

Community Services Department  
Planning and Building  
**VARIANCE APPLICATION**



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89520

Telephone: 775.328.6100

## 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: <b>SGYO - Yount Elevator Variance</b>			
Project Description: Add elevator at entry of existing single family home.			
Project Address: 400 State Route 28 Crystal Bay, NV 89402			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Approx. centered between the intersection of Beowawie Rd. w/NV SR 28 and the outlet of Gonowabie Rd. @ NV SR 28 on the lakeside of the street.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-144-12	8,712SF		
Section(s)/Township/Range: S:N/A, T:16 R:18			
<b>Indicate any previous Washoe County approvals associated with this application:</b>			
Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: G. Stuart & Geraldine M. Yount Family Trust		Name: Elise Fett & Associates, Ltd.	
Address: PO Box 308 Crystal Bay, NV 89402		Address: PO Box 5989	
Crystal Bay	Zip: 89402	Incline Village	Zip: 89450
Phone: 775-843-0486	Fax: n/a	Phone: 775-833-3388	Fax:
Email: syount@gaviotacapital.com		Email: julie@elisefett.com	
Cell:	Other:	Cell:	Other:
Contact Person: G. Stuart Yount, Trustee		Contact Person: Julie Soules	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		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):	

# Property Owner Affidavit

**Applicant Name:** Elise Fett & Associates, Ltd.

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, G. Stuart Yount, Trustee of G. Stuart Geraldine M. Yount Family Trust  
(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 Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 123-144-12

Printed Name GERALDINE M. YOUNT  
Signed Geraldine M. Yount  
Address PO Box 308 Crystal Bay, NV 89402

Subscribed and sworn to before me this  
7<sup>th</sup> day of August, 2018.

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

My commission expires: 10/05/2020

(Notary Stamp)



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

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

# Property Owner Affidavit

**Applicant Name:** Elise Fett & Associates, Ltd.

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, Geraldine M. Yount, Trustee of G. Stuart Geraldine M. Yount Family Trust  
(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 Building.

**(A separate Affidavit must be provided by each property owner named in the title report.)**

Assessor Parcel Number(s): 123-144-12

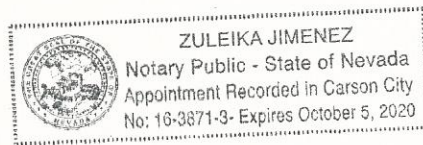
Printed Name G. STUART YOUNT  
Signed [Signature]  
Address PO Box 308 Crystal Bay, NV 89402

Subscribed and sworn to before me this  
7<sup>th</sup> day of August, 2018.

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

My commission expires: 10/05/2020

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# 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 side and front setbacks must be varied in order to permit our request. The addition is over an existing deck. The entirety of the existing deck is within the front setback. The proposed addition does not project further towards the front/street than the existing structure, but it does not encroach further towards the side of the property. The outside wall of the proposed addition projects 3' further towards the side property line, such that the wall of the addition is 1' 2.5" from the property line. The proposed elevator roof projects 10.5" from the edge of the wall, such that the roof is 2" from the property line.

**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 existing structure as previously mentioned was constructed within the front and side set-backs and the entry/drive are fully within the front and side set-backs so adding an elevator that can transport someone from the driveway to the living space can not feasibly be done without further encroachment into the side set-back. Additionally, the lot is exceedingly steep and narrow. The average slope is greater than 40% and the lot width is 48'. The standard minimum lot width in HDS is 60'.

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?

The elevator addition will be at a lower height than the existing structure. No trees will be removed, so the existing screening will remain. The elevator will only serve the top 3 floors in order to limit the amount of excavation required.

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.)?

There is no significant enhancement or detriment to the scenic or environmental character of the neighborhood. The addition is being tastefully configured to blend with the existing structure such that it will be hardly noticeable to the surrounding properties.

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

Many properties in this neighborhood are 3 or 4 stories with elevators for both convenience and accessibility. Due to the unique characteristics of the lot and the limitations of the existing structure, the elevator can not be incorporated into the existing footprint of the home.

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?

Water service is provided by IVGID.

8. What is your type of sewer service provided?

Sewer service is provided by IVGID.

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

## Bill Detail

[Back to Account Detail](#)
[Change of Address](#)
[Print this Page](#)

### Washoe County Parcel Information

Parcel ID	Status	Last Update
12314412	Active	8/17/2018 2:06:35 AM
<b>Current Owner:</b> TUCCI 1987 TRUST, MICHAEL & JOAN 2611 VISTA DR NEWPORT BEACH, CA 92663		<b>SITUS:</b> 400 STATE ROUTE 28 INCL NV
<b>Taxing District</b> 5200		<b>Geo CD:</b>
Legal Description		
Township 16 Lot 13 Block 11 Section Range 18 SubdivisionName CRYSTAL BAY PARK 1 UNOFFICIAL		

### Installments

Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/20/2018	2018	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/1/2018	2018	\$2,221.38	\$0.00	\$0.00	\$2,221.38
INST 3	1/7/2019	2018	\$2,221.38	\$0.00	\$0.00	\$2,221.38
INST 4	3/4/2019	2018	\$2,221.37	\$0.00	\$0.00	\$2,221.37
<b>Total Due:</b>			<b>\$6,664.13</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$6,664.13</b>

### Tax Detail

	Gross Tax	Credit	Net Tax
<a href="#">Incline Recreati</a>	\$705.00	\$0.00	\$705.00
<a href="#">Incline Village</a>	\$322.79	(\$151.24)	\$171.55
<a href="#">North Lake Tahoe 2</a>	\$1,659.06	(\$392.98)	\$1,266.08
<a href="#">State of Nevada</a>	\$448.32	(\$23.80)	\$424.52
<a href="#">Washoe County</a>	\$3,670.18	(\$194.86)	\$3,475.32
<a href="#">Washoe County Sc</a>	\$3,002.44	(\$159.40)	\$2,843.04
<a href="#">LAKE TAHOE WATER BASIN</a>	\$0.13	\$0.00	\$0.13
Total Tax	<b>\$9,807.92</b>	<b>(\$922.28)</b>	<b>\$8,885.64</b>

### Payment History

Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2018	2018140569	B18.45913	\$2,221.51	8/16/2018

### 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

### Change of Address

All requests for a mailing address change must be submitted in writing, including a signature (unless using the online form).

To submit your address change online [click here](#)

Address change requests may also be faxed to: (775) 328-2500

Address change requests may also be mailed to:  
Washoe County Treasurer  
P O Box 30039  
Reno, NV 89520-3039



Letter Details



INCLINE VILLAGE LAKESIDE FAMILY MEDICINE  
MULTISPECIALTY CLINIC  
889 Alder Ave Ste 303  
Incline Village NV 89451-8219  
Dept: 775-832-5200

8/6/2018

RE: George S Yount  
Geraldine Yount

To Whom It May Concern,

I am writing this letter on behalf of my patients Geraldine and George S. Yount. I have been their treating physician for over 10 years. Geraldine has autoimmune arthritis and lubar radiculopathy which are aggravated by climbing stairs. For this reason I have recommended that they install an elevator in their 4 story home. Thank you for your assistance in accomplishing this request.

Please feel free to contact me for any additional information as needed.

Thank you,

Johanna Koch, MD

Tahoe Forest MultiSpecialty Clinics

REVISIONS	BY

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

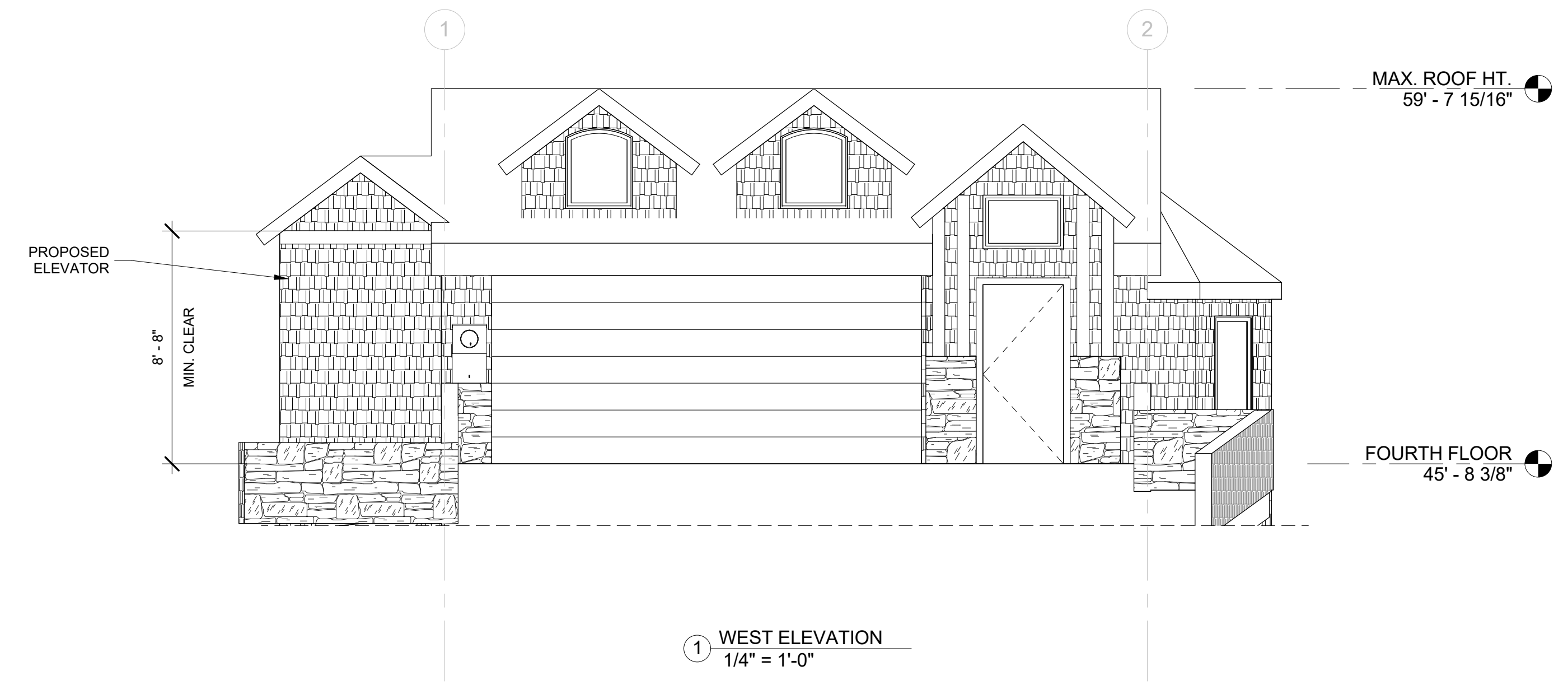
**ELISE FETT  
 & ASSOCIATES, LTD.**  
 AIA . RCE  
 ARCHITECTURE  
 ENGINEERING

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

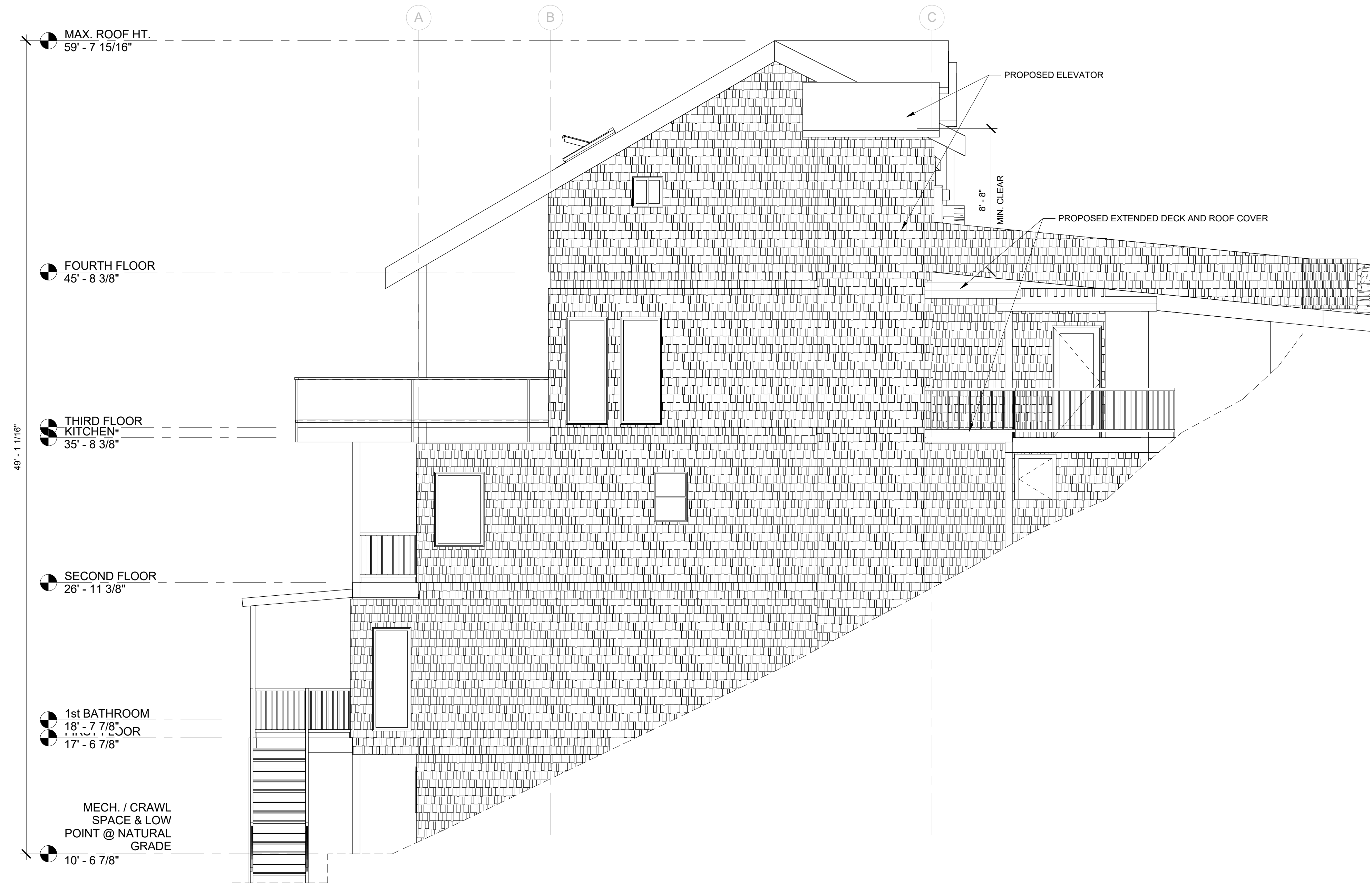
**400 STATE ROUTE 28**  
 400 SR-28, CRYSTAL BAY, WASHOE COUNTY, NV  
 CRYSTAL BAY PARK, OT 13, BLOCK 11 & FR ST  
 APN: 123-144-12

DRAWN :	CHECKED :
DATE :	Issue Date
SCALE :	1/4" = 1'-0"
JOB NO :	Project Number
PRINT DATE :	8/17/2018 5:00:59 PM
SHEET	
<b>A-1</b>	
OF	SHEETS

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



**1 WEST ELEVATION**  
 1/4" = 1'-0"



**2 NORTH ELEVATION**  
 1/4" = 1'-0"

MAX. ROOF HT.  
 59' - 7 15/16"

FOURTH FLOOR  
 45' - 8 3/8"

THIRD FLOOR  
 KITCHEN\*  
 35' - 8 3/8"

SECOND FLOOR  
 26' - 11 3/8"

1st BATHROOM  
 18' - 7 7/8"  
 1st FLOOR  
 17' - 6 7/8"

MECH. / CRAWL  
 SPACE & LOW  
 POINT @ NATURAL  
 GRADE  
 10' - 6 7/8"

49' - 1 1/16"

A

B

C



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@eliseft.com

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**400 STATE ROUTE 28**  
400 SR-28, CRYSTAL BAY, WASHOE COUNTY, NV  
CRYSTAL BAY PARK, OT 13, BLOCK 11 & FR ST  
APN: 123-144-12

DRAWN :	CHECKED :
DATE :	Issue Date
SCALE :	1/4" = 1'-0"
JOB NO :	Project Number
PRINT DATE :	8/17/2018 5:01:03 PM
SHEET	
<b>A-2</b>	
OF	SHEETS

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

**OWNER**  
STUART & GERI YOUNT  
PO BOX 308  
CRYSTAL BAY, NV 89402

**PROPERTY**  
400 STATE ROUTE 28  
CRYSTAL BAY  
WASHOE COUNTY, NV  
CRYSTAL BAY PARK  
LOT 13, BLOCK 11 & FR. ST.  
APN: 123-144-12

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

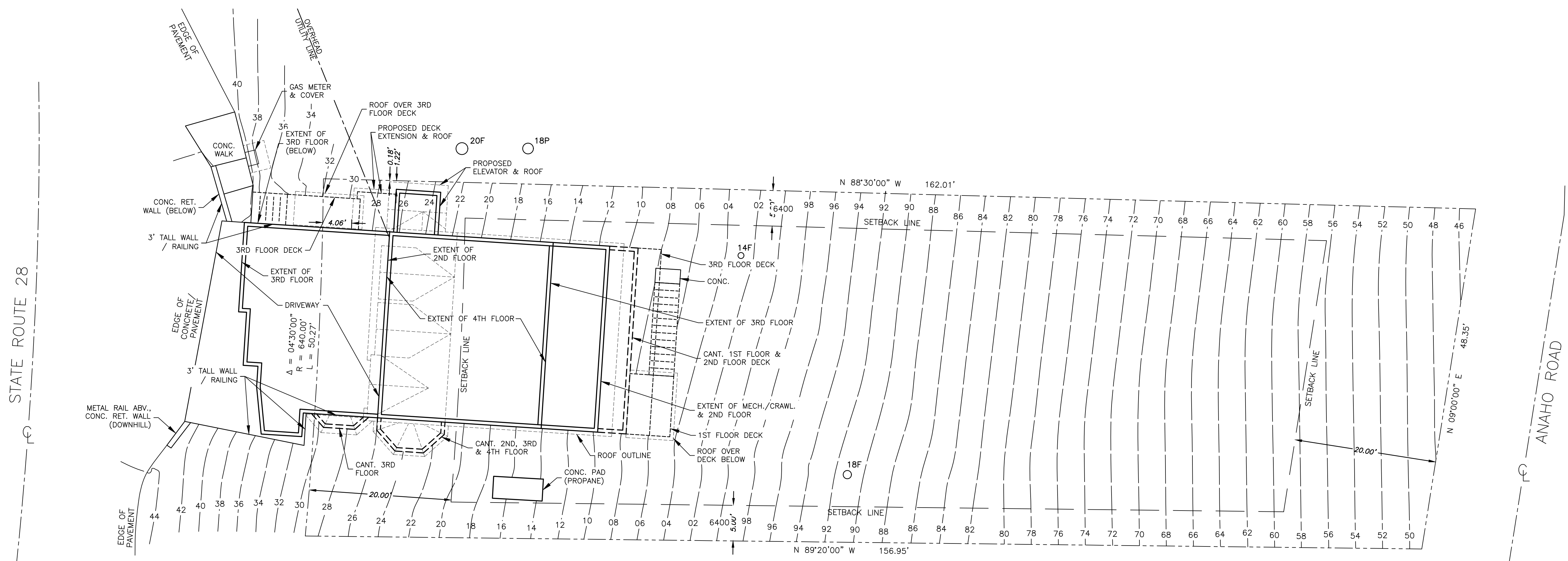
**NOTE:**  
1) EXISTING SURVEY & SITE PLAN PROVIDED BY OWNER, ELISE FETT & ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR THE ACCURACY OF THE EXISTING CONDITIONS ON THIS SITE PLAN.

**LAND AREA**  
7,806 SQ. FT.  
0.1792 acres

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



**SITE PLAN**  
SCALE 1"=8'

**400 STATE ROUTE 28**  
400 SR-28, CRYSTAL BAY, WASHOE COUNTY, NV  
CRYSTAL BAY PARK, LOT 13, BLOCK 11 & FR ST  
APN: 123-144-12

DRAWN : KM	CHECKED : EF
DATE : 8-6-18	
SCALE : AS NOTED	
JOB NO : SGYO	
DWG NO : Site.dwg	
SHEET	
SP-1	
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.