

**From:** [Lindsay](#)  
**To:** [Washoe311](#)  
**Cc:** [Olander, Julee](#)  
**Subject:** Case number WAB24-0004 and WPVAR-0006  
**Date:** Thursday, June 27, 2024 4:54:02 PM

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Dear Board Members

We are the owners of the property at 5255 Franktown Road and wish to express our opposition to the proposed setback change from 30 feet to 15 feet for 2050 JS Bar Ranch Road entrance. This is a 5-acre parcel (5275 Franktown Road) which should provide ample space to construct a house without needing to encroach so close to the road.

The current setback laws, established over 50 years ago, were intended to maintain the community's aesthetic appeal, safety, and custom spacing of homes and roadways. We believe these reasons remain valid and see no necessity to alter these regulations.

We would like to highlight the following points:

- There are alternative building options that do not require changing the setback.
- A reduced setback would be visually unattractive and detract from the community's appeal.
- The proximity of a house to the road could potentially create a blind spot and negatively impact the congestion of a small road.
- This change benefits only one owner while potentially diminishing the neighborhood's character and value.

For these reasons, we respectfully request that you do not approve the proposed setback change.

Thank you for your consideration.

Best regards, Lowell and Karla Foster