

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: BRMA - 424 Gonowable Rd.			
Project Description: Construction of a new single family dwelling with 2-car attached garage. The property is located on a steep slope and has been designed to minimize the impact on scenic views of Lake Tahoe.			
Project Address: 424 Gonowable Rd.			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): Located on the one-way street, Gonowable, that intersects with State Route 28. The parcel is just after the hairpin turn near the entrance of Gonowable and on the lakeside.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
123-145-07	.311 (13,528 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:		Professional Consultant:	
Name: Brett J Robinson and Mary L Ayuson		Name: Elise Fett & Associates LTD.	
Address: PO Box 5126		Address: PO Box 5989	
Incline Village, NV	Zip: 89450	Incline Village, NV	Zip: 89450
Phone: 510-856-2186	Fax:	Phone: 775-833-3388	Fax: 775-833-2388
Email: brett.robinson@1tribal.com		Email: elise@elisefett.com	
Cell: 505-920-3005 (Mary) Other:		Cell: n/a Other:	
Contact Person: Brett Robinson or Mary Ayuson		Contact Person: Elise Fett or Julie Rinaldo	
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 avoid construction of a bridge for the driveway and stay consistent with the neighbors on both sides, we are requesting that the front yard set-back be reduced from 15' to 1' in the SW corner for a one story garage and workshop. The encroachment into the set-back decreases from 14' at it's largest to 2' at the northern corner of the workshop. The entry is not within the set-back, although the roof overhang does extend 7' into the set-back. The distance from the garage door to the edge of pavement or travel way is 15.5' allowing for an off-street parking spot for guests. The steep topography of the lot limits the design options when taking into consideration maximum allowable height and the impact on the views of neighbors on each side and across the street.

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 slope of the lot is exceedingly steep (over 30%) and it is a lake front property, therefore the views of the neighboring properties, specifically those across the street is also a major factor. The current design does not utilize the full width of the lot, if the variance were not approved the house would need to be widened the additional 8', full set-back to set-back, to keep the coverage used up towards the road and be more reasonable to build. This would not provide a relief between this house and the house to the North (430 Gonowabie). We would like to not go full width in order to allow 18' for a view of the lake from the road, as is the case on the north side of 430 Gonowabie where there is 20' between structures. The ridge of the house would also be forced towards the lake. This would result in the ridge cutting off more view, since it would be higher into the line of sight of the properties that are up slope. Additionally, there are two large pine trees on the north side of the property that are in good health and need to be preserved.

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 described in question two, reducing the set-back actually lessens the negative impact on the views from the decks and living area windows of the up-slope neighboring properties. With the reduced set-back, the width of the house is decreased by 8' allowing for more separation and privacy between the home to the north and a view corridor of 18' between their garage and this home's proposed entry. This view corridor allows neighbors passing on the street and the neighbors up-slope to see and appreciate the lake view. There will still be enough area at the front of the house to allow for a guest to park off-street, which is critical on such a narrow 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 variance will provide enclosed parking and lessen clutter in the view by providing storage space for paddle boards, kayaks, etc. With the approval of a reduced set-back, the ridge of the house and the lakeside wall of the house are both situated such that less view is blocked by all neighboring properties and the people driving or walking by on the road. Without the reduced set-back the house ridge is forced closer to the lake and therefore higher into the line of sight to the lake by the up-slope neighbors. Also, the distance between the neighbor's garage to the north and their home's entry would only be 10' instead of 18'. Visually, from the road, the one-story garage in the set-back breaks up the two-story wall that starts at the set-back line.

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

Due to a general lack of parking in the neighborhood as well as the excessively steep topography, 90% of the properties have been granted reduced set-backs in order to construct garages on their property. The two adjacent properties to the north and the property to the south all have 1' or less set-backs to their garages.

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

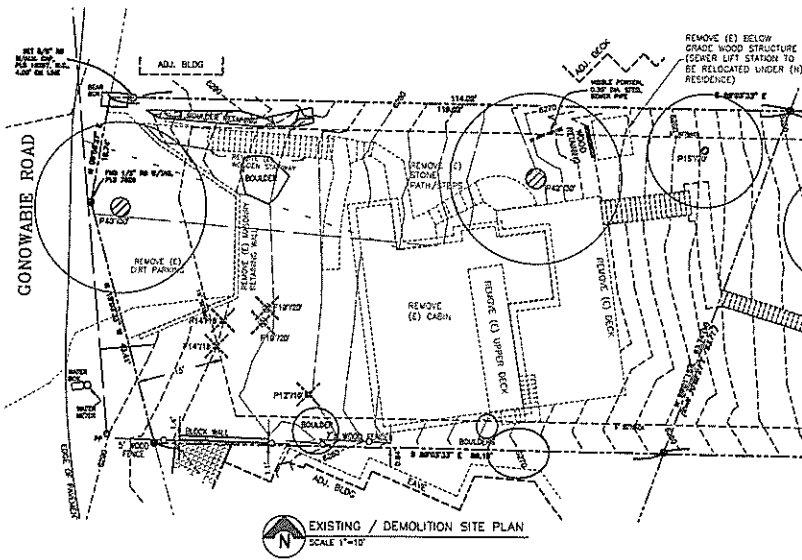
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	If yes, please attach a copy.
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7. What is your type of water service provided?

<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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LEGEND

- EXISTING CONTOURS
- - - CONTOUR TO BE REMOVED
- - - PROPOSED CONTOURS
- ☀ TREE, SIZE, TYPE
- ☀ TREE TO BE REMOVED
- ⊙ FOUND 5/8" REBAR W/PLASTIC CAP, PLS 7029, OR AS OTHERWISE NOTED
- ⊙ SET POINT AS NOTED
- ⊙ RECORD OF SURVEY MAP NO. 5120, RECORDED NOVEMBER 8, 2008
- ⊙ MEASURED
- ⊙ REBAR
- ⊙ WITNESS CORNER
- ⊙ EASEMENT AS NOTED IN LIST OF EXCEPTIONS
- ⊙ CALCULATED POSITION, NOTHING FOUND, NOTHING SET

NOTE: GRAPHIC REPRESENTATIONS OF BOULDERS AND ROCKS ARE APPROXIMATE DIMENSION/LOCATION ONLY

OWNER
 ROBERT ROBINSON & MARY AYUSON
 PO BOX 5106
 HIGHLAND VILLAGE, NV 89450

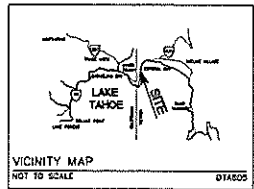
PROPERTY
 424 GONOWABIE RD.
 CRYSTAL BAY
 WASHOE COUNTY, NEVADA
 CRYSTAL BAY PARK UNIT
 LOT 2, BLOCK 13
 076-113-15-07

CONTACT PERSON
 ELISE FETT & ASSOCIATES
 P.O. BOX 5089
 HIGHLAND VILLAGE, NV 89450
 (775) 823-2388

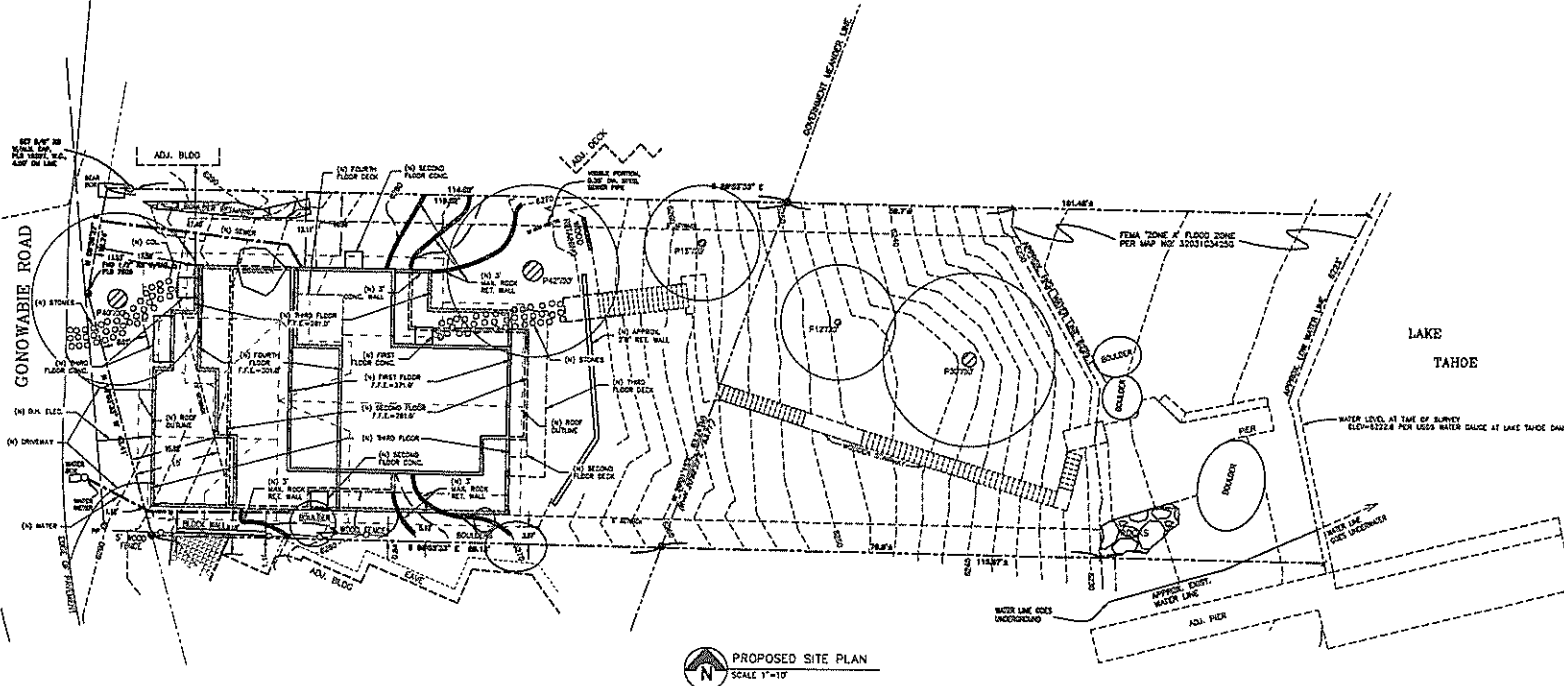
NOTE:
 THIS EXISTING SURVEY & SITE PLAN PROVIDED BY ASSOCIATE ENGINEER'S INC. ELISE FETT & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE EXISTING CONDITIONS ON THIS SITE PLAN.

LAND AREA
 10,127 SQ. FT.
 0.2325 ACRES

CODE ANALYSIS
 2008 EDITION - I.R.C. 2003
 EFFICIENCY GROUP - R-3
 TYPE OF CONSTRUCTION - V



BASIS OF BEARING:
 THE SOUTHERLY BOUNDARY LINE OF THE SUBJECT PARCEL, AS SHOWN ON RECORD OF SURVEY MAP 5120, FILE NO. 3703208, FILED FOR RECORD NOVEMBER 8, 2008, OPTICAL RECORDS WASHOE COUNTY, NEVADA. (N. 89°05'33" N.)



REVISIONS	BY

ELISE FETT & ASSOCIATES, L.L.C.
 AIA • RCE
 ARCHITECTURE
 ENGINEERING
 P.O. BOX 5089
 HIGHLAND VILLAGE
 NEVADA 89450
 PHONE: (775) 823-2388
 FAX: (775) 823-2388
 elise@elfett.com

ROBINSON AYUSON RESIDENCE
 CRYSTAL BAY PARK 1 UNOFF., LOT 2, BLOCK 13
 424 GONOWABIE RD., CRYSTAL BAY, NV.
 APN: 123-145-07

DRAWN :	DESIGNED :
DATE :	DATE :
SCALE :	SCALE :
JOB NO :	JOB NO :
DWG NO :	DWG NO :
SHEET	

SP-1
 OF 1 "25" SHEETS

ALL DIMENSIONS AND MATERIALS UNLESS OTHERWISE SPECIFIED SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UNIFORM CODE BOOKS AND SPECIFICATIONS PUBLISHED BY THE INTERNATIONAL COUNCIL OF BUILDING OFFICIALS (ICC).

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① WEST ELEVATION
1/4" = 1'-0"

MAX. RIDGE HT.
6314' - 6"

4th FLOOR
6301' - 0"

3rd FLOOR
6291' - 0"

2nd FLOOR
6281' - 0"



② NORTH ELEVATION
1/4" = 1'-0"

MAX. RIDGE HT.
6314' - 6"

4th FLOOR
6301' - 0"

3rd FLOOR
6291' - 0"

2nd FLOOR
6281' - 0"

1st FLOOR
6271' - 0"

REVISIONS	BY

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NEVADA 89150
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elise@elisefelt.com

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

ROBINSON AYUSON RESIDENCE
CRYSTAL BAY PARK, FR LOT 2, BLOCK 13
424 GONOWABIE RD., CRYSTAL BAY, WASHOE COUNTY, NV
APN: 123-145-07

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



① SOUTH ELEVATION
1/4" = 1'-0"

② EAST ELEVATION
1/4" = 1'-0"

REVISIONS	BY

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CRYSTAL BAY PARK, FR LOT 2, BLOCK 13
424 GONOWABIE RD., CRYSTAL BAY, WASHOE COUNTY, NV
APN: 123-145-07

DRAWN :	CHECKED :
DATE :	
SCALE :	1/4" = 1'-0"
JOB NO :	BRMA
DWG NO :	
SHEET	
A-6	
OF	SHEETS

