

423 Fairview Blvd, Incline Village APN 131-221-02

Date: December 7, 2017
Case Number: WPVAR17-0008

Nick Exline
Senior Planner, AICP

December 7, 2017

Proposed Variance

Existing Parking Deck



- Reduce front yard setback from 20 feet to 2 feet.
- Reduce north side yard setback from 8 feet to 3 feet.
- Construction of a 2 car attached garage over existing parking deck.

Existing Parcel Hardships



- Approximate Parcel Slope of 41%
- Existing Driveway Slope Exceeds Washoe County Code (110.436.30(3))
- Existing Residence Accessible Via Steps or Steep Driveway
- Snow/Icy Conditions Couple with Steep Slope Create Human Health & Safety Concerns

Existing Access: Heath & Human Safety Concern

Stairs Accessing Residence



Driveway Accessing Residence



1993 Washoe County BOA Finding: “That the current driveway entrance to the garage is extremely steep and hazardous in winter.”

Past Variance Approvals

1986: V7-26-86

- Construct garage over an existing parking deck.
- Reduced front yard setback to 4'.
- Approved by Washoe County BOA on September 23, 1986

1993: V3-13-93

- Construct a new garage and entry over an existing garage and parking deck.
- Reduced front yard setback to 2' and side yard setback to 3'.
- Approved by Washoe County BOA on May 25, 1993.

Maintains Community Character



Typical Fairview Residences

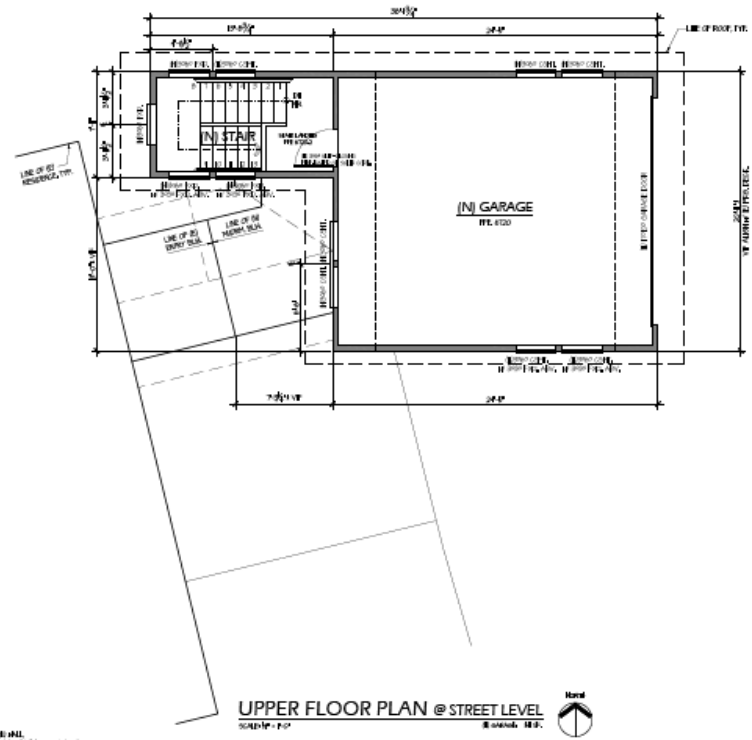
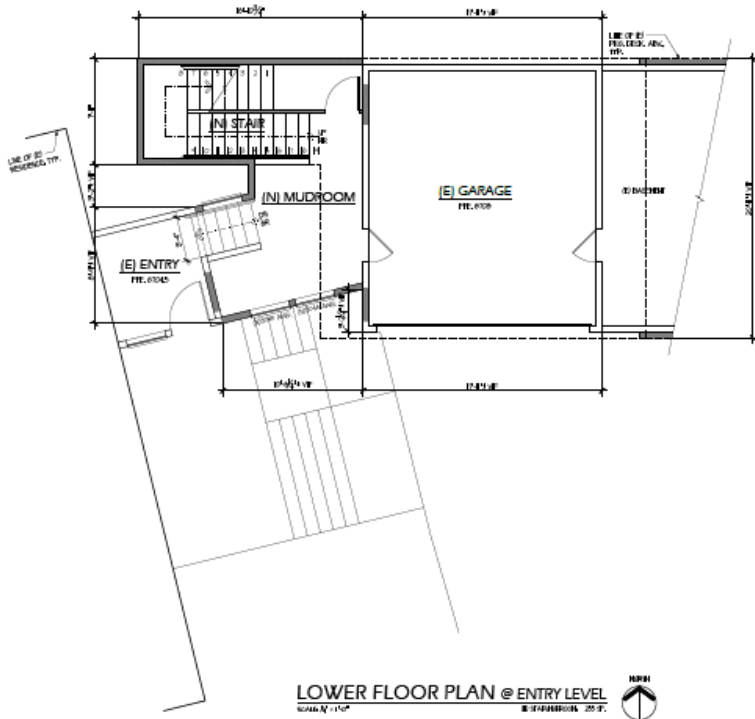
No Scenic Impacts



Applicant's Support Motion & Staff Recommendation

- 2017 Motion: “I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve Variance Case Number WPVAR17-0008 with Conditions.”
- Questions/Comments?





LEGEND:

- EXISTING WALL
- NEW WALL (SEE NOTES)
- EXISTING DOOR
- NEW DOOR (SEE NOTES)
- EXISTING WINDOW
- NEW WINDOW (SEE NOTES)

Susie Yanagi
 ARCHITECT

100 High Street
 Cambridge, MA 02142
 617.452.1199
 susie@susie.net

Garage Addition
 for
 The Jennings
 423 Fairview Blvd.
 INCINE VILLAGE, NY.

PROJECT:
 DATE:
 DRAWN BY:
 CHECKED BY:
 SCALE:
 SHEET NO.:

JOB NO. 2019-010
 PROJECT NO. 2251
 SHEET NO. FLOOR PLANS

TITLE:
A2.0

