [Signature]

PROJECT: 45 EAST TUSCARORA ROAD
 CLIENT: MR. AND MRS. EGET
 DESIGNER: [Signature]

30% EXEMPT	
MR. AND MRS. EGET	982 SF / FIN. BASEMENT 396 SF = 1,378 SF
45 EAST TUSCARORA ROAD	LOT AREA 6,361 SF / 19.60 ACRES (14,520 +/-)
ALLOWED COVERAGE APRIL 7, 2022 HEARING'S OFFICER APPROVAL	
CLASS 4 (CXX, 16-30% SLOPE)	20% 2,394 = 479 SF
CLASS 6 (CXX, 0-16% SLOPE)	30% 5,967 = 1,787 SF
CHAPTER 201.04(A) (OVERSHADE ALLOWED COVERAGE CAN BE COVERED)	2,266 SF
EXISTING COVERAGE	
RESIDENCE (DE WASHOE COUNTY 8/25/17) (A)	1,051 SF
NEW COVERAGE	
GARAGE AND ENTRY (ADA)	876 SF
PERVIOUS RIVER DRIVE WAY ENTRY WALK	247 SF
329 SF W/ 25% REDUCTION	389 SF
ACCESS RAMP	87 SF
STOPS 2 RIVER 25 SF X 25% / EMERGENCY ACCESS 83 SF	97 SF
FENCE COLUMNS / SECURITY 8 X 6 L25	24 SF
(A) FINDING REED INFILTRATION	TOTAL 2,259 SF
NOTE: (A) FINDING REED INFILTRATION PART OF RESIDENCE AREA (191)	
TRANSFER LIFE AND SAFETY	425 SF

EXISTING LIVING AREA	
LIVING HEATED SPACE	982.00 SF
FINISH BASEMENT	396.00 SF
UNFIN. BSMT	153.00 SF
TOTAL	1,531.00 SF
NEW UNFINISHED GARAGE AND LIVING AREA	
NEW UNFINISHED GARAGE	400.00 SF
NEW UNFINISHED LIVING AREA	625.00 SF
NEW UNFINISHED ENTRY	825.00 SF
NEW UNFINISHED RAMP	264.00 SF
NEW UNFINISHED EMERGENCY PARKING	120.00 SF
NEW UNFINISHED TRANSFER LIFE AND SAFETY (ADA)	425.00 SF
TOTAL	2,639.00 SF



FLOOR PLAN: 1ST FL. SITE PLAN

Floor Plans

- Workshop above garage
- Basement below garage
- Section of Ramp Room Gallery and Library

Roof Plan

- Control of snow shed off of roof to remain on the property
- Attachment to existing residence
- Elevations of proposed project

