

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: SRCO-2 Collins Residence			
Project Description: Remodel and addition of an existing two story single family home to create a complete wheel-chair accessible single story main living level.			
Project Address: 506 McDonald Drive Incline Village, NV 89451			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator): 506 McDonald is located on the SE corner of McCourry & McDonald. It is approx .5mi from NV-431.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
124-071-01	.416		
Section(s)/Township/Range: Woodcreek Subdivision T-16/R-18			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Susan M Collins Trust		Name: Elise Fett & Associates Ltd.	
Address: 506 McDonald Dr.		Address: PO Box 5989	
Incline Village, NV	Zip: 89451	Incline Village, NV	Zip: 89450
Phone: 775-831-3764	Fax: n/a	Phone: 775-833-3388	Fax: 775-833-2388
Email: sue@inclineatahove.com		Email: elise@elisefett.com	
Cell: 775-771-6333	Other: n/a	Cell: 775-762-3388	Other: n/a
Contact Person: Susan Collins		Contact Person: Elise Fett	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Elise Fett & Associates Ltd.		Name:	
Address: PO Box 5989		Address:	
Incline Village, NV	Zip: 89450		Zip:
Phone: 775-833-3388	Fax: 775-833-2388	Phone:	Fax:
Email: julie@elisefett.com		Email:	
Cell: n/a	Other:	Cell:	Other:
Contact Person: Julie Rinaldo		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?

In order to permit our request, the rear-yard setback of 20' needs to be reduced to 2.5'. The (e) residence has already been built within the setback as approved by variance case V5-30-98 that was for a 2.5' setback. The previously approved request and this new variance request are the same.

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 property is a pie shaped corner lot with an address off McDonald street (the longer "front yard"). The rear-yard setback was determined to be opposite the shorter front yard which faces McCourry. If the house were facing McCourry and had a McCourry address then the rear-yard designation would make sense. However, as that is not how the house was originally built the yard designations do not make sense for this property. Additionally, McCourry street is a main artery off of the SR-431 and therefore has significant traffic. This was likely a huge factor when the original home was built facing McDonald. Having the driveway off of McCourry would be significantly less safe, the noise level would be higher and intimacy at the front door reduced.

The northern corner of the property is where the driveway for the current garage is located. It is very high and street drainage flowing down toward the house has been an issue. In addition, this particular driveway is steep and shaded in the winter plus has large trees to maneuver around. The steepness and trees have resulted in car and house damage several times.

Finally, the configuration of the existing home does not feasibly accommodate a garage at the other end; there is no room for hallways between the bedrooms.

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?

Approval of this variance ensures that the northern most driveway off of McDonald will be removed and therefore no cars will be backing onto McDonald. Additionally, the house is at a lower elevation than the neighboring properties. The visual magnitude of the properties when viewed from the neighboring properties is not being increased because the proposed additions are just one-story and lower than the existing two-story facade.

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 house currently has a one car garage that is not safe to use in the winter and therefore the proposed two car garage will allow the cars currently parked in the driveway to be inside the new garage. The variance will also allow the residence to become ADA accessible by providing an enclosed entrance from a two car garage that is at the main living level and is large enough to be accessed by a wheel-chair. Additionally, it will allow for an office on the main living level. Incline Village does not have many wheel-chair accessible residences, supporting this variance is a small step in creating housing for an aging population. Additionally, it will create a much more appealing curbside image. The current home has a dated facade and simple rectangular footprint. The proposed elevations will add more dimension for visual interest, and reduce driveway access to two. It will also allow the existing open area at the intersection to retain the trees and natural landscaping that create screening and privacy between the property and well traveled McCourry street.

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

Currently the tight one car garage can not be safely used in the winter and is too low and tight for a car inside to be accessed by wheel chair. When the garage is used, it requires backing out of the steep narrow drive onto McDonald which is also not standard. Other properties have safe access to a two car garage. By repositioning the garage, access and parking in the garage becomes a standard process as enjoyed by neighboring properties. In addition, it allows for the creation of a safe wheel-chair accessible entrance.

If the variance is denied, Sue Collins will not be able to use her house and will be forced to move. With the variance, we will be able to create a complete first floor living space that is wheel chair accessible.

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.
------------------------------	--	-------------------------------

7. What is your type of water service provided?

<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System
-------------------------------	--

8. What is your type of sanitary waste disposal?

<input type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System
---	--

Property Owner Affidavit

Applicant Name: Susan M. Collins, Trust

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, Susan M Collins
(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): 124 07 101

Printed Name Susan M Collins, TTEE

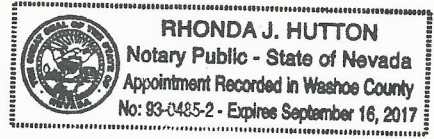
Signed [Signature]

Address 506 McDonald Drive
Incline Village, NV 89451

Subscribed and sworn to before me this 9th day of December, 2015

(Notary Stamp)

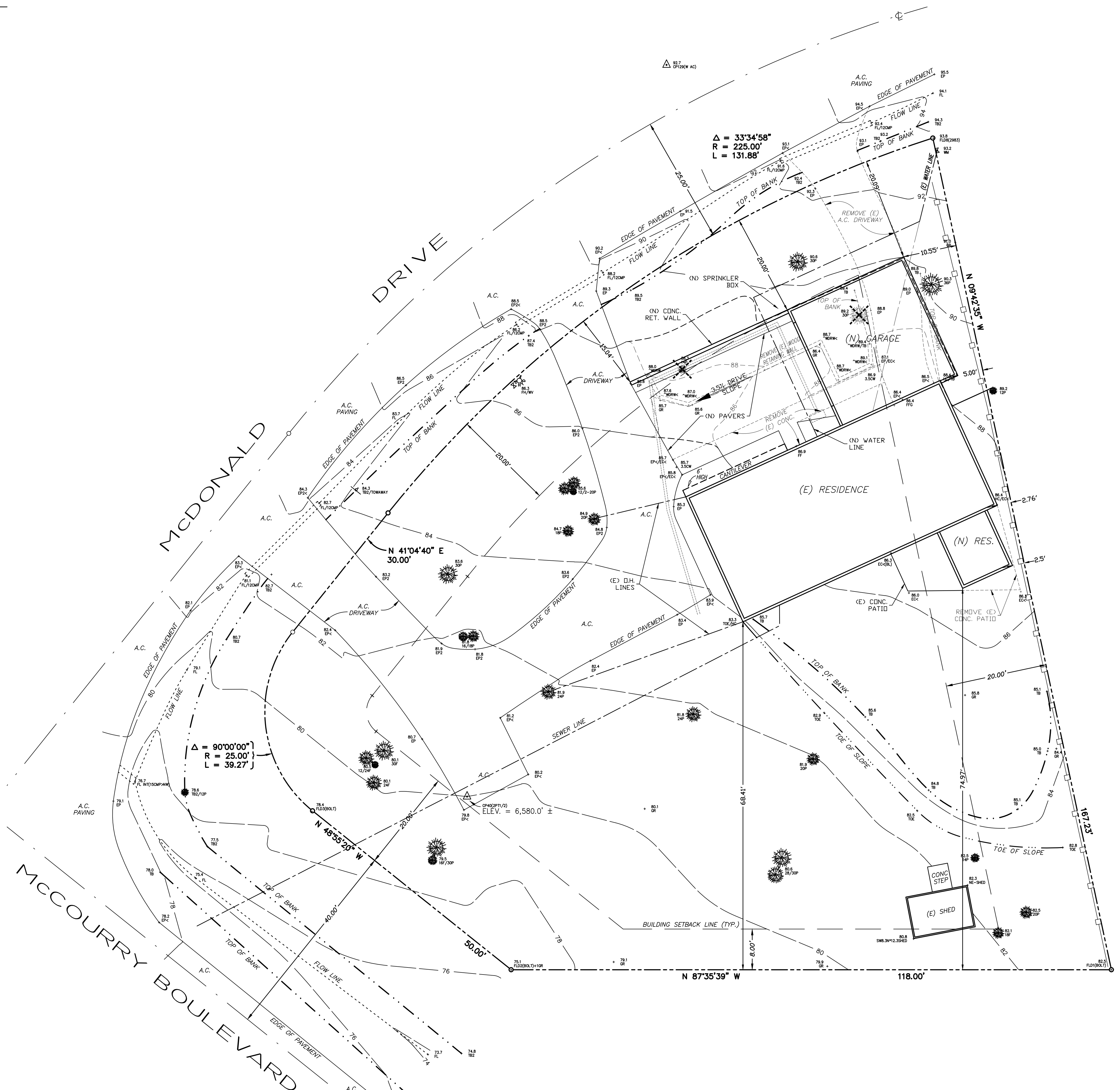
[Signature]
Notary Public in and for said county and state



My commission expires: September 16, 2017

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of recorded 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



OWNER
 SUSAN M COLLINS TRUST
 506 McDONALD DR.
 INCLINE VILLAGE, NV 89451

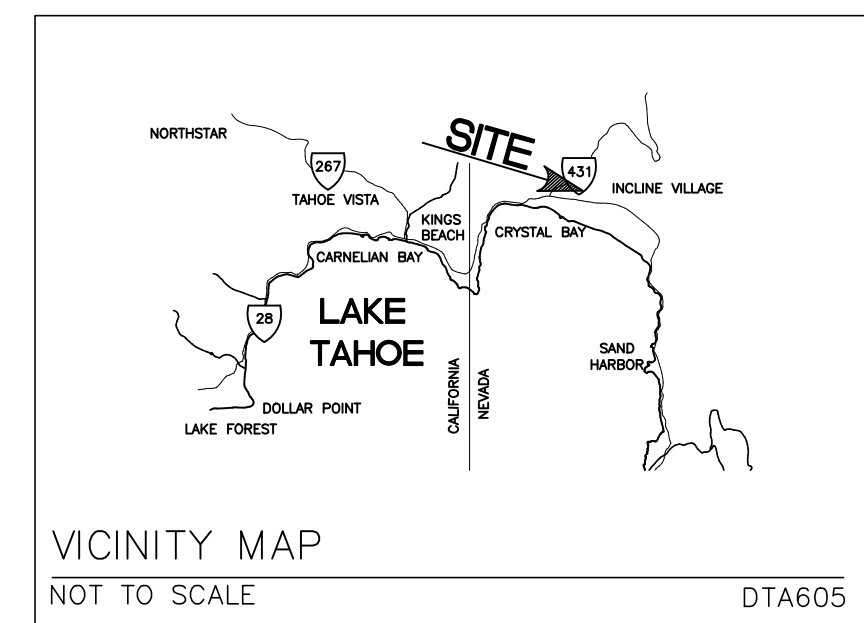
LAND AREA
 18,110 SQ. FT.
 0.4158 acres

PROPERTY
 506 McDONALD DR.
 INCLINE VILLAGE
 WASHOE COUNTY, NEVADA
 WOOD CREEK SUBDIVISION
 LOT 86
 APN: 124-071-01

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

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

- LEGEND**
- - - EXISTING CONTOURS
 - - - CONTOUR TO BE REMOVED
 - - - PROPOSED CONTOURS
 - ☀ TREE, DIAMETER & TYPE
P=PINE, F=FIR, C=CEDAR
 - ☒ TREE TO BE REMOVED



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
 elf@elisefett.com

COLLINS RESIDENCE
 WOOD CREEK, LOT 86
 506 McDONALD DR., INCLINE VILLAGE, NV.
 APN: 124-071-01

DRAWN : KM
 CHECKED : EF
 DATE : 2-10-16
 SCALE : AS NOTED
 JOB NO : SRCC-2
 DWG NO : Site.dwg
 SHEET

SP-1
 OF "SP" SHEETS

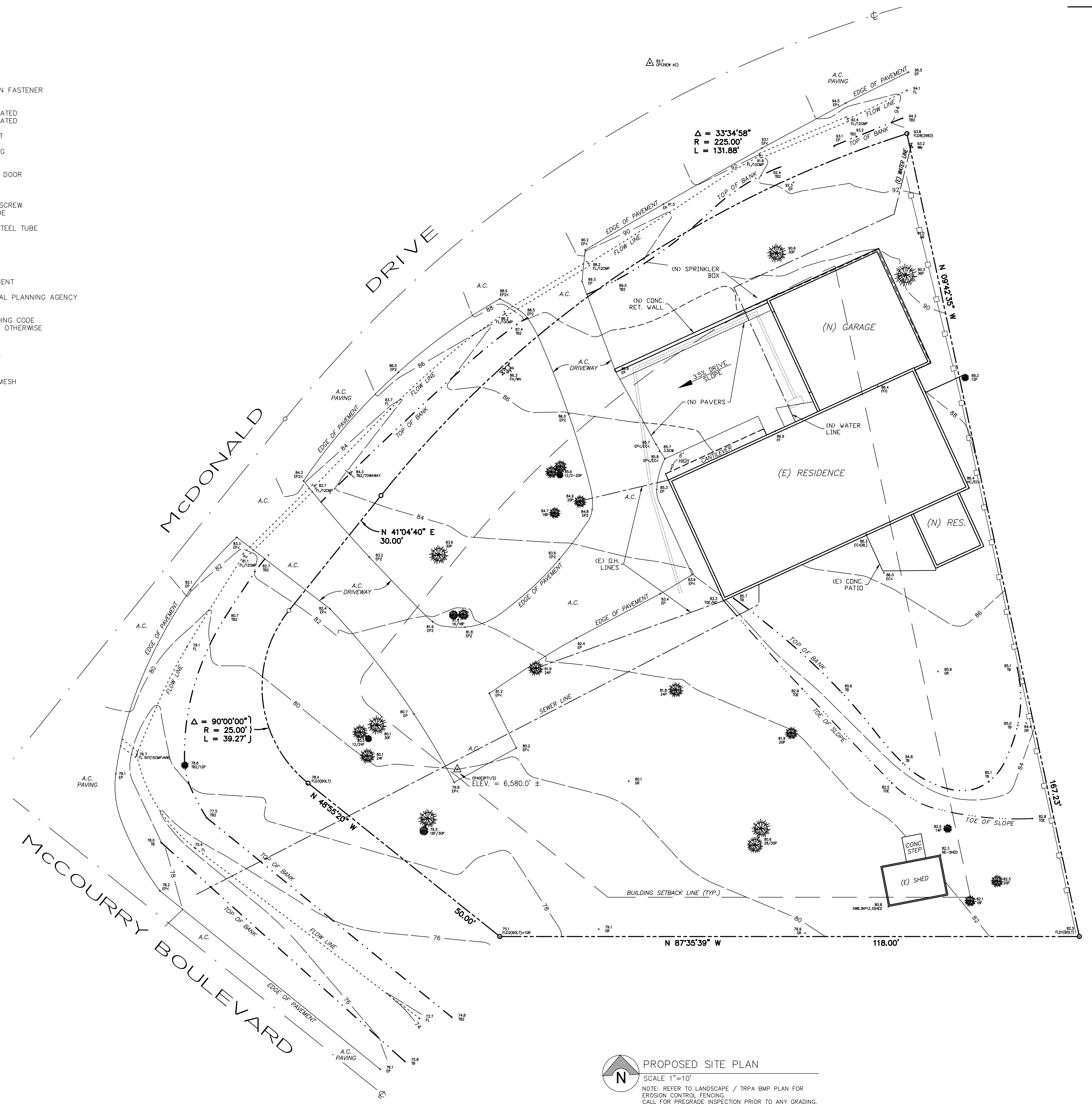
EXISTING/DEMOLITION SITE PLAN
 SCALE 1"=10'
 NOTE: REFER TO LANDSCAPE / TRPA BMP PLAN FOR EROSION CONTROL FENCING. CALL FOR PREGRADE INSPECTION PRIOR TO ANY GRADING.

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.

- ~

#.
A.B.
A.C.
A.C.
A.F.D.
A.F.F.
AL.
AWG
BD.
BLK.
BLKG.
BM.
B.O.
BTWN.
B.W.
C.J.
CLG.
CLR.
COL.
COMP.
CONC.
CONT.
CSMT.
CU. FT.
DBL.
DET.
DF.
DH.
DIA.
DN.
DR.
DWG.
(E).
EA.
E.G.
- APPROXIMATE
AT
CENTERLINE
DIAMETER OR ROUND
PERPENDICULAR
POUND OR NUMBER
THEREFORE
AGGREGATE BASE
ANCHOR BOLT
ASPHALTIC CONCRETE
ABOVE FINISH DECK
ABOVE FINISH FLOOR
ALUMINUM
AWNING
BOARD
BLOCK
BLOCKING
BEAM
BOTTOM OF
BETWEEN
BOTH WAYS
CONSTRUCTION JOINT
CEILING
CLEAR
COLUMN
COMPOSITION
CONCRETE
CONTINUOUS
CASEMENT
CUBIC FOOT
DOUBLE
DETAIL
DOUGLAS FIR
DOUBLE HUNG
DOWN
DOOR
DRAWING
EXISTING
EACH
EXISTING GRADE
- ELEC.
ELEV.
EMB.
ENT.
E.O.F.
E.O.P.
EQ.
EQUIV.
E.W.
EXIST.
EXT.
F.F.
F.F.E.
F.G.
FND.
FT.
FTG.
FX
G.F.I.
G.F.R.C.
G.L.B.
G.T.
GYP.
H.B.
H.C.
H.DWD.
HORIZ.
HT.
H.W.
INSUL.
INT.
L.B.
L.F.
LONG.
MAX.
M.B.
MIN.
MTL.
(N)
NORTH
- ELECTRICAL
ELEVATION
EMBEDMENT
ENTRAINMENT
EDGE OF FRAMING
EDGE OF PAVEMENT
EQUAL
EQUIVALENT
EACH WAY
EXISTING
EXTERIOR
FINISH FLOOR
FINISH FLOOR ELEVATION
FINISH GRADE
FOUNDATION
FOOT OR FEET
FOOTING
FIXED
GROUND FAULT (CIRCUIT)
INTERRUPTOR
GLASS FIBER
REINFORCED CONCRETE
GLUE LAMINATED BEAM
GYPSEUM TRUSS
GYPSUM
HOSE BIB
HOLLOW CORE
HARDWOOD
HORIZONTAL
HEIGHT
HOT WATER HEATER
INSULATION
INTERIOR
LAG BOLT
LINEAL FOOT
LONGITUDINAL
MAXIMUM
MACHINE BOLT
MINIMUM
METAL
NORTH
- N.T.S.
O.C.
OPNG.
P.D.F.
PLCS.
PLYWD.
P.T.
P.T.D.F.
REINF.
REQ'D.
R.O.
S.D.
S.F.
SGD
SH
SIM.
SL.
S.M.S.
S.O.G.
SQ.
S.S.T.
SYM.
THK.
T.O.
T.O.G.
T.O.P.
T.O.W.
T.P.
TRAP.
T.R.P.A.
TYP.
U.B.C.
U.N.O.
VERT.
W/
W/O
WH
WP.
W.S.
W.W.M.
- NOT TO SCALE
ON CENTER
OPENING
POWDER DRIVEN FASTENER
PLACES
PLYWOOD
PRESSURE TREATED
PRESSURE TREATED
DOUGLAS FIR
REINFORCEMENT
REQUIRED
ROUGH OPENING
SELF DRILLING
SQUARE FEET
SLIDING GLASS DOOR
SINGLE HUNG
SIMILAR
SLIDER
SHEET METAL SCREW
SLAB ON GRADE
SQUARE
STRUCTURAL STEEL TUBE
SYMMETRICAL
THICK
TOP OF
TOP OF GRADE
TOP OF PLATE
TOP OF WALL
TOP OF PAVEMENT
TRAPEZOIDAL
TAHOE REGIONAL PLANNING AGENCY
TYPICAL
UNIFORM BUILDING CODE
UNLESS NOTED OTHERWISE
VERTICAL
WITH
WITHOUT
WATER HEATER
WATERPROOF
WOOD SCREW
WELDED WIRE MESH

ABBREVIATIONS



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

REVISIONS	BY

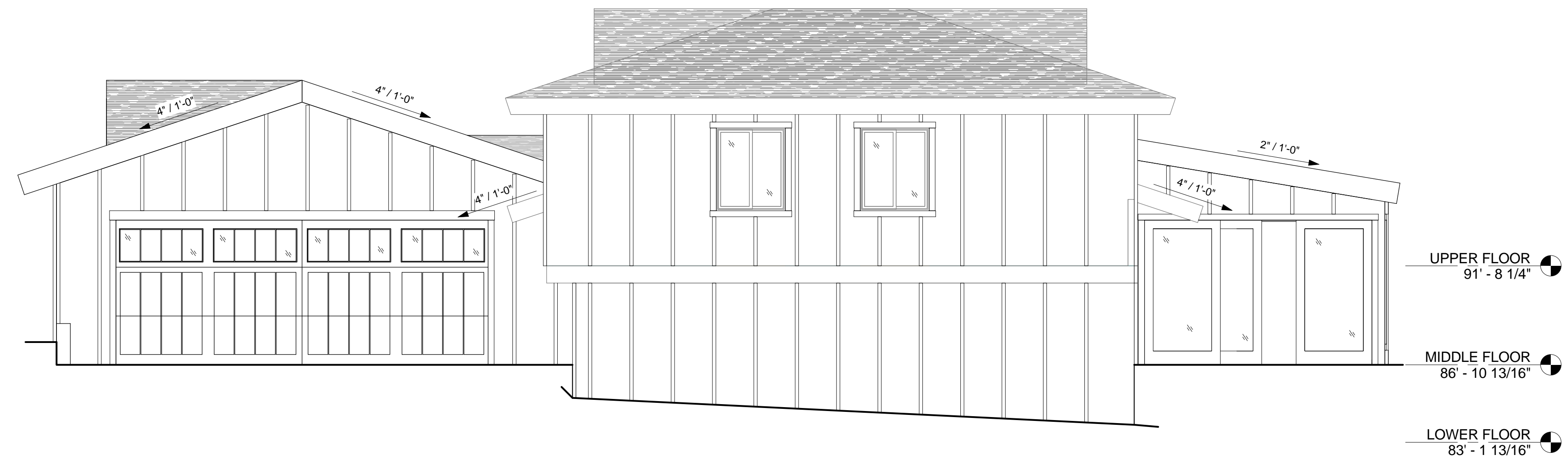
ELISE FETT & ASSOCIATES, LTD.
AIA • RCE
ARCHITECTURE
ENGINEERING
P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89450
PHONE: (775)833-3388
FAX: (775)833-2388
elise@elisefett.com

COLLINS RESIDENCE
WOOD CREEK, LOT 86
506 McDONALD DR., INCLINE VILLAGE, NV.
APN: 124-071-01

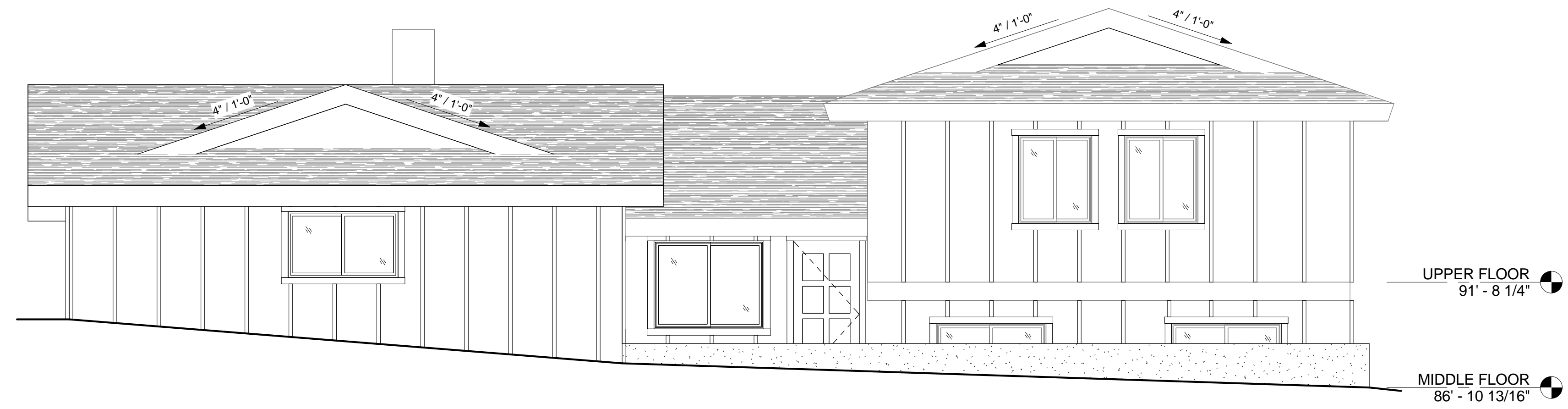
COLLINS RESIDENCE
WOOD CREEK, LOT 86
506 McDONALD DR., INCLINE VILLAGE, NV.
APN: 124-071-01

DRAWN : KM	CHECKED : EF
DATE : 2-10-16	
SCALE : AS NOTED	
JOB NO : SRCO-2	
DWG NO : Site.dwg	
SHEET	
SP-2	
OF "SP" SHEETS	

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER. USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.



① WEST ELEVATION
1/4" = 1'-0"



② NORTH ELEVATION
1/4" = 1'-0"

REVISIONS	BY

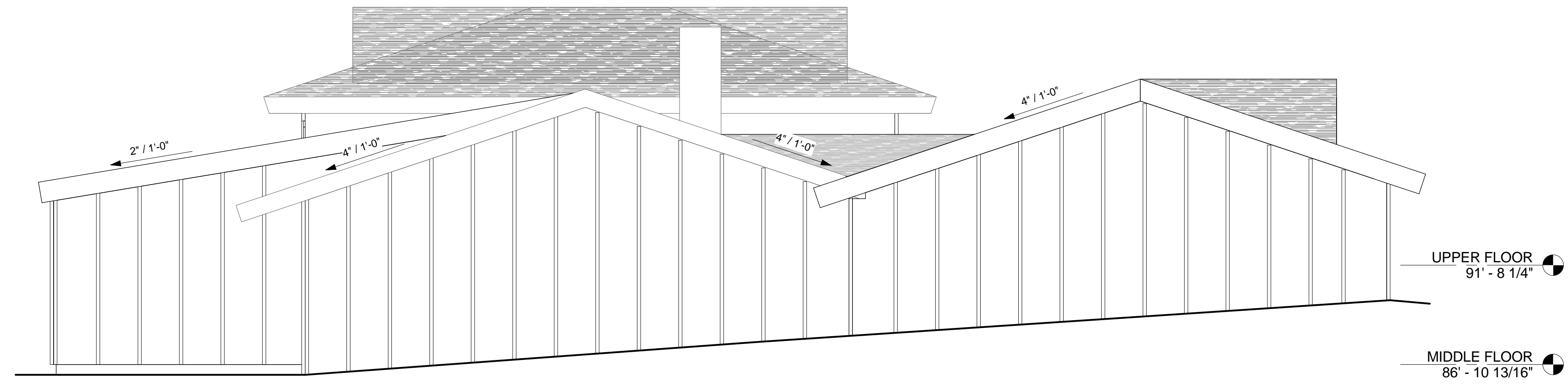
ELISE FETT & ASSOCIATES, LTD.
AIA • RCE
ARCHITECTURE
ENGINEERING

P.O. BOX 5989
INCLINE VILLAGE
NEVADA 89150
PHONE: (775)833-3388
FAX: (775)833-2388
elise@elisefett.com

COLLINS RESIDENCE
WOOD CREEK, LOT 86
506 MCDONALD DR., INCLINE VILLAGE, NV
APN: 124-071-01

DRAWN :	CHECKED :
DATE :	Issue Date
SCALE :	1/4" = 1'-0"
JOB NO :	SRCO-2
PRINT DATE :	2/11/2018 11:32:41
SHEET	
A-3	
OF	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.



① EAST ELEVATION
1/4" = 1'-0"



② SOUTH ELEVATION
1/4" = 1'-0"

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

COLLINS RESIDENCE
WOOD CREEK, LOT 86
506 McDONALD DR., INCLINE VILLAGE, NV
APN: 124-071-01

DRAWN :	CHECKED :
DATE :	Issue Date
SCALE :	1/4" = 1'-0"
JOB NO :	SRCO-2
PRINT DATE :	2/11/2018 11:32:49
SHEET	
A-4	
OF	SHEETS

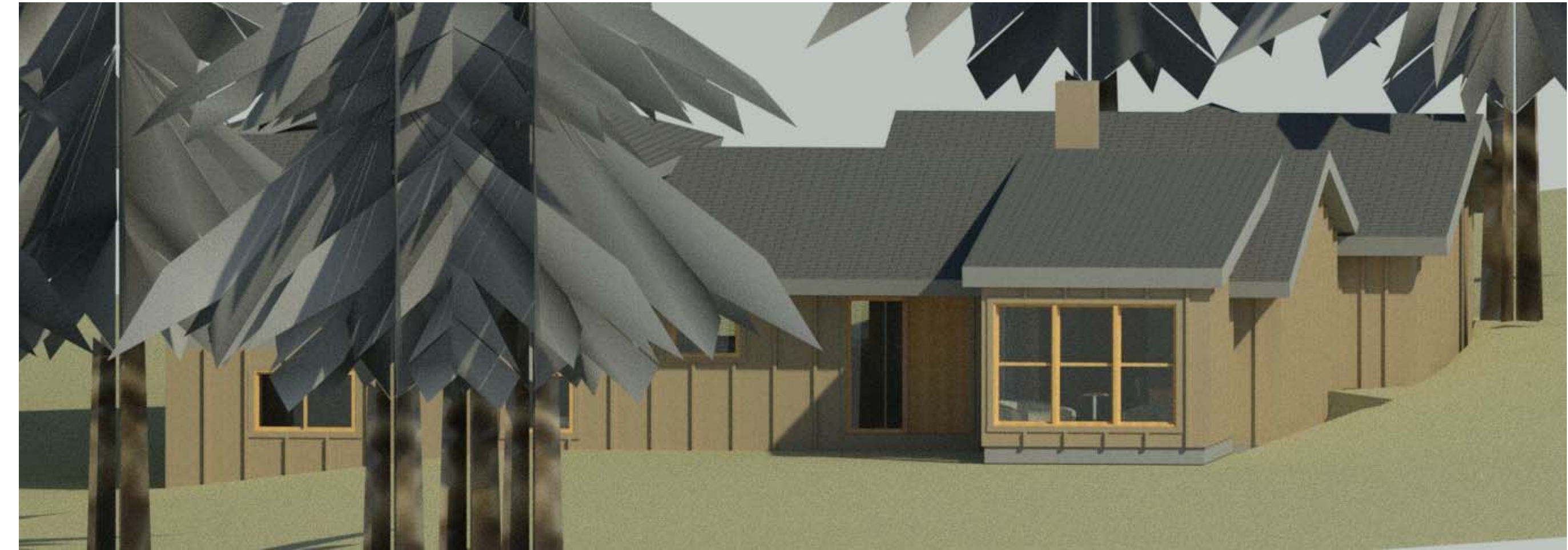
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT/ENGINEER AND MAY NOT BE REPRODUCED, COPIED, OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.



② NORTHWEST_1
12" = 1'-0"



⑤ NORTHEAST_1
12" = 1'-0"



① SOUTHEAST_1
12" = 1'-0"



③ SOUTHWEST_1
12" = 1'-0"

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

COLLINS RESIDENCE
WOOD CREEK, LOT 86
506 McDONALD DR., INCLINE VILLAGE, NV
APN: 124-071-01

DRAWN :	CHECKED :
DATE :	Issue Date
SCALE :	12" = 1'-0"
JOB NO :	SRCO-2
PRINT DATE :	1/27/2018 14:58:17
SHEET	
A-X	
OF	SHEETS

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



② NW alt. 1
6" = 1'-0"



① NE alt. 1
6" = 1'-0"



③ SE alt. 1
6" = 1'-0"



⑧ S alt. 2
6" = 1'-0"

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

COLLINS RESIDENCE
WOOD CREEK, LOT 86
506 McDONALD DR., INCLINE VILLAGE, NV
APN: 124-071-01

DRAWN :	CHECKED :
DATE :	Issue Date
SCALE :	6" = 1'-0"
JOB NO :	SRCO-2
PRINT DATE :	2/1/2018 14:44:22
SHEET	
A-Y	
OF	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.