

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: BLASZYK-WITTMANN RESIDENCE REMODEL/ADDITION PROJECT			
Project Description: ADD NEW ROOFS OVER EXISTING ENTRY PORCH AND NTRY STAIRS AND OVER EXISTING GARAGE ROOF TO PROVIDE PROTECTION FROM ELEMENTS AND DIVERT SNOW FROM SHEDDING IN FRONT OF GARAGE DOORS			
Project Address: 455 FAIRVIEW BLVD.			
Project Area (acres or square feet): 21,831 SF (0.50 ACRES)			
Project Location (with point of reference to major cross streets AND area locator): APPROXIMATELY 0.25 MILES NORTH OF INTERSECTION OF DRIVER WAY AND FAIRVIEW BLVD.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
131-221-05	0.50 ACRES		
Section(s)/Township/Range: TOWNSHIP: 16 / RANGE: 18			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information (attach additional sheets if necessary)</b>			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: MICHAEL BLASZYK & LESLIE WITTMANN		Name: JAMES P. BORELLI, AIA / BORELLI ARCHITECTURE	
Address: 930 TAHOE BLVD. #802-333 INCLINE VILLAGE, NV 89451		Address: P.O. BOX 6823 INCLINE VILLAGE, NV 89450	
Zip:		Zip:	
Phone: 415-690-0300	Fax:	Phone: 775-831-3060	Fax: 833-3919
Email: michael.blaszyk@outlook.com		Email: jim@borelliarchitecture.com	
Cell: 415-690-0300	Other:	Cell: 775-544-3228	Other:
Contact Person: MICHAEL BLASZYK		Contact Person: JAMES P. BORELLI	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: (SAME AS PROPERTY OWNER)		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
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 EXISTING BUILDING WAS APPROVED BY WASHOE COUNTY IN 1993 WITH A 15' FRONT SETBACK AND THE BUILDING IS LOCATED ON THE FRONT SETBACK LINE. CURRENT MDS ZONING REQUIRES A 20' FRONT SETBACK.

THE VARIANCE REQUESTS THAT THE APPLICANT BE PERMITTED TO CONSTRUCT NEW ROOFS OVER THE EXISTING ENTRY DECK AND THE EXISTING ENTRY STAIRS WHICH LEAD FROM THE EXISTING DRIVEWAY/PARKING DECK DOWN TO THE EXISTING ENTRY DECK. THE EXISTING ENTRY STAIRS WERE APPROVED TO BE LOCATED 4'-4" INTO THE 15' FRONT SETBACK. THE PROPOSED ROOF OVERHANG OVER THE EXISTING STAIRWAY WOULD CANTILEVER AN ADDITIONAL 2'-0" INTO THE FRONT SETBACK TO COVER THE EXISTING STAIRS WITH A MODEST 2'-0" OVERHANG, RESULTING IN A ROOF EDGE LOCATED 8'-0" FROM THE FRONT PROPERTY LINE. THE PROPOSED ROOF OVERHANG OVER THE EXISTING ENTRY DECK WOULD RESULT IN A ROOF EDGE LOCATED 11'-4" FROM THE FRONT PROPERTY LINE.

NEW STONE VENEER SUPPORT WALLS FOR THE NEW ENTRY ROOFS ARE ALSO BEING PROPOSED, ONE OF WHICH WOULD BE LOCATED 1'-8" INTO THE FRONT SETBACK. ANOTHER STONE VENEER SUPPORT WALL WOULD BE LOCATED ALONGSIDE THE EXISTING ENTRY STAIRWAY AND WOULD EXTEND AN ADDITIONAL 8" INTO THE FRONT SETBACK.

A NEW ROOF CONFIGURATION IS PROPOSED TO BE ADDED OVER THE EXISTING GARAGE ROOF TO DIVERT SNOW IN THE AREA OVER THE GARAGE DOORS, RESULTING IN A NEW ROOF WHICH WOULD BE LOCATED A MAXIMUM OF 4'-0" FURTHER INTO THE FRONT SETBACK, OVER THE EXISTING DRIVEWAY AND 11'-2" FROM THE FRONT PROPERTY LINE.

THE PROPOSAL INVOLVES CANTILEVERING THE NEW ROOF OVERHANG FOR THE EXISTING STAIRWAY 2'-0" INTO THE 10' WIDE PUBLIC UTILITY EASEMENT RUNNING ALONG THE FRONT PORTION OF THE PROPERTY. THE APPLICABLE UTILITY COMPANIES HAVE BEEN CONTACTED AND THE RESPONSES ARE AS FOLLOWS:

1. INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT: NO CONCERNS PER TIM BUXTON
2. CHARTER/SPECTRUM CABLE: NO CONCERNS, AMANDA, OPERATOR ID# D4P
3. NV ENERGY: NO RESPONSE AS OF THE TIME OF THIS SUBMITTAL
4. SOUTHWEST GAS CO.: NO RESPONSE AS OF THE TIME OF THIS SUBMITTAL

**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 SUBJECT PROPERTY IS LOCATED AT ELEVATION 6764' AND HAS A VERY STEEP SLOPE OF 37%.

THE ENTRY TO THE RESIDENCE IS LOCATED ON THE EAST SIDE OF THE BUILDING AND IS SERVED BY A FLIGHT OF EXTERIOR STAIRS FROM THE DRIVEWAY ABOVE.

THE RESIDENCE WAS CONSTRUCTED RIGHT ON THE FRONT SETBACK WITH NO OVERHANGS AT THE ENTRY STAIRS OR GARAGE TO PROVIDE PROTECTION FROM THE ELEMENTS. ADDITIONALLY, THE EXISTING GARAGE ROOF SHEDS SNOW FROM A LARGE AREA DIRECTLY IN FRONT OF THE GARAGE DOORS, RESULTING IN AN EXTREMELY DANGEROUS PEDESTRIAN SAFETY SITUATION.

SINCE THE EXISTING BUILDING IS LOCATED RIGHT ON THE FRONT SETBACK LINE, IT IS VIRTUALLY IMPOSSIBLE TO REMEDY THESE SAFETY ISSUES WITHOUT REQUESTING MODEST SETBACK CONCESSIONS AS DESCRIBED HEREIN.

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?

1. NO VIEWS WILL BE BLOCKED BY THE PROPOSED PROJECT SINCE THE PROPOSED ROOF MODIFICATIONS ARE ALL WELL BELOW THE EXISTING HIGH POINT OF THE ROOF. THE PARCEL THAT COULD BE POTENTIALLY BE AFFECTED IF THE PROPOSED IMPROVEMENTS WERE MORE SIGNIFICANT IS LOCATED DIRECTLY ACROSS FAIRVIEW BOULEVARD TO THE EAST AND IT IS A LARGE, VACANT USFS PARCEL THAT WILL NEVER BE DEVELOPED.
2. THE PROJECT WILL NOT AFFECT THE PRIVACY OF ANY NEIGHBORING PROPERTIES SINCE IT CONSISTS OF ONLY A REALTIVELY MINOR ROOF MODIFICATION PROJECT WITH NO ADDITION OF LIVING SPACE. THE PARCEL ACROSS FAIRVIEW BOULEVARD TO THE EAST AND THE ADJACENT PARCEL TO THE NORTH ARE BOTH UNDEVELOPED USFS PARCELS. THE PRIVACY OF THE EXISTING RESIDENCE TO THE SOUTH WOULD NOT BE AFFECTED IN ANY WAY BY THE PROPOSED ROOF OVERHANG PROJECT. PRIVACY OF THE SUBJECT PROPERTY WILL BE IMPROVED BY PROVIDING A MORE SUBSTANTIAL ROOF COVER OVER THE ENTRY.
3. PEDESTRIAN AND TRAFFIC SAFETY RELATING TO SURROUNDING PROPERTIES ARE UNAFFECTED BY THE PROPOSED PROJECT. PEDESTRICAN SAFETY FOR THE SUBJECT PROERTY WILL BE VASTLY IMPROVED BY ELIMINATING A DANGEROUS SNOW SHEDDING CONDITION OVER THE ENTRY STAIRS AND OVER THE GARAGE ACCESS POINT.

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.)?

1. THE SCENIC CHARACTER OF THE NEIGHBORHOOD WILL BE IMPROVED BY THE PROJECT SINCE THE PROPOSED ROOF MODIFICATIONS WILL RESULT IN A MORE ATTRACTIVE, LAYERED AND SCREENED VIEW OF THE RESIDENCE FROM THE STREET. THE NEW ROOF CONFIGURATION ALSO PROVIDES MORE OPPORTUNITIES FOR INDIRECT DOWNLIGHTING THEREBY MINIMIZING LIGHT POLUTION OUT INTO THE STREET.
2. CLUTTER VISIBLE FROM THE STREET AND FROM NEIGHBORS WILL BE SOMEWHAT REDUCED BECAUSE THE NEW STONE VENEER ROOF SUPPORT WALLS WILL SOMEWHAT OBSCURE VIEWS OF SNOW SHOVELS, CONTAINERS OF SNOWMELT GRANULES OR ANY OTHER DEVICES OR TOOLS STORED ON THE ENTRY DECK.

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

SEVERAL RESIDENCES IN THE IMMEDIATE AREA OF THE SUBJECT PROPERTY ENJOY THE BENEFITS OF GENEROUS GARAGE OVERHANGS AND COVERED ENTRY STAIRWAYS OR WALKWAYS, MOST OF WHICH ARE LOCATED MUCH CLOSER TO THE EDGE OF PAVEMENT THAN THE SUBJECT PROPERTY.

1. 435 FAIRVIEW BLVD.: GENEROUS GARAGE AND ENTRY OVERHANG APPROXIMATELY 11' FROM EDGE OF PAVEMENT (SEE EXHIBIT 1).

2. 449 FAIRVIEW BLVD.: GARAGE AND ENTRY WALK OVERHANG APPROXIMATELY 9' FROM EDGE OF PAVEMENT (SEE EXHIBIT 2).

3. 469 FAIRVIEW BLVD.: GARAGE ROOF OVERHANG APPROXIMATELY 15' FROM EDGE OF PAVEMENT (SEE EXHIBIT 3).

4. 585 FAIRVIEW BLVD.: GENEROUS GARAGE ROOF OVERHANG APPROXIMATELY 12' FROM EDGE OF PAVEMENT (SEE EXHIBIT 4).

NOTE: THE PROPOSED VARIANCE WOULD RESULT IN THE FOLLOWING:

1. ENTRY STAIR ROOF ADDITION: 19'-9" FROM EDGE OF PAVEMENT (8' FROM PROPERTY LINE)

2. GARAGE ROOF ADDITION: 22'-2" FROM EDGE OF PAVEMENT (11'-2" FROM PROPERTY LINE)

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?

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

8. What is your type of sewer service provided?

INCLINE VILLAGE GENERAL IMPROVEMENT DISTRICT

Washoe County Treasurer  
Tammi Davis

Washoe County Treasurer  
P.O. Box 30039, Reno, NV 89520-3039  
ph: (775) 328-2510 fax: (775) 328-2500  
Email: tax@washoecounty.us

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**Washoe County Parcel Information**

Parcel ID	Status	Last Update
13122105	Active	8/8/2018 2:06:40 AM
<b>Current Owner:</b> BLASZYK & WITTMANN FAMILY LIVING TRUST  930 TAHOE BLVD STE 802 333 INCLINE VILLAGE, NV 89451		<b>SITUS:</b> 455 FAIRVIEW BLVD INCLINE VILLAGE NV
<b>Taxing District</b> 5200	<b>Geo CD:</b>	
Legal Description		
Township 16 Section Lot 5 Block E Range 18 SubdivisionName COUNTRY CLUB OF INCLINE		

**Tax Bill (Click on desired tax year for due dates and further details)**

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
<a href="#">2018</a>	\$22,752.86	\$11,376.36	\$0.00	\$0.00	\$11,376.50
<a href="#">2017</a>	\$22,114.41	\$22,335.55	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$21,575.04	\$21,575.04	\$0.00	\$0.00	\$0.00
<a href="#">2015</a>	\$21,533.44	\$21,533.44	\$0.00	\$0.00	\$0.00
<a href="#">2014</a>	\$20,930.43	\$20,930.44	\$0.00	\$0.00	\$0.00
<b>Total</b>					<b>\$11,376.50</b>

**Important Payment Information**

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

**Pay Online**

Payments will be applied to the oldest charge first.

Select a payment option:

- Total Due \$11,376.50
- Oldest Due \$0.14
- Partial

[ADD TO CART](#)

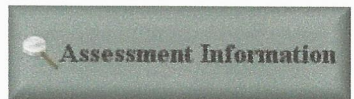
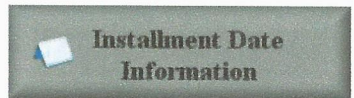
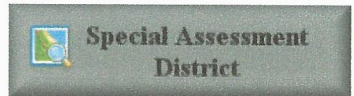
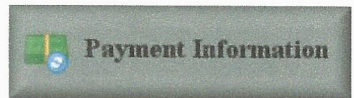
**\$0.00**

**Pay By Check**

Please make checks payable to:  
WASHOE COUNTY TREASURER

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845



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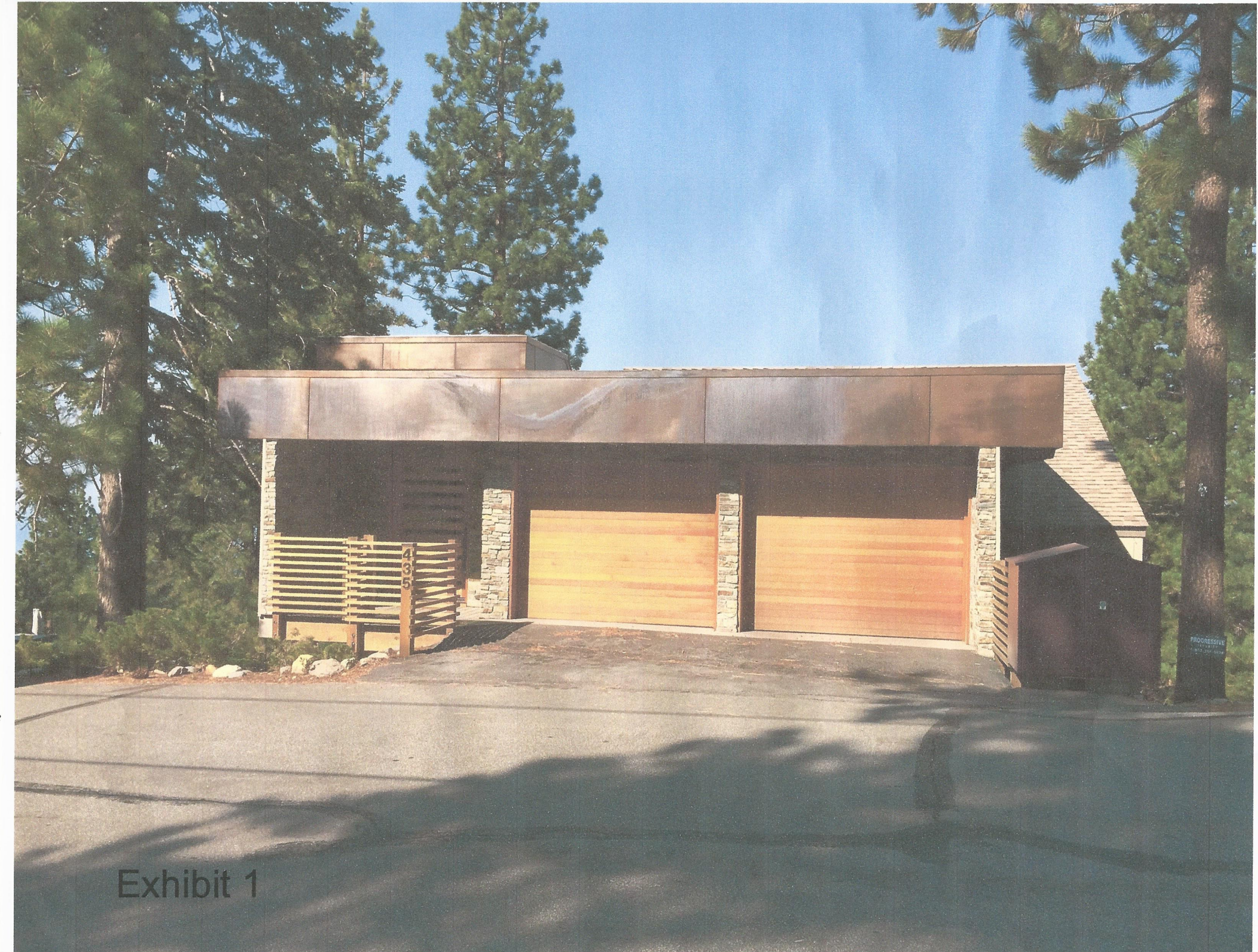


Exhibit 1



Exhibit 2



Exhibit 3

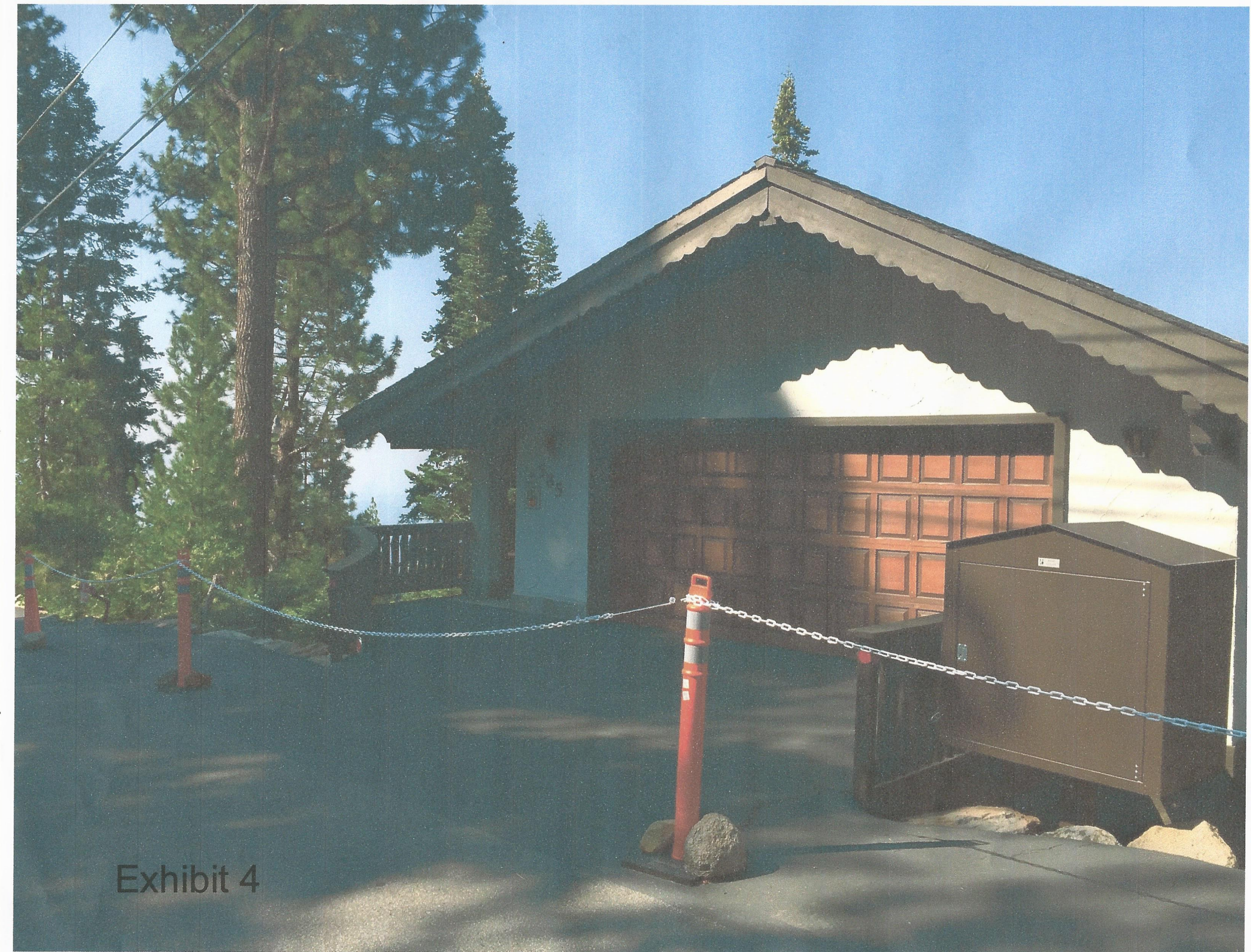


Exhibit 4





