

ID 184425

Date/Time 4/28/2025 2:25 PM

Type Planning Commission/Board of Adjustment

Address Area - Washoe County

Origin Control Panel

Comments As an owner of property in the immediate vicinity, I submit the following reaction and comments to the above noted matter; advising and imploring that the requested extension be denied.

NO, NO, NO, NO. It feels wholly imprudent to allow any reduction in a setback that makes sense at 20' down to 4' and especially to 1.5' in the front and/or 3' on the side yard. Additionally, a front yard fence should NOT be allowed at 6', therefore, I respectfully but strongly appeal to the Washoe County Board of Adjustment that this request for an extension be summarily denied.

While it might selfishly serve the need of one property owner to enclose their own property and shut out the rest of the community and world, the walls and fortress effect of a garage with living quarters and any 6' fences would immediately and permanently diminish the appearance, enjoyment and safety of the surrounding properties, and neighboring residences in both winter and summer months. While an exaggerated example is the invention of the bay window in growing urban centers in the early 1900's in response to the canyon effect and blocking of natural light due to ever increasing tall structures being built closer and closer to the roads, property lines and adjacent structures. The bay window was invented to extend out over the edge of the structures to borrow or capture nature light up and down the only paths of sunlight created up and down the ever narrowing roadways. Allowing living structures and fences in Crystal Bay, too close to the road and to other properties can not only have a direct negative impact on the appearance and enjoyment of each of the residences, it could exponentially reduce the safety site lines of vehicular as well as pedestrian traffic on already narrow roadways – creating especially dangerous barriers and obstructions when snowplows are on the roads. This reduction in sunlight, not to mention potential obstruction to views to the Lake, could

create a diminution of exposure to light for defensible space and erosion issues as shade and shadow can kill plants and ground cover for water retention, soil conservation, runoff issues and dying plants will feed further fuel for fires.

It seems inconceivable that there is any benefit to the neighborhood or community other than to one unique parcel. Consider normal and winter snow conditions. Remember of course the danger of precedent that 6' fences and 4' setbacks would create. Where would the snow be pushed and piled off the road around these already dangerous curves and narrow passages along roadsides which would only further block the ability for drivers to see oncoming traffic in slippery and dark conditions.

There is nothing positive to serve the neighborhood and immediate community by narrowing setbacks, allowing structures to be built right up against the roadways or side yards by occupying structures, garages or even tall fences. It feels dangerous, unsightly, inconsiderate, and inconsistent with and to all surrounding properties and conditions that TRPA, Crystal Bay, IVGID and the broader North Lake Tahoe communities are trying to preserve and protect.

As a property owner who expects to be in this neighborhood for several generations, while we are normally in full favor of allowing property owners to improve their properties, we ask that this particular extension and subsequent reduction in setbacks and property boundary appearance be denied for the good of all.

Thank you.

Best,

Larry

Larry Kalman

II Please consider the environment before printing this e-mail.

Submitter Kalman, Larry
Washoe County, NV