

Community Services Department
Planning and Building
VARIANCE APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

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.

Project Information		Staff Assigned Case No.: _____	
Project Name: Eget			
Project Description: Add ADA Ramp to existing residence. Connect new ADA Garage, Entry and living area to existing residence Provide emergency parking. Add security fence.			
Project Address: 45 East Tuscarora Crystal Bay, NV 89451			
Project Area (acres or square feet): 8,581 sf 0.197 acres			
Project Location (with point of reference to major cross streets AND area locator): Above HW 28 Teresa Ct. To the west, E.Tuscarora Rd. to the south, Washoe Rd. to East.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-36-02	.197 ac/		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). VA16-006			
Applicant Information (attach additional sheets if necessary)			
Property Owner: Mr. and Mrs. Eget		Professional Consultant:	
Name: Jeffery D. Eget		Name: Wayne Ford Residential Design	
Address: 45 E. Tuscarora Rd. Crystal Bay, NV Zip: 89451		Address: 731 Lynda Court Incline Village NV Zip: 89451	
Phone: 213-793-1000 Fax: na		Phone: 775-772-2495 Fax: na	
Email: jeff@omnisteel.com		Email: waynefordresidentialdesigner@yahoo.com	
Cell: 313-703-1000 Other: na		Cell: 775-772-2495 Other:	
Contact Person: Jeff Eget		Contact Person: Wayne Ford	
Applicant/Developer: same as owner		Other Persons to be Contacted:	
Name:		Name: Robert J. Angres LTD	
Address:		Address: 1190 Evans Ave. Reno	
Zip:		Nevada Zip: 89512	
Phone:		Phone: 775-852-5244 Fax: na	
Fax:		Email: rjangres@gmail.com	
Email:		Cell: 775-852-5244 Other:	
Cell:		Other:	
Other:		Contact Person: Robert Angres	
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)

1. What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request? Security Fence from 4 feet to 6 feet.

in front yards
Vary two front yard sb. 20 feet to 4 feet 0 inches and
20 feet to 1 foot 6 inches. Side Yard 5 feet to 3 feet 6 in.

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?

Parcel Exceptional Narrowness. Shape.
Shape and size of parcel. Fence: Topographic conditions
Location of surroundings.

Property surrounded by three streets one has slop of 23%

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?

No views blocked. 22 foot high garage No privacy reduced
set in line with other garages. No traffic issues, by
locating on Teresa Court safe access.

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.)?

Allows for ADA Parking and access to existing residence
Matches historic home. Provides safe access and ability

for first responders to safely access home. See NLTFPD support

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

Safe access to property from street and covered parking
that others have.

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

Yes No If yes, please attach a copy.

7. How is your current water provided?

IVGID

8. How is your current sewer provided?

IVGID

Attachment (1) Review of plans and information Attachment (4)
Tax Record

Attachment (2) Tree report to be removed by Beth Moxley

Attachment (3) Assessor's Record Attachment (5)
Title Report

PROPOSAL FOR VARIANCE FOR EGETS BEFORE BOARD OF ADJUSTMENT

An application for variance of the setbacks at 45 E. Tuscarora Road, in Crystal Bay, NV is being made on behalf of Jeffery Eget for the following reasons:

The parcel presents challenges due to its shape and size. Additionally, the parcel development capacities are burdened by its being bordered on three sides by public streets, two of which present hazards and impediments to normal use.

Currently existing structures: A single family residence with a basement and limited second floor. The current living area is 1318 square feet (which includes the basement which can only be accessed from a staircase outside of the main unit). The residence was originally built in 1936 and was one of the first structures built above Highway 28 (which at that time was a very narrow road leading to what became Incline Village).

The applicants did a major restoration of the historic structure in 2017. The home has a one car garage built in 1999 which cannot be utilized appropriately as it is accessed from Tuscarora Road which has a slope of 17%.

Application of criteria in NRS 278.300(c) pertaining to hardship and special circumstances:

The parcel fits the criteria of exceptional narrowness, shallowness or shape. Additionally, the parcel has other extraordinary and exceptional situation/conditions as it is bordered on two sides by streets which are very difficult or impossible to traverse due to increasingly frequent snow conditions. This presents a very substantial hardship on the owners who have Parkinson's and cardiac conditions, respectively. Rather than being a substantial detriment to the public good, the support of the North Lake Tahoe Fire Protection District attests to the contribution the application grant will accrue to public benefit through making emergency services safer and more feasible.

SHEET '0' ; Documents the existing homes location in Crystal Bay. On that sheet are the floor plans and exterior elevations. It can be seen in the photo that the home was set back into the slope of the property. In 1936 this helped in the heating of the home.

SHEET 1: The NLTFPD has supported the ADA requirements that have resulted in a added emergency parking area and the current design. That design supports a safer access to the home by first responders and is stated in a response by Fire Marshal John James.

In addition is the proposed security fence needed due to the STR use at 460 Teresa Court.

SHEET 2: These set of images document the narrowness , shallowness of the parcel. The current setbacks restrict the parcel to only 17 feet of building area on the upper half were a garage can be safely access off of Teresa Court.

The other images done established that no views are going to be blocked. In fact the view from 450 Tuscarora Road will be improved with the removal of a 72 foot high, 32 inch pine.

SHEET 3 :The County Formula was used under Figure 110.902.15 proving that the parcel is narrow. Only 45 feet for the minimum area width. That width according to the current Tahoe Area Setbacks and Minimum Lot Width should be 60 feet.

On that sheet the road slope of Tuscarora Road is established as part of the “surroundings” and is an extraordinary and exceptional situation which is a road slope which is part of the findings for a “hardship”. Many vehicles in the winter have gone out of control attempting to navigate this section of the road. Ice forms due to no sun being present on the road. The home and trees at 44 East Tuscarora causes the road to be in shadow all day long. The slope that is at 17% to 23% , with ice on it will not hold a car, even if it has 4 wheel drive. A parked car on such slopes will start to slide and then end up across the intersection of Tuscarora Road and Wassou.

SHEET 4: TRPA in the review of this information has allowed a special finding under Life and Safety to be able to transfer in additional coverage for an expanded garage and enclosed ramp room. This allows for access off of Teresa Court for a garage with living area above and below to the existing residence below. The design elements allow for first responders to be able to safely access the home. Why is this so important? Mrs. Eget has been diagnosed with Parkinson's Disease where in the future she will likely be in a wheel chair. Mr. Eget has also physical challenges due to having fallen at the current access point to the home, where the slopes are at 17%.

Even with the new land capability findings in a challenged to TRPA's site assessment, the coverage is still limited to 2000 sf.

The Current homes has two bedrooms. One above and the access is a steep stair system. The other bedroom is on the first level. These winter snows have covered the only window egress out of the room, in case of a fire. This is why the need for a bedroom above the new garage.

The only washer and dryer access is a outside stair to the existing basement below.

This is why at the new garage a need for a basement is designed to allow for a washer and dryer in winter months.

This is a unified addition to a existing residence and these justifications are not really needed under the County Code. They are provide for a better understanding of the hardship that exists for this parcel in how it can be used and still keep the historic home , built on 1936.

SHEET 5: Floor plan for a unified project that is part of the existing residence. Coverage and living areas indicated. Parking for two guest cars off of the main road of Tuscarora. Two cars in the garage, one being a ADA type vehicle allowing for wheel chair boarding.

SHEET 6: Work Space as part of a unified project which is a expansion of the existing residence at 45 E Tuscarora Road.

SHEET 7: Roof plan that keeps all snow on the parcel from

any roof areas. Protected entry for access to the built environment.

Exterior elevations and site sections. The project under TRPA code is reviewed as being in two segments. It is one unified project and meets all scenic height code. Maximum height at Teresa Court 22 feet.

Wayne Ford
Wayne Ford Residential Design
Lic No. 91-RD
775-772-2495



17-101707
17-00047

Attachment (2)

Jim Borelli

From: Beth Moxley <BethMoxley@msn.com>
Sent: Thursday, August 10, 2017 9:18 AM
To: jim@borelliarchitecture.com
Subject: Fw: Eget Property. 45 E Tuscarora, Crystal Bay, NV 89402 APN# 123-136-02

From: Beth Moxley
Sent: Thursday, August 10, 2017 9:09 AM
To: jim@borelliarchitecture.com
Subject: Fw: Eget Property. 45 E Tuscarora, Crystal Bay, NV 89402 APN# 123-136-02

Species: Pinus lambertiana
Common Name: Sugar pine
DBH: 32"
Height: 72'
Location: 45 East Tuscarora, Crystal Bay, NV 89402
APN # : 123-136-02

ISA Certified Arborist Assessment:

The tree has a significant hollow defect 4' from the base of the tree (see attached photographs) with a hollow cavity just beneath the bark and cambium.

In addition, the tree exhibits significant damage to the base and the roots have become girdled and exposed. There are signs of insect infestation at the base of the tree as well as the hollow cavity in the area of the defect and the exposed areas of the lateral roots.

It is unclear what may have caused the wounds (Possibly years of repeated plow damage due to the location of the tree on the corner of E Tuscarora and Theresa Ct) and the tree was not able to compartmentalize the wound sufficiently due to repeated damage to the same areas.

Reactionary wood evident and created to compensate for the wound but the decay continues to spread and move inward to the heart wood and holding wood. A burl was created near the defect showing signs of a biological defect in over compartmentalization.

There are cankers and swelling evident along the trunk as well and the top broke off years ago. The lateral limbs have created a co-dominant top with included bark.

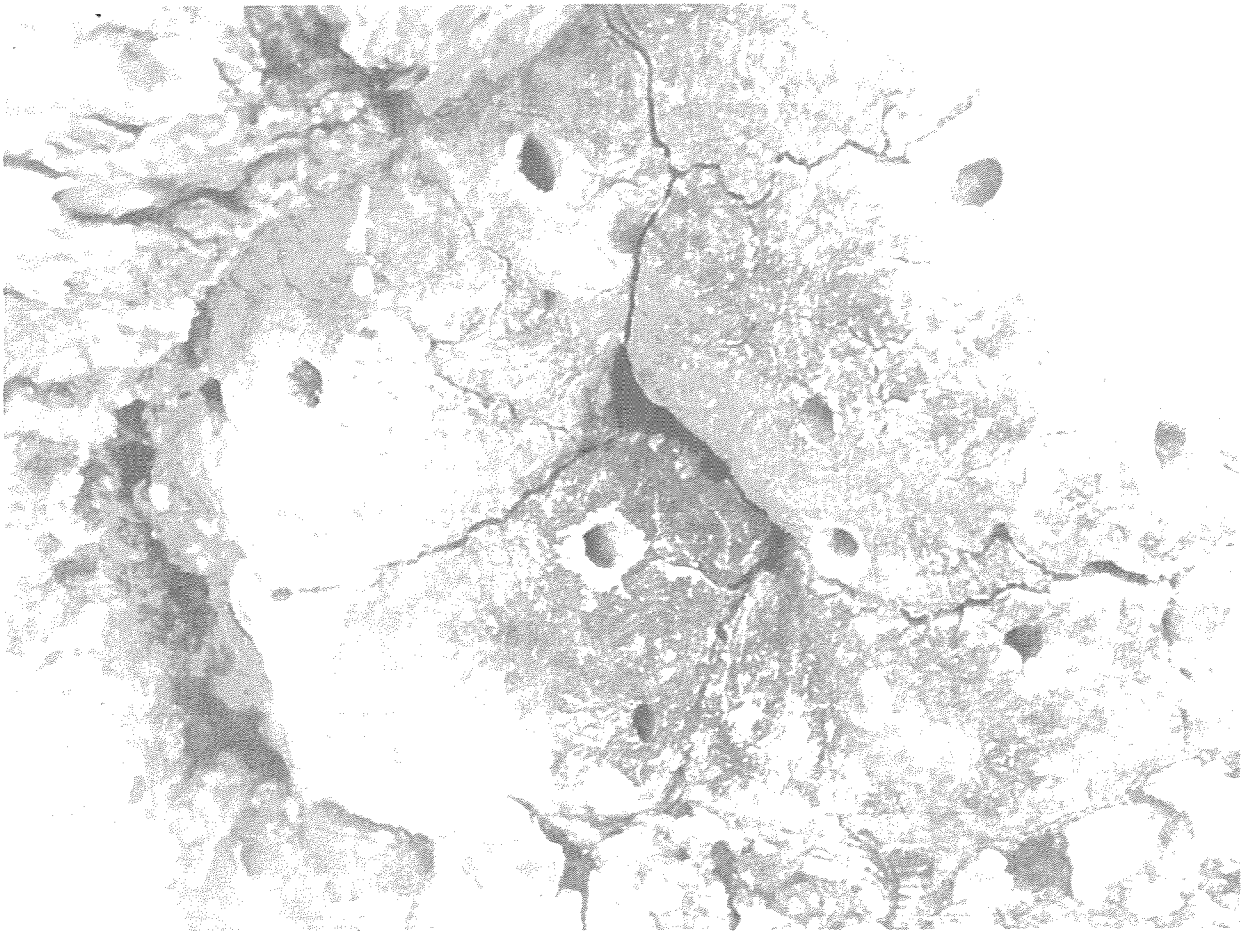
The crown is sparse and the overall health of the tree is in decline.

Recommendation: Recommend removal. The tree poses a significant risk and hazard to surrounding structures, vehicle and pedestrian traffic.

Beth Moxley
ISA # WE8460A
(775) 833-CARE (2273)

From: Beth Moxley < >
Sent: Thursday, August 10, 2017 8:25 AM
To: Beth Moxley
Subject:



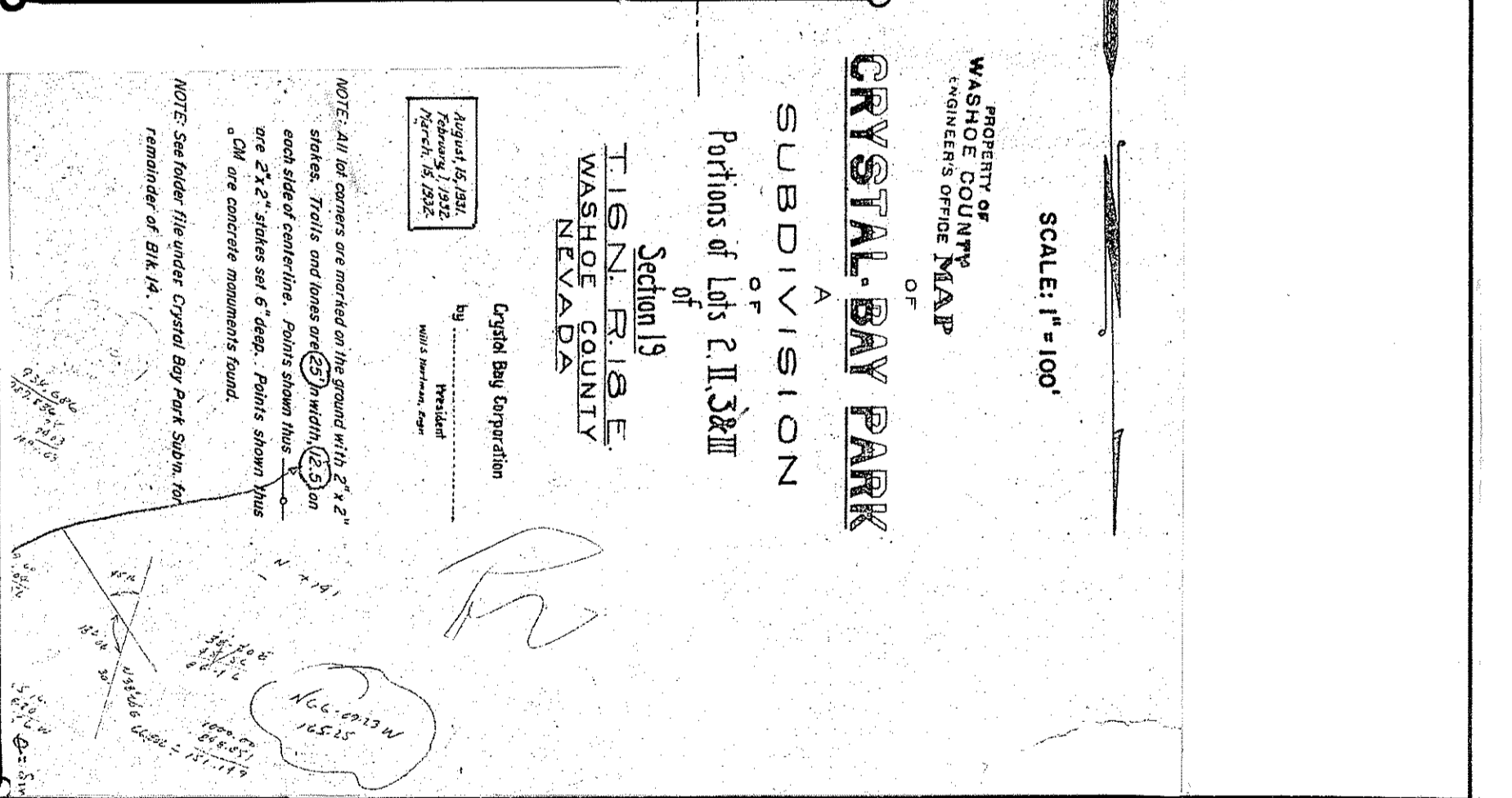
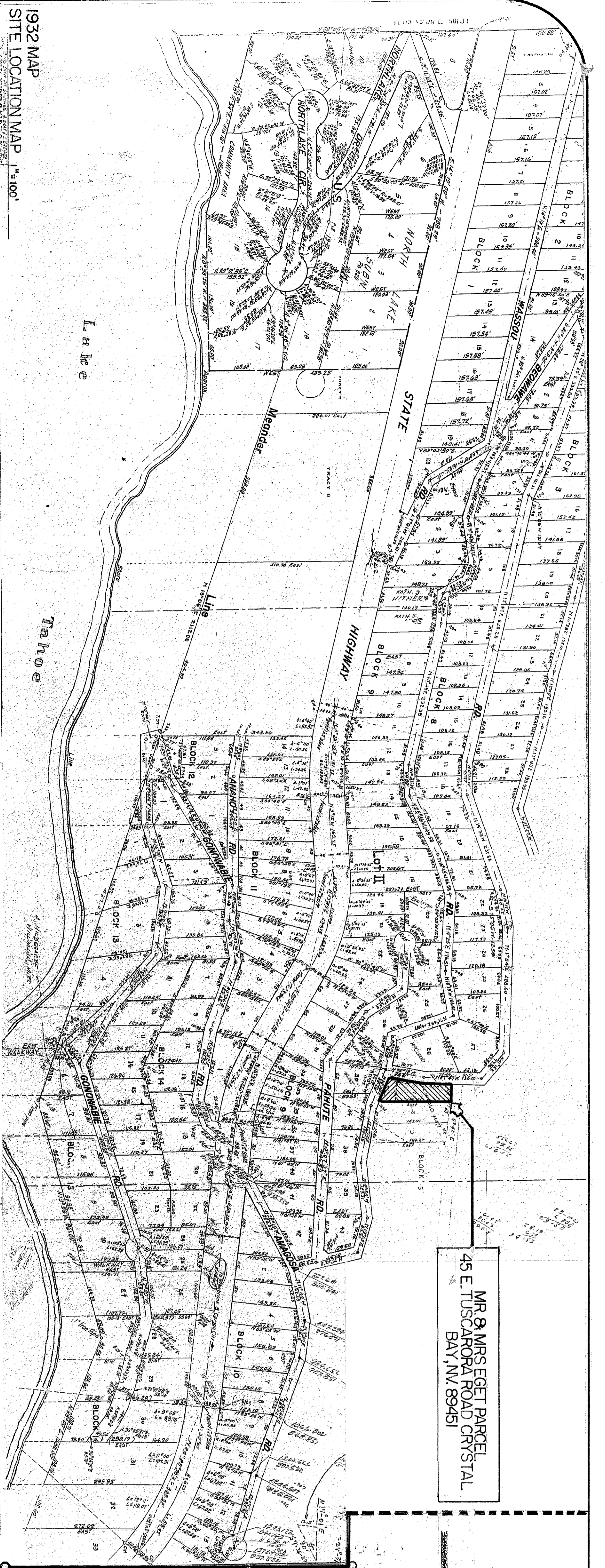








Sent from my iPhone



SCALE: 1" = 100'

MINISTRY OF LANDS AND NATURAL RESOURCES
 WASHINGTON COUNTY
 OF
CRYSTAL BAY PARK
 SUBDIVISION
 Portions of Lots 1, 138 &
 of
 T-138 Section 19
 WASHINGTON COUNTY
 NEVADA

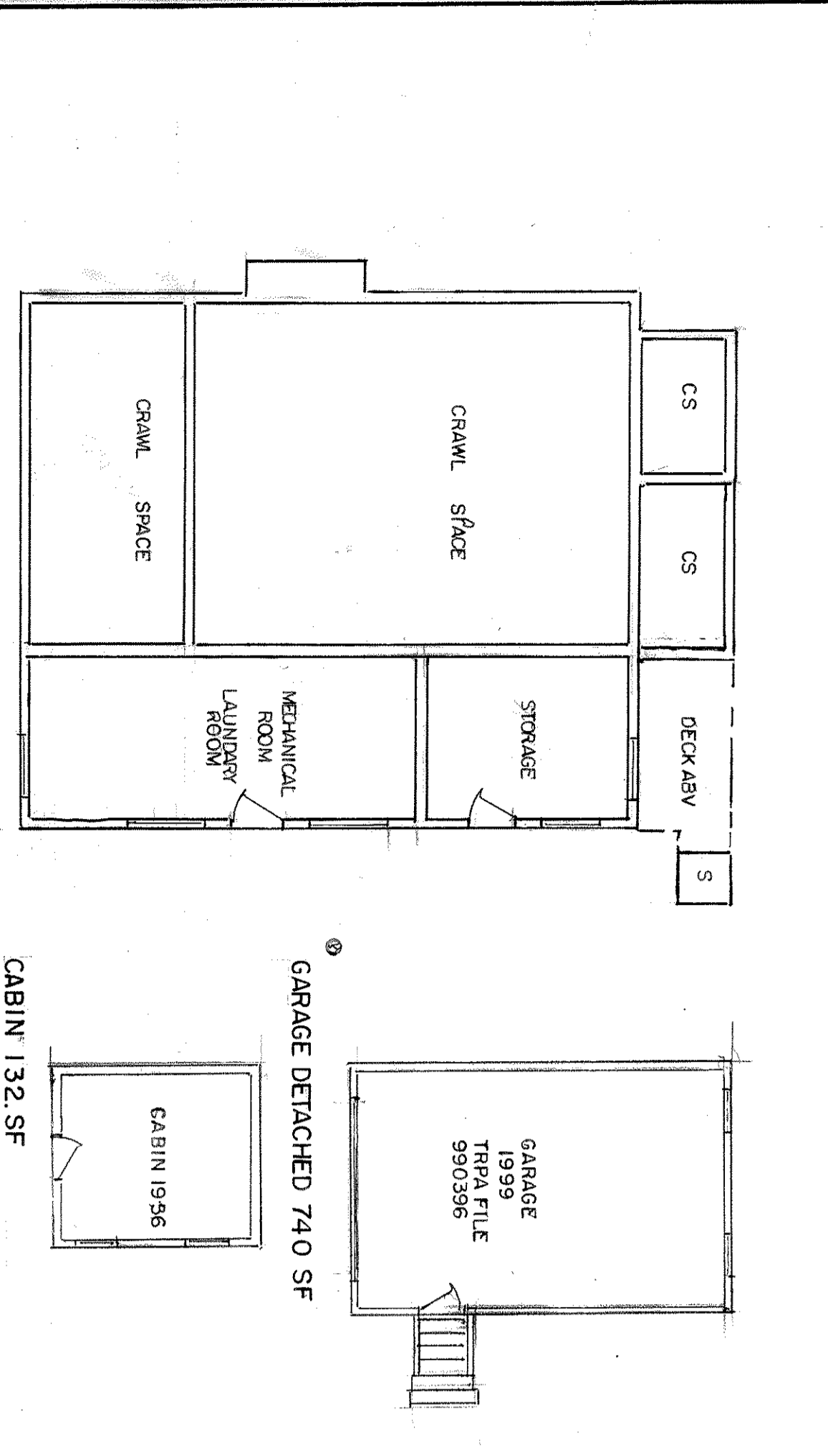
Digitized by Geographic Information Systems
 Copyright © 2003
 Nevada License Number 091 RT1
 P.O. Box 4775 Incline Village, NV 89450
 (775) 772-2495
 www.fordresidentialdesigner@yahoo.com

NOTE: All lot owners are advised to check the ground conditions, topography, and utility lines before building. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

NOTE: The owner of this parcel is advised to check the ground conditions, topography, and utility lines before building. The owner is responsible for obtaining all necessary permits and approvals from the appropriate authorities.

1932 MAP
 SITE LOCATION MAP 1/8" = 100'

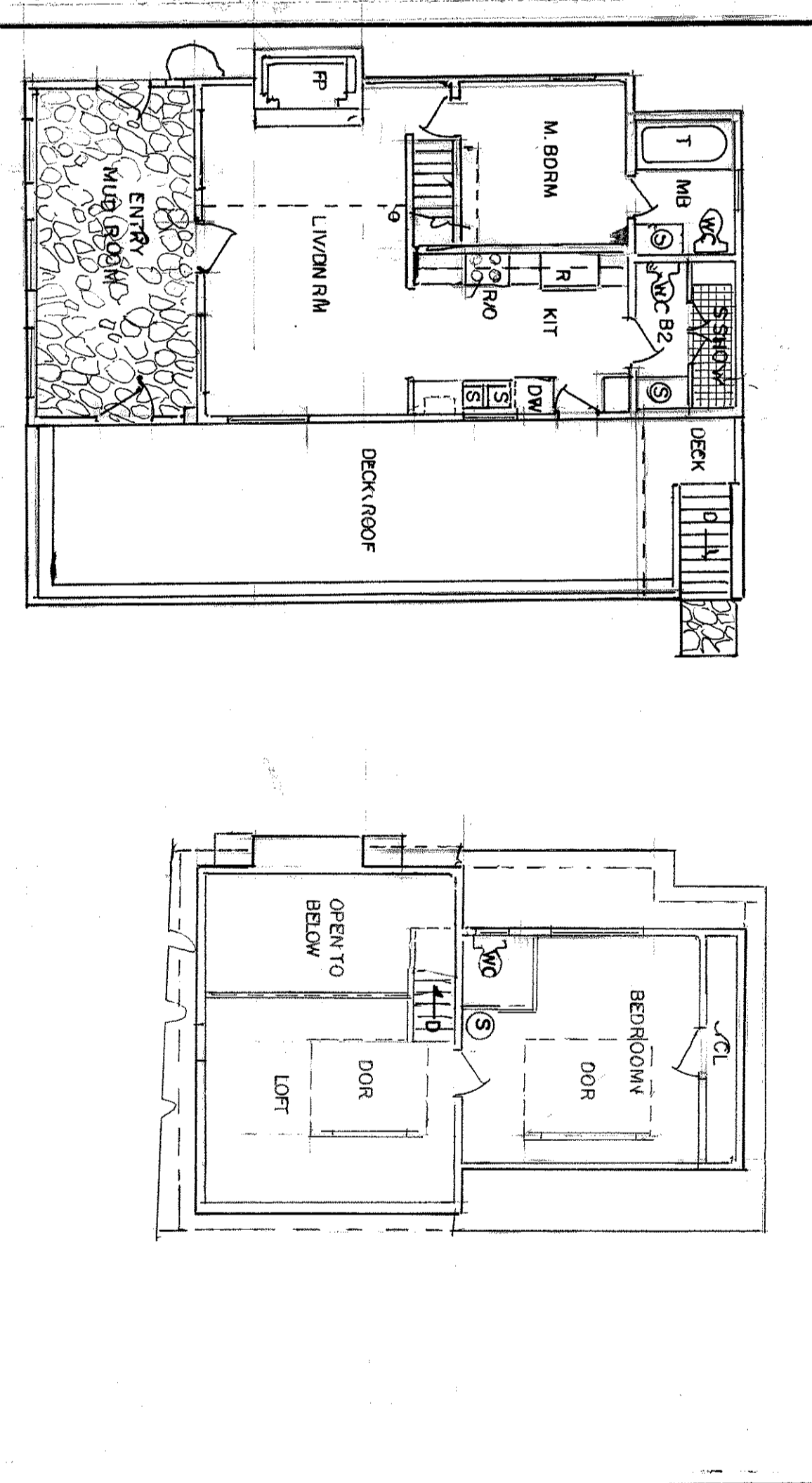
EXISTING FLOOR PLAN



BASEMENT
 FINISHED BASEMENT 396 SF UNFINISHED BASEMENT 153 SF
 ⑨ ASSESSOR'S RECORD 2/17/2023
 CABIN 132 SF
 GARAGE DETACHED 740 SF
 GARAGE TRPA FILE 990388
 CABIN 1946

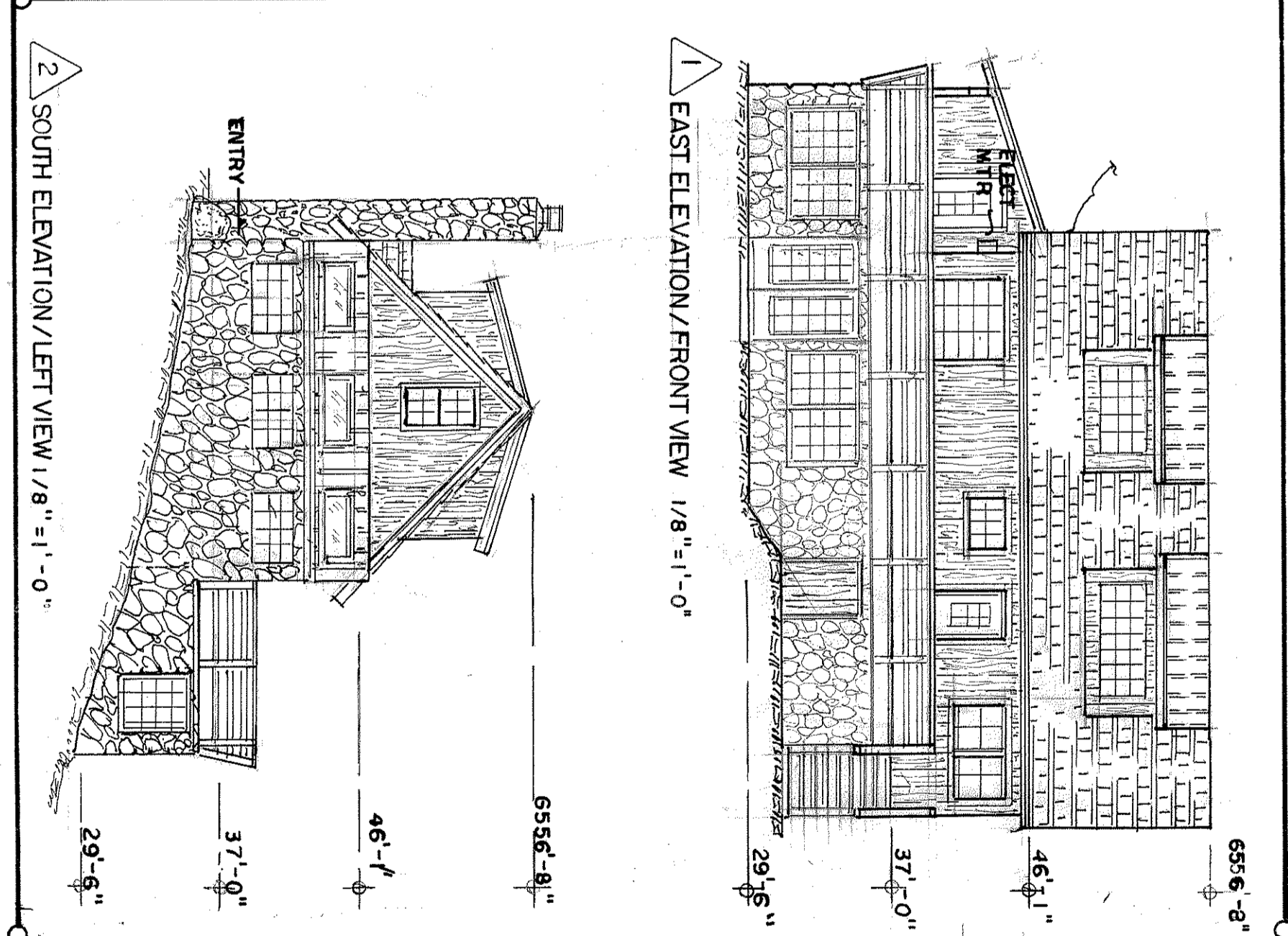
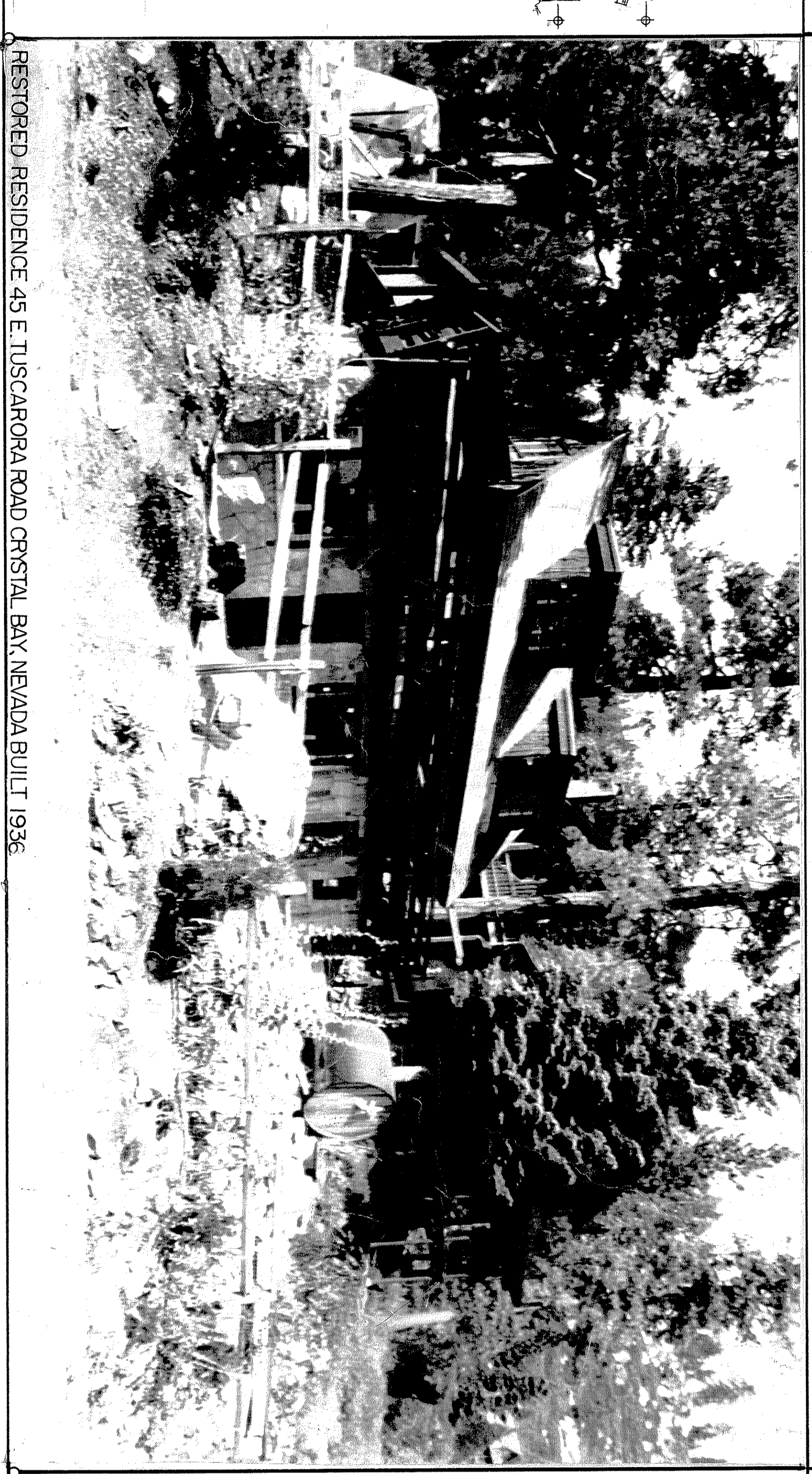
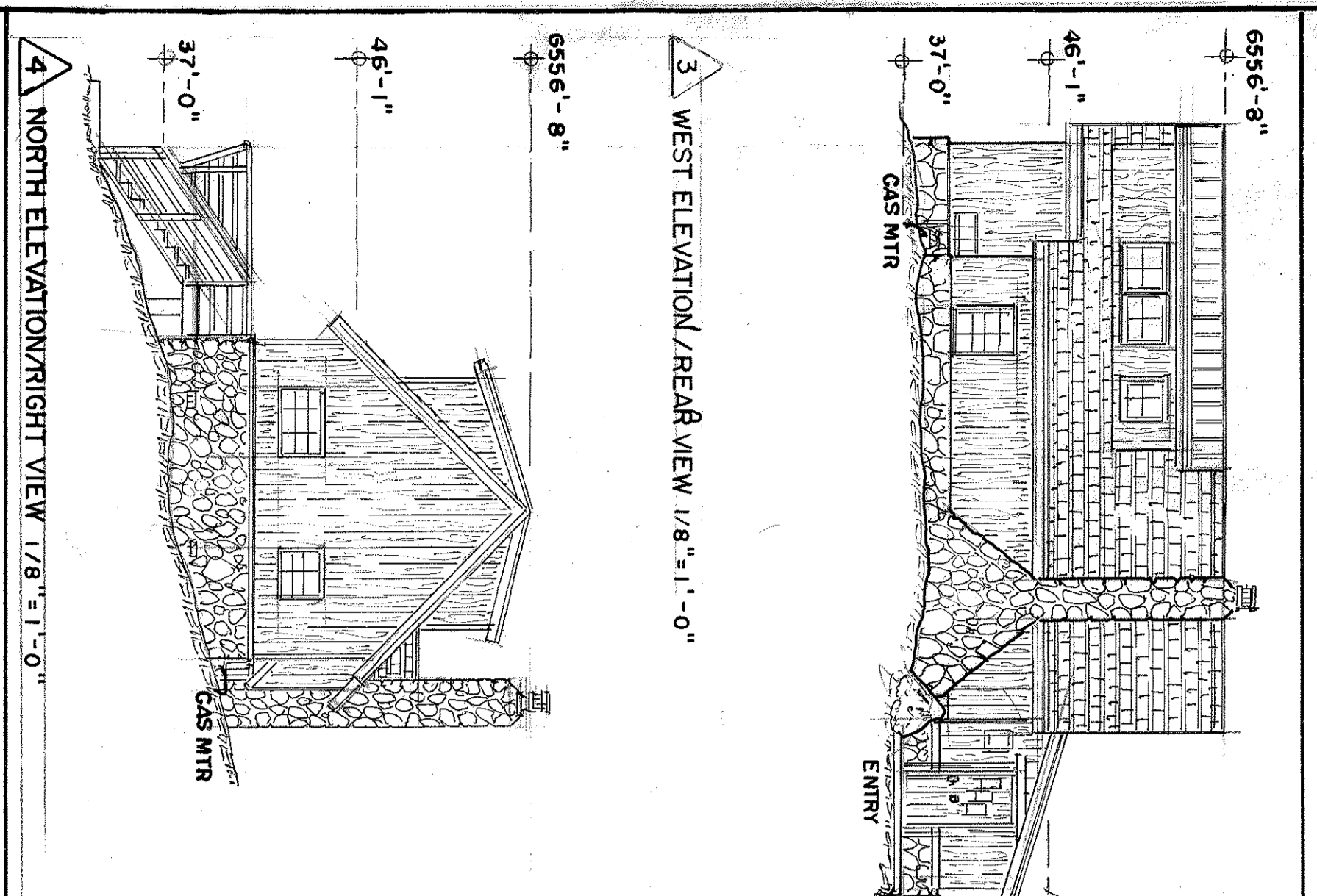
VARIANCE WASHOE COUNTY & TRPA
 ADA GARAGE ADDITION WITH LIVING AREA ATTACHED TO SINGLE FAMILY RESIDENCE BY ADA RAMP SYSTEM.
 OWNERS
 Mr. and Mrs. Eget
 45 East Tuscarora Road Crystal Bay, NV 89450
 APN: 123-136-02

EXISTING FLOOR PLANS



1ST FLOOR RESIDENCE BUILT 1936 RESTORED 2017 WBLDT-10707
 2ND FLOOR ① FIRST AND SECOND FLOOR LIVING AREA 982 SF

EXISTING EXTERIOR ELEVATIONS



INDEX SHEET	
①	Cover Sheet for Variance Application, front and side yard setback reductions. Increase in security fence height.
②	(E) Site Plan, projected area for garage with living above and below, ADA entry system, Connected ADA Ramp from existing residence to new garage, NLTFFD Support for project and emergency parking area, NEW FENCE
③	Restricted area of site due to setbacks. Evidence for no impact on neighbors near project. Area section.
④	Finding Document for hardship, Narrow/ Shallow parcel. Other extraordinary and exceptional situation. County Road System.
⑤	ADA Requirements for a garage and Ramp Room Access.
⑥	Proposed work space use, Floor plans and coverage constraints by TRPA
⑦	Floor Plan work space and ramp room
⑧	Roof Plan, Site Section and exterior elevations.

AGENCY PERMITS DISCLAIMER
 THIS MAP SHOWS THE EXISTING TOPOGRAPHY AND IMPROVEMENTS OF THE SITE ON THE DATE OF SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS OBSERVED THE EXISTING TOPOGRAPHY AND IMPROVEMENTS. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR ANALYSES TO DETERMINE THE ACCURACY OF THE EXISTING TOPOGRAPHY AND IMPROVEMENTS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE EXISTING TOPOGRAPHY AND IMPROVEMENTS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE EXISTING TOPOGRAPHY AND IMPROVEMENTS.

SYMBOL LEGEND

	Survey Control Point
	True Elev. (in Inches) & Slope (True/Horizontal)
	Found Monument As Noted
	Fire Hydrant
	Sewer Manhole
	Utility Lid/Vault, as Noted
	Contour Line

LAND COVERAGE NOTE
 THIS MAP SHOWS THE EXISTING TOPOGRAPHY AND IMPROVEMENTS OF THE SITE ON THE DATE OF SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS OBSERVED THE EXISTING TOPOGRAPHY AND IMPROVEMENTS. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR ANALYSES TO DETERMINE THE ACCURACY OF THE EXISTING TOPOGRAPHY AND IMPROVEMENTS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE EXISTING TOPOGRAPHY AND IMPROVEMENTS. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THE EXISTING TOPOGRAPHY AND IMPROVEMENTS.

EXISTING SITE PLAN 1/8" = 1'-0"

REPLACE EXISTING RAIL FENCE

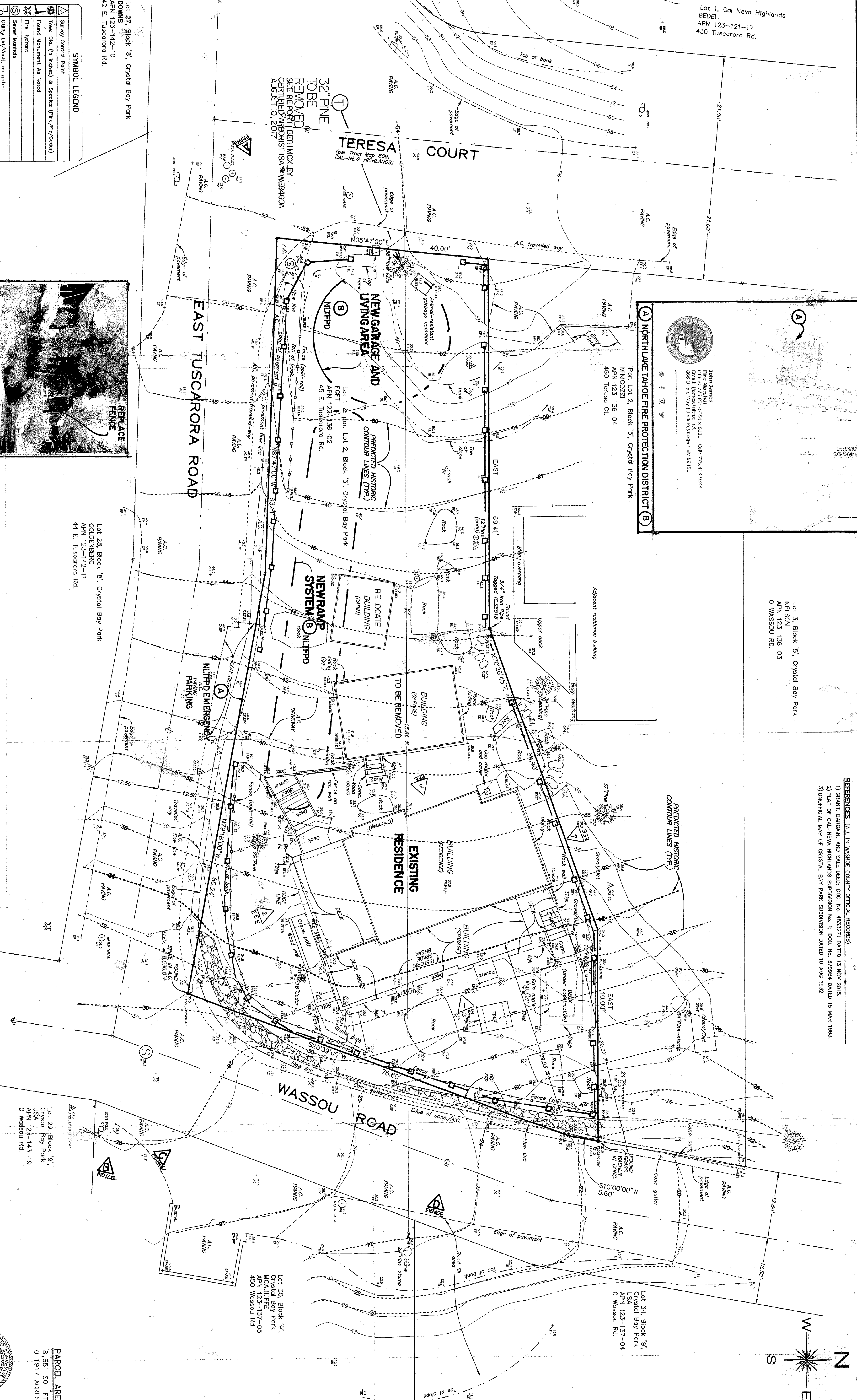
NEW FENCE 5' + ABOVE PAVEMENT

VIEW TUSCARORA / WASSOU

WASSOU

ROCK COIL W/DOWN LIGHTS

NEW SECURITY / PRIVACY FENCE



Parcel Area
 8,351 SQ. FT.
 0.1917 ACRES

Parcel Area by Slope
 (NOT TO SCALE)

Parcel Area with Slope
 162 OR LESS = 6,687 SQ. FT.
 163 TO 300 = 1,664 SQ. FT.

Parcel Area with Slope
 162 OR LESS = 6,687 SQ. FT.
 163 TO 300 = 1,664 SQ. FT.

Parcel Area with Slope
 162 OR LESS = 6,687 SQ. FT.
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Parcel Area with Slope
 162 OR LESS = 6,687 SQ. FT.
 163 TO 300 = 1,664 SQ. FT.

Parcel Area with Slope
 162 OR LESS = 6,687 SQ. FT.
 163 TO 300 = 1,664 SQ. FT.

Topographic As-Built Survey
 Lot 1 & Por. Lot 2, Block 5, Crystal Bay Park Subd. (Unofficial)
 A.P.N. 123-136-02 / Washoe County
 45 East Tuscarora Road, Crystal Bay, NV
 Filename: 21081802.dwg
 A Port of Sect. 19, T. 19, S. 8, R. 18, E. M. 20A

NOTES:
 1) OWNER'S NAME(S): JEFFERY D. EGOT
 2) BUILDING SETBACKS SHALL BE CONFIRMED BY COUNTY OR APPROPRIATE PLANNING AUTHORITY.
 3) SOME LANDSCAPE FEATURES MAY NOT BE SHOWN; CONTOURS ARE AVERAGED IN THESE AREAS.
 4) IMPROVEMENTS SHALL BE CONFIRMED BY 1994 SITE ASSESSMENT.
 5) PREVIOUS SURVEYS SHALL BE CONFIRMED BY 1994 SITE ASSESSMENT.
 6) TREES GREATER THAN 14" IN DIA. SHOWN ON MAP, MEASURED AT APPROX. 4' ABOVE GROUND.
 7) PRELIMINARY TITLE REPORT PROVIDED, DATED NOVEMBER 6, 2015. TITLE SEARCH NOT PROVIDED.
 8) EASEMENTS AND OTHER OWNERSHIP INTERESTS MAY EXIST WHICH ARE NOT SHOWN ON THIS MAP.

DISCLAIMER
 THIS DRAWING WAS PREPARED EXCLUSIVELY FOR JEFF EGOT AND ACCURATELY REPRESENTS TO THE BEST OF MY KNOWLEDGE THE MATTERS CONTAINED HEREIN AS OF THE DATE STATED HEREON. AN AGREEMENT BETWEEN JEFF EGOT AND LANCASTER LAND SURVEYS EXISTS IN WHICH THE TERMS AND CONDITIONS CONTROL THE USE OF THIS DRAWING AND ELECTRONIC MEDIA.
 Roger B. Lancaster, Land Surveyor
 DATE: 10 Feb 2022
 DATES OF SURVEY FIELD WORK: 9/29, 10/19, 10/21 & 10/23/2021

REFERENCES (ALL IN WASHOE COUNTY OFFICIAL RECORDS)
 1) GRANT BARGAIN, AND SALE DEED, DOC. NO. 443271 DATED 13 NOV 2018.
 2) PLAT OF CAL-NEVA HIGHLANDS SUBDIVISION No. 1, DOC. NO. 379954 DATED 15 MAR 1983.
 3) UNOFFICIAL MAP OF CRYSTAL BAY PARK SUBDIVISION DATED 10 AUG 1982.

SETBACKS NOTE
 Measure County Development Code, Tahoe Area Ordinance 10.25.075 Compliance of Setbacks on Existing Residence. Existing setbacks for a home heavily constructed prior to 2000 that do not meet the standards established in Ordinance 10.25.075 shall be deemed to be the legal and controlling setbacks for the parcel.
 Proposed for new structures for expansion of existing structure may utilize the existing setbacks when the following conditions are met:
 (1) The building is not situated on the final subdivision map.
 (2) The building is not situated on the final subdivision map.
 (3) The building is not situated on the final subdivision map.
 (4) The building is not situated on the final subdivision map.
 (5) The building is not situated on the final subdivision map.
 (6) The building is not situated on the final subdivision map.
 (7) The building is not situated on the final subdivision map.
 (8) The building is not situated on the final subdivision map.
 (9) The building is not situated on the final subdivision map.
 (10) The building is not situated on the final subdivision map.

EASEMENTS/AGREEMENTS NOTE
 PER "COMPLIANCE FOR TITLE INSURANCE" (PRELIMINARY TITLE REPORT), FIRST AMENDMENT TITLE INSURANCE POLICY NO. 21081802, DATED NOVEMBER 6, 2015, THE FOLLOWING EASEMENTS AND AGREEMENTS ARE SHOWN ON THE RECORDS OF WASHOE COUNTY:
 1) EASEMENT NO. 21081802 DATED NOVEMBER 6, 2015, AN EASEMENT FOR ROADS, ACCESS, AND UTILITIES FROM THE RECORDS OF WASHOE COUNTY.
 2) EASEMENT NO. 21081802 DATED NOVEMBER 6, 2015, AN EASEMENT FOR ROADS, ACCESS, AND UTILITIES FROM THE RECORDS OF WASHOE COUNTY.
 3) EASEMENT NO. 21081802 DATED NOVEMBER 6, 2015, AN EASEMENT FOR ROADS, ACCESS, AND UTILITIES FROM THE RECORDS OF WASHOE COUNTY.
 4) EASEMENT NO. 21081802 DATED NOVEMBER 6, 2015, AN EASEMENT FOR ROADS, ACCESS, AND UTILITIES FROM THE RECORDS OF WASHOE COUNTY.
 5) EASEMENT NO. 21081802 DATED NOVEMBER 6, 2015, AN EASEMENT FOR ROADS, ACCESS, AND UTILITIES FROM THE RECORDS OF WASHOE COUNTY.

LANCASTER LAND SURVEYS
 Roger B. Lancaster, PLS
 930 Tahoe Blvd. Ste. 802-118
 Incline Village, NV 89451 775.721.3118
 email: Lancaster.LS@gmail.com
 © 2022

OWNERS: MR AND MRS. EGOT / EGOT 1990 TRUST, JEFFERY D TRUSTEE
 45 EAST TUSCARORA ROAD
 CRYSTAL BAY, NEVADA 89451
PROJECT LOCATION: 45 EAST TUSCARORA ROAD
 CRYSTAL BAY, NV 89451
 A.P.N. 123-136-02

PROJECT DESCRIPTION: NEW ADA ACCESS TO EXISTING RESIDENCE W/ ENTRY, GARAGE ENCLOSE RAMP ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE, NLTTPD EMERGENCY PARKING ACCESS.

CHANGES: 0005441, 3/24/22, 4/17/22

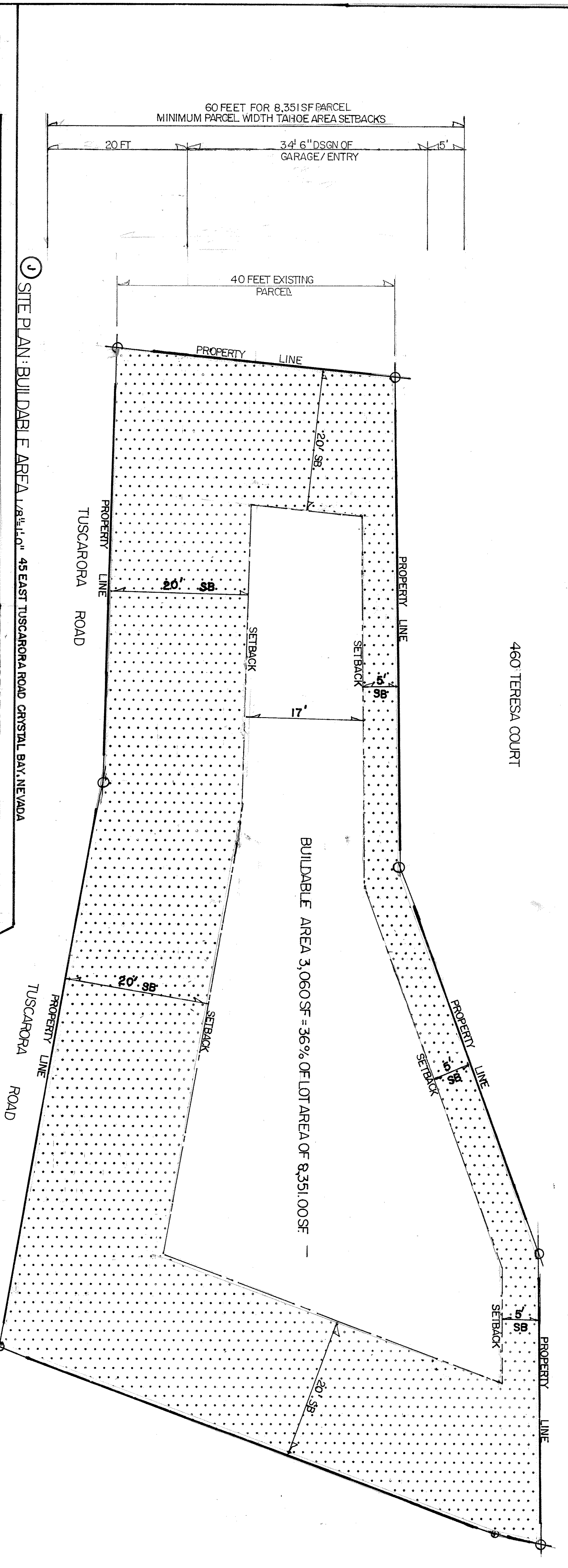
DATE: 10 Feb 2022

DATE: 10 Feb 2022

DATE: 10 Feb 2022

DATE: 10 Feb 2022

RESIDENTIAL DESIGN
 Wayne Ford Residential Designer
 Nevada License Number 091 R1
 P.O. Box 4775 Incline Village, NV 89450
 (775) 772-2495
 waynefordresidentialdesigner@yahoo.com



1 SITE PLAN: BUILDABLE AREA 1,841.14 SQ. FT. 45 EAST TUSCARORA ROAD CRYSTAL BAY, NEVADA

TAHOE AREA SETBACKS / MINIMUM LOT WIDTH

REGULATORY ZONING: CRYSTAL BAY FIRM 19.020-015
 ALLOWABLE LAND USE: SINGLE-FAMILY DWELLING (SFD)
 AVALANCHE

Section 19.020-015 and Lot Standards. Required yards for structures: minimum parcel width 110.00 feet. Tahoe Area Yard and Lot Standards. The use types are defined under TRPA Code of Ordinances Chapter 21, Permissible Uses. Standards for development in Town Center Overlay District are found in Section 19.020-015. Town Center Overlay and Article 19.020-015. Tahoe minimum of 20 feet from the right-of-way, unless an exception is granted pursuant to TRPA Code of Ordinances Subsection 19.054. Setback Standards.

Use Type and Parcel Size	Front Setback	Side Setback	Rear Setback	Minimum Parcel Width	Minimum Parcel Size
Residential Single-Family	30	15	30	50 ft	3,700 sq ft
Single-Family Attached	20	12	30	50 ft	50 ft
12,000 Square Feet to 5,000 Square Feet	20	8	20	60 ft	
5,000 Square Feet to 1,000 Square Feet	20	5	20	60 ft	

Yankee Camp Development Code
 Tahoe Area
 April 15, 2012
 Revised 2012

CORNER LOT SETBACKS

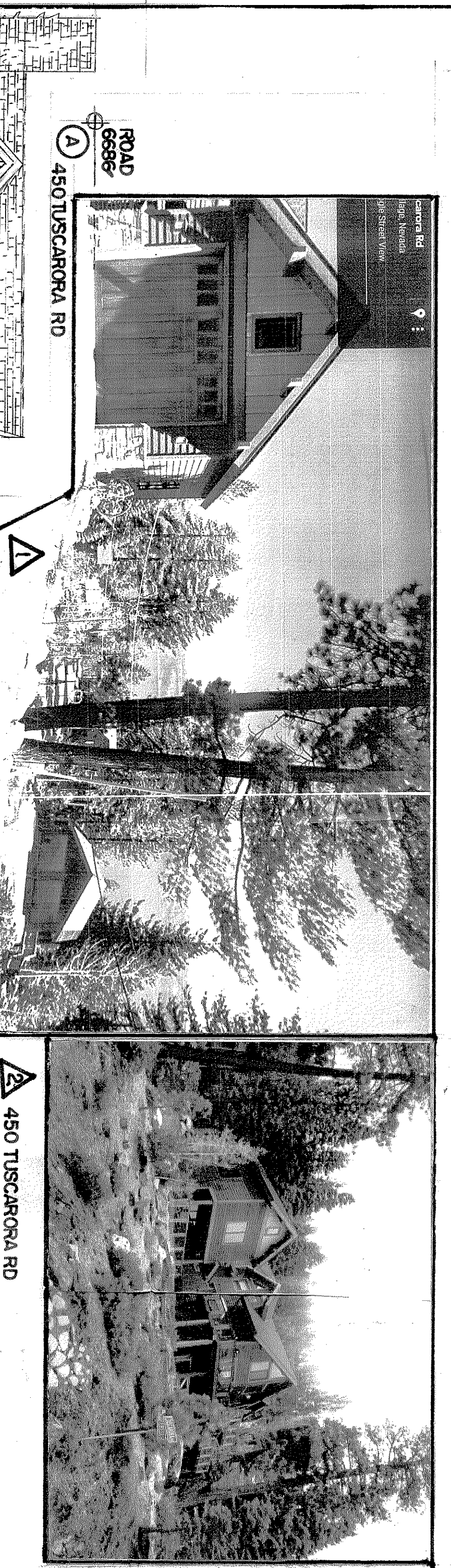
has occurred, the yard (or yards as the front yard shall remain the front yard) for all further development on the lot.

(b) **Interior Lot.** On any interior lot in any residential land use category or in General Rural or General Rural Agricultural land use categories, the front yard setback shall be not less than 30 feet (or shall be the distance between the front and rear boundaries of the lot, whichever is greater) for every ten (10) feet of horizontal distance. Plans submitted must be specific enough to establish conformance with these provisions.

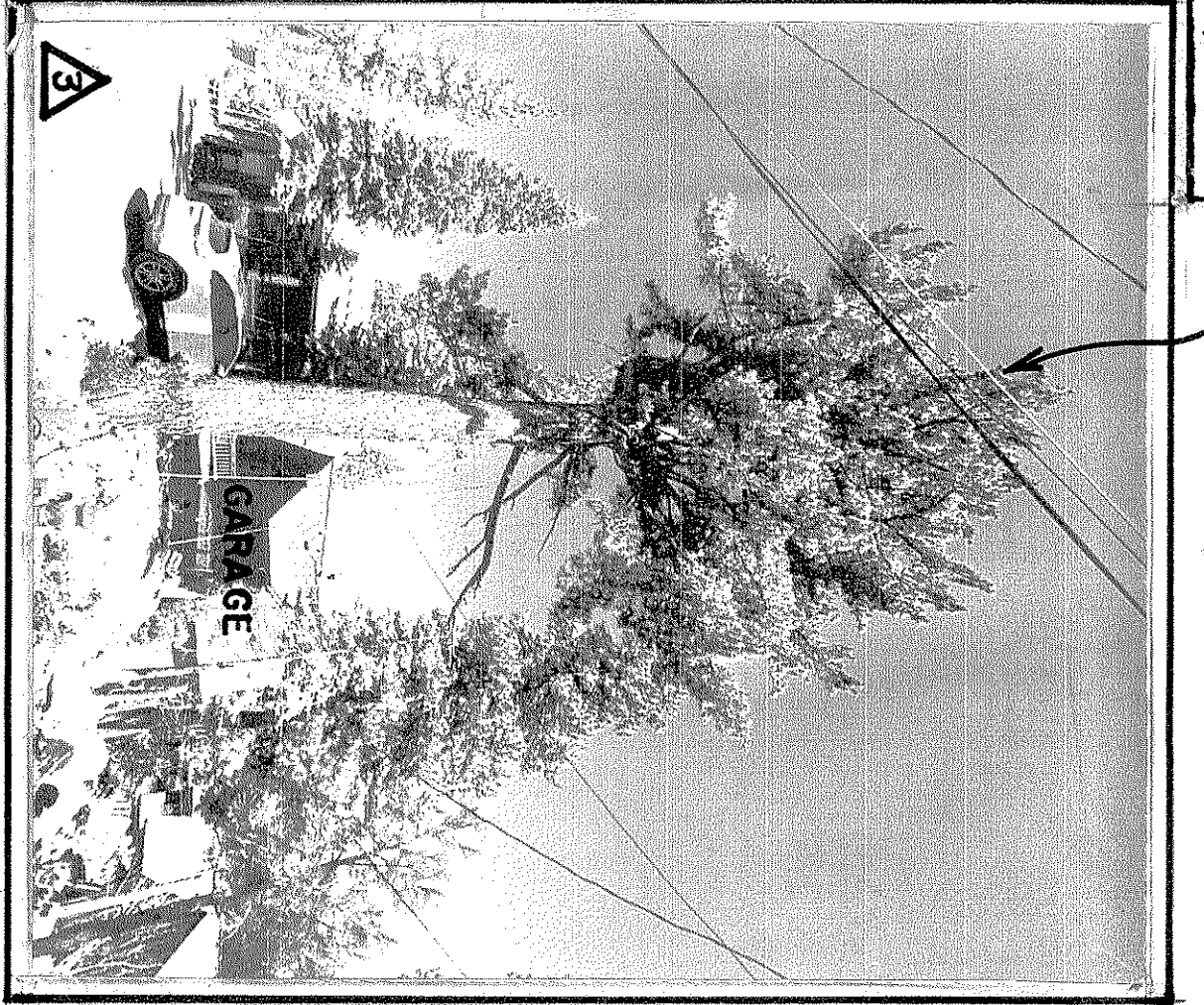
(c) **Corner Lots.** On a corner lot, all yards abutting streets, other than collectors or arterials, shall be considered as front yards. Corner lots are required to have a 30-foot yard.

(d) **Obstructions to Vision.** There shall be no fences or other obstructions to vision more than eight feet (8) inches higher than curb level within the visibility triangle defined in Section 19.012-200 Public Safety.

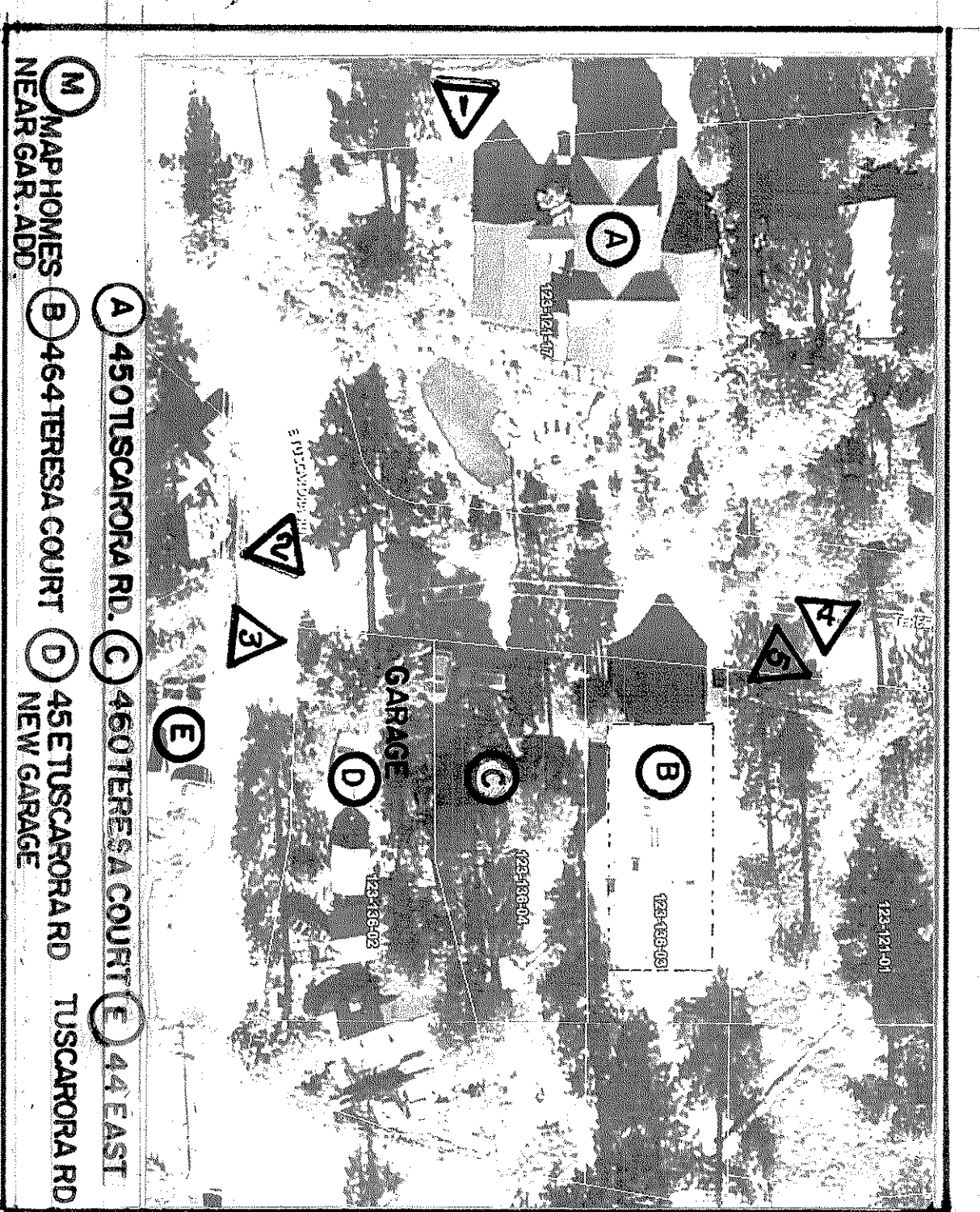
(e) **Architectural Features.** Cornices, canopies, chimneys, eaves or other similar architectural features may extend into a required front yard not to exceed two (2) feet.



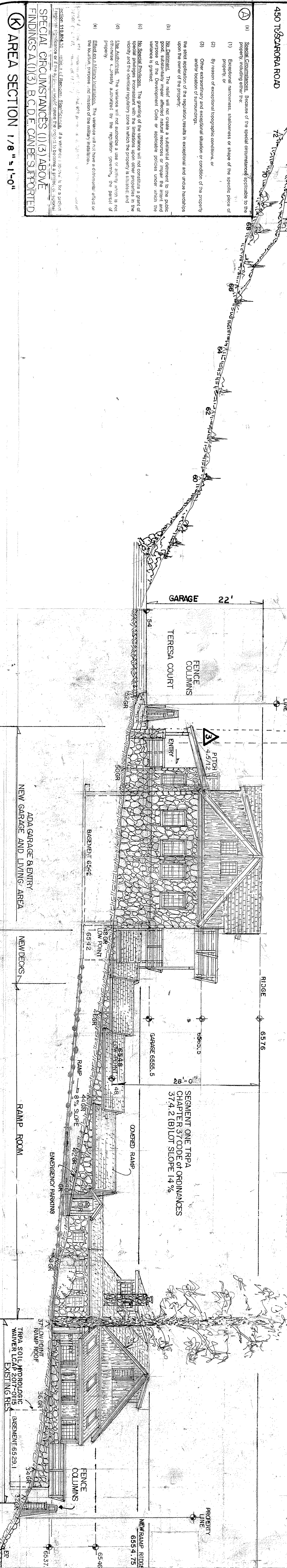
BETHMOXLEY REPORT AUG 10, 2017
 Species: Pinus lambertiana
 Common Name: Sugar pine
 DBH: 32"
 Height: 72'
 Location: 45 East Tuscarora, Crystal Bay, NV 89402
 APN #: 123-136-02
 TREE TO BE REMOVED W/ GARAGE ADDITION



EXISTING PINE 32" DBH / 72' HIGH



RESIDENTIAL MAP PHOTO LOCATIONS

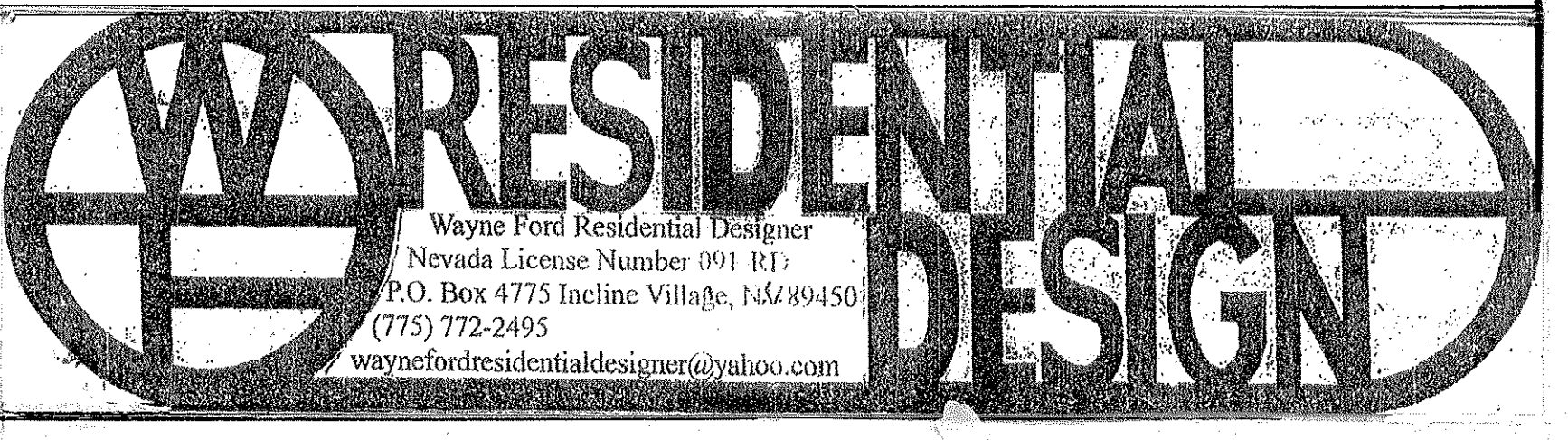


OWNERS: MR AND MRS. EGET / EGET 1990 TRUST, JEFFERY D TRUSTEE
 45 EAST TUSCARORA ROAD
 CRYSTAL BAY, NEVADA 89451
 PROJECT LOCATION: 45 EAST TUSCARORA ROAD
 CRYSTAL BAY, NV 89451
 APN: 123-136-02

PROJECT DESCRIPTION: NEW ADA ACCESS TO EXISTING RESIDENCE W/ ENTRY, GARAGE ENCLOSE RAMP ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE, NLTTPD EMERGENCY PARKING ACCESS.

DATE: 10/17/23
 3/21/23
 4/17/23

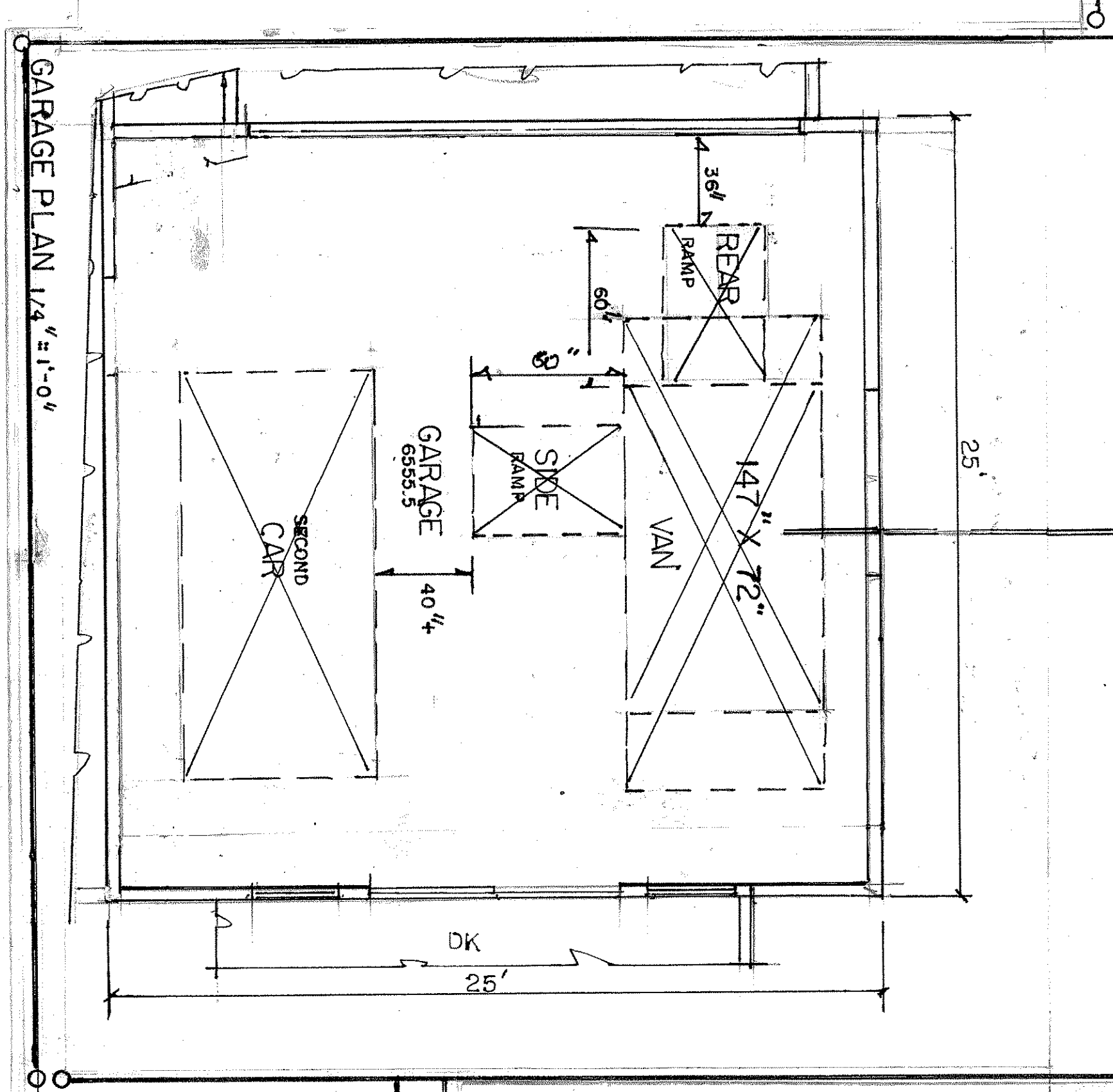
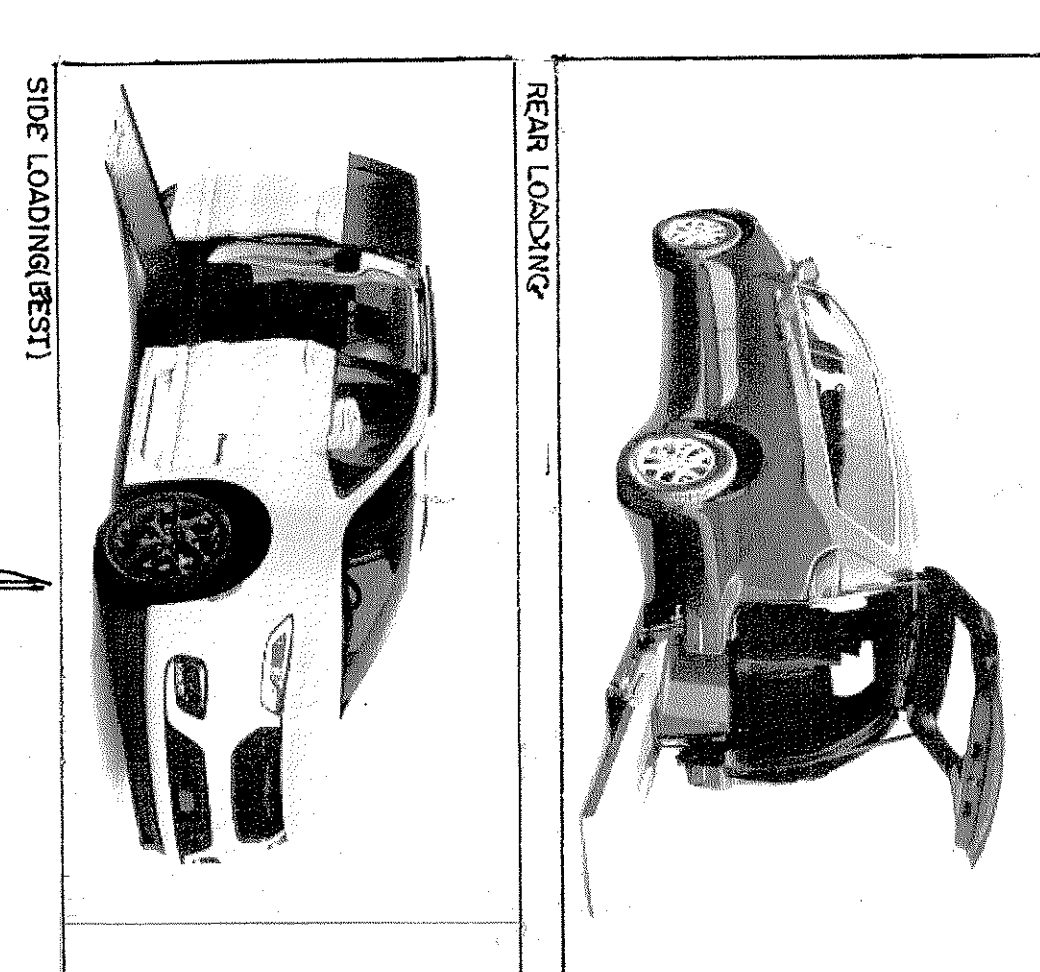
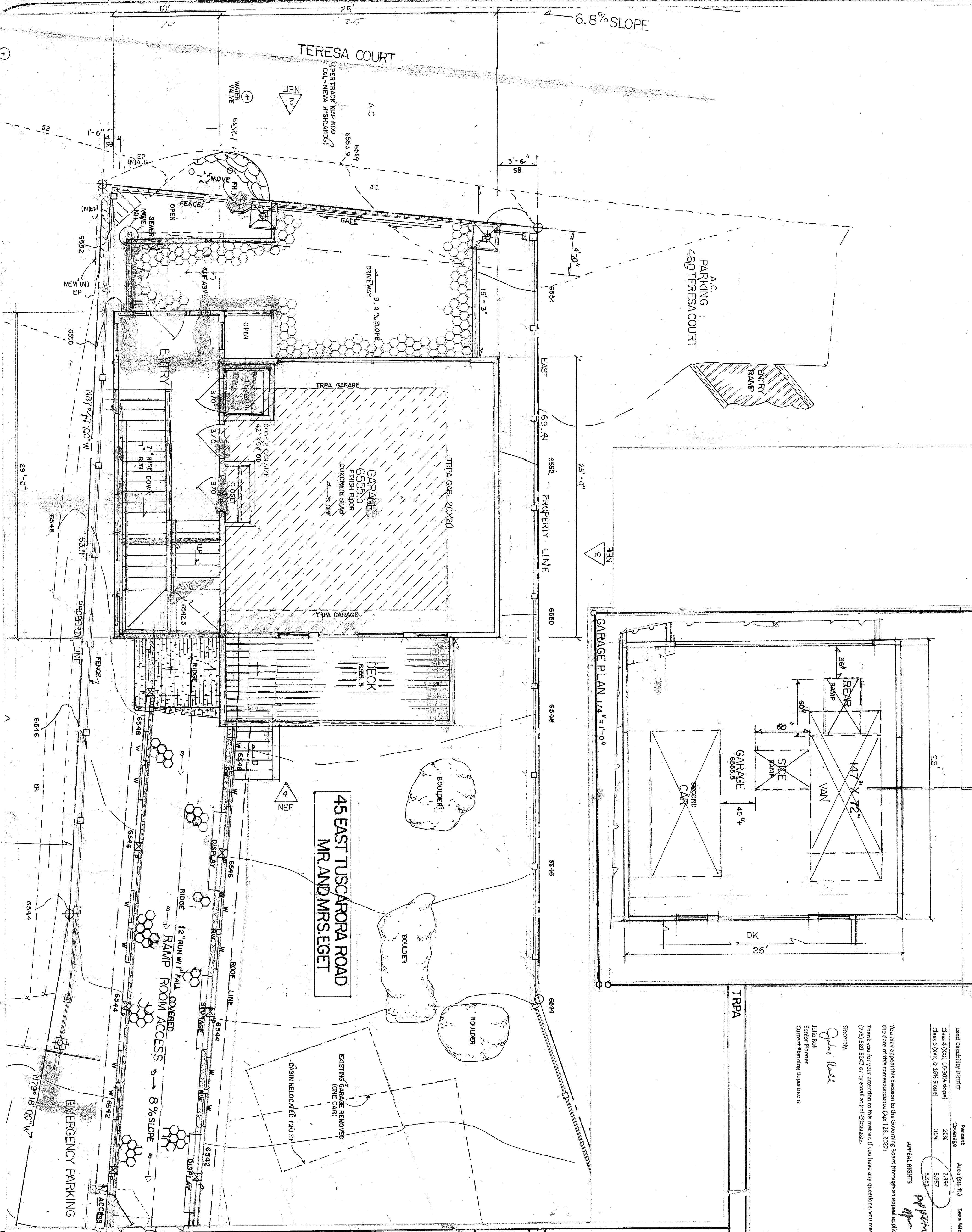
2/18/23
 6/2/23



Parcel or Project Area of One-Third Acre or Less
 For a parcel or project area of one-third acre or less, the following rules apply:
 (i) All base allowable land coverage attributable to land in Land Capability Districts 1 through 3 may be aggregated and placed on any location within Land Capability Districts 4 through 7, but not within Land Capability Districts 1 through 3, and but not within Land Capability Districts 1 through 3, and (ii) All base allowable land coverage attributable to land in Land Capability Districts 4 through 7 may be aggregated and placed anywhere within Land Capability Districts 4 through 7, however, any such aggregation shall not be placed in Land Capability Districts 1 through 3.
 (iii) Any base allowable land coverage from Land Capability Districts 1 through 3 placed in Land Capability Districts 4 through 7 shall not reduce the maximum base coverage allowed in Land Capability Districts 4 through 7.
 (iv) Base allowable land coverage in Land Capability Districts 1 through 3 shall not be placed in Land Capability Districts 4 through 7, or any other code section that provides a specific exception.

Parcel or Project Area of One-Third Acre or Less
 For a parcel or project area of one-third acre or less, the following rules apply:
 (i) All base allowable land coverage attributable to land in Land Capability Districts 1 through 3 may be aggregated and placed on any location within Land Capability Districts 4 through 7, but not within Land Capability Districts 1 through 3, and but not within Land Capability Districts 1 through 3, and (ii) All base allowable land coverage attributable to land in Land Capability Districts 4 through 7 may be aggregated and placed anywhere within Land Capability Districts 4 through 7, however, any such aggregation shall not be placed in Land Capability Districts 1 through 3.
 (iii) Any base allowable land coverage from Land Capability Districts 1 through 3 placed in Land Capability Districts 4 through 7 shall not reduce the maximum base coverage allowed in Land Capability Districts 4 through 7.
 (iv) Base allowable land coverage in Land Capability Districts 1 through 3 shall not be placed in Land Capability Districts 4 through 7, or any other code section that provides a specific exception.

TRPA CODE COVERAGE ON ONE-THIRD ACRE OR LESS



TRPA RESIDENTIAL PLANNING AGENCY
 Matt Fogelberg
 9500 S. Virginia Ave., Suite 100
 Las Vegas, NV 89149
 Phone: 702-588-4477
 Fax: 702-588-4577
 www.trpa.gov

LAND CAPABILITY CHALLENGE
 Dear Mr. Forc:
 The Tahoe Regional Planning Agency (TRPA) Hearing Officer approved the Land Capability Challenge for the above-referenced parcel at the April 7, 2022 Hearing Officer meeting. The approved changes to the parcel's Land Capability from Class 4 to Class 5, and 6.

Land Capability District	Percent Change	Area (sq. ft.)	Base Allowable Coverage (sq. ft.)
Class 4 (XXX, 16-30% Slope)	30%	2,394	479
Class 5 (XXX, 0-16% Slope)	30%	5,957	1,787
Class 6 (XXX, 0-16% Slope)	30%	8,351	2,266

APPEAL RIGHTS
 You may appeal this decision to the governing board (through an appeal application) within 31 days of the date of this correspondence (April 22, 2022).
 Thank you for your attention to this matter. If you have any questions, you may contact me by phone at (775) 588-5277 or by email at matt.fogelberg@trpa.gov.

Sincerely,
 Matt Fogelberg
 Senior Planner
 Current Planning Department

WASHOE COUNTY ASSESSOR

Parcel Information
 Parcel Number: 123-136-02
 Location: 45 East Tuscarora Road, Crystal Bay, NV 89451

Owner Information
 Owner: MR AND MRS. EGET
 Address: 45 East Tuscarora Road, Crystal Bay, NV 89451

Building Information
 Building Name: TRPA GARAGE
 Building Type: Single Family Residence
 Year Built: 1988

Land Information
 Land Area: 200 sq. ft.
 Parcel Area: 200 sq. ft.

ADA Ramp Slope Guidelines & Wheelchair Ramp Specifications
 The Americans with Disabilities Act (ADA) provides wheelchair ramp specifications and ADA guidelines for residential applications. The following table provides the required ramp specifications for residential applications. For additional information on ADA ramp requirements, please contact the Washoe County Assessor's Office at (775) 588-5277.

ADA Ramp Slope	Maximum Rise	Maximum Run	Minimum Clear Width
1:12	18 inches	36 inches	36 inches
1:16	24 inches	48 inches	48 inches
1:20	30 inches	60 inches	60 inches

ADA RAMP
 MR. AND MRS. EGET 982 SF / EN. BASEMENT 396 SF = 1,378 SF
 45 EAST TUSCARORA LOT AREA 8,351 SF / 19 ACRES (14,520 +/- 3)
 ALLOWED COVERAGE APRIL 7, 2022 HEARING OFFICER APPROVAL

CLASS	COVERAGE	PERCENT	AREA (SQ. FT.)	ALLOWED COVERAGE
CLASS 4 (XXX, 16-30% SLOPE)	20%	2,394	479 SF	
CLASS 5 (XXX, 0-16% SLOPE)	30%	5,957	1,787 SF	
CLASS 6 (XXX, 0-16% SLOPE)	30%	8,351	2,266 SF	
TOTAL			4,532 SF	

EXISTING COVERAGE
 RESIDENCE (IDE WASHOE COUNTY 8/29/17) 1,051 SF
 NEW COVERAGE 876 SF
 GARAGE AND ENTRY (ADAD) 247 SF
 PERVIOUS PAVEMENT DRIVE WAY 8 ENTRY WALK 389 SF
 25% REDUCTION 97 SF
 STODPS P PAVEMENT 25 SF X 25% / EMERGENCY ACCESS 839 SF
 FENCE COLUMNS / SECURITY 5 X 6.25 31 SF
 FINDING REED INFILTRATION NOTE: DECK / STAIR ROSE WATERPROOF / HEATED 70 SF
 PART OF RESIDENCE AREA 981 SF
 TRANSFER LIFE AND SAFETY 428 SF

COVERAGES SCHEDULE

Item	Description	Area (sq. ft.)
1	RESIDENCE	1,051
2	NEW COVERAGE	876
3	GARAGE AND ENTRY (ADAD)	247
4	PERVIOUS PAVEMENT DRIVE WAY	389
5	25% REDUCTION	97
6	STODPS P PAVEMENT	25
7	FENCE COLUMNS / SECURITY	31
8	FINDING REED INFILTRATION	70
9	PART OF RESIDENCE AREA	981
10	TRANSFER LIFE AND SAFETY	428
TOTAL		4,532

OWNERS: MR AND MRS. EGET / EGET I990 TRUST, JEFFERY D TRUSTEE
 45 EAST TUSCARORA ROAD, CRYSTAL BAY, NEVADA 89451
 PROJECT LOCATION: 45 EAST TUSCARORA ROAD, CRYSTAL BAY, NV 89451
 APN: 123-136-02

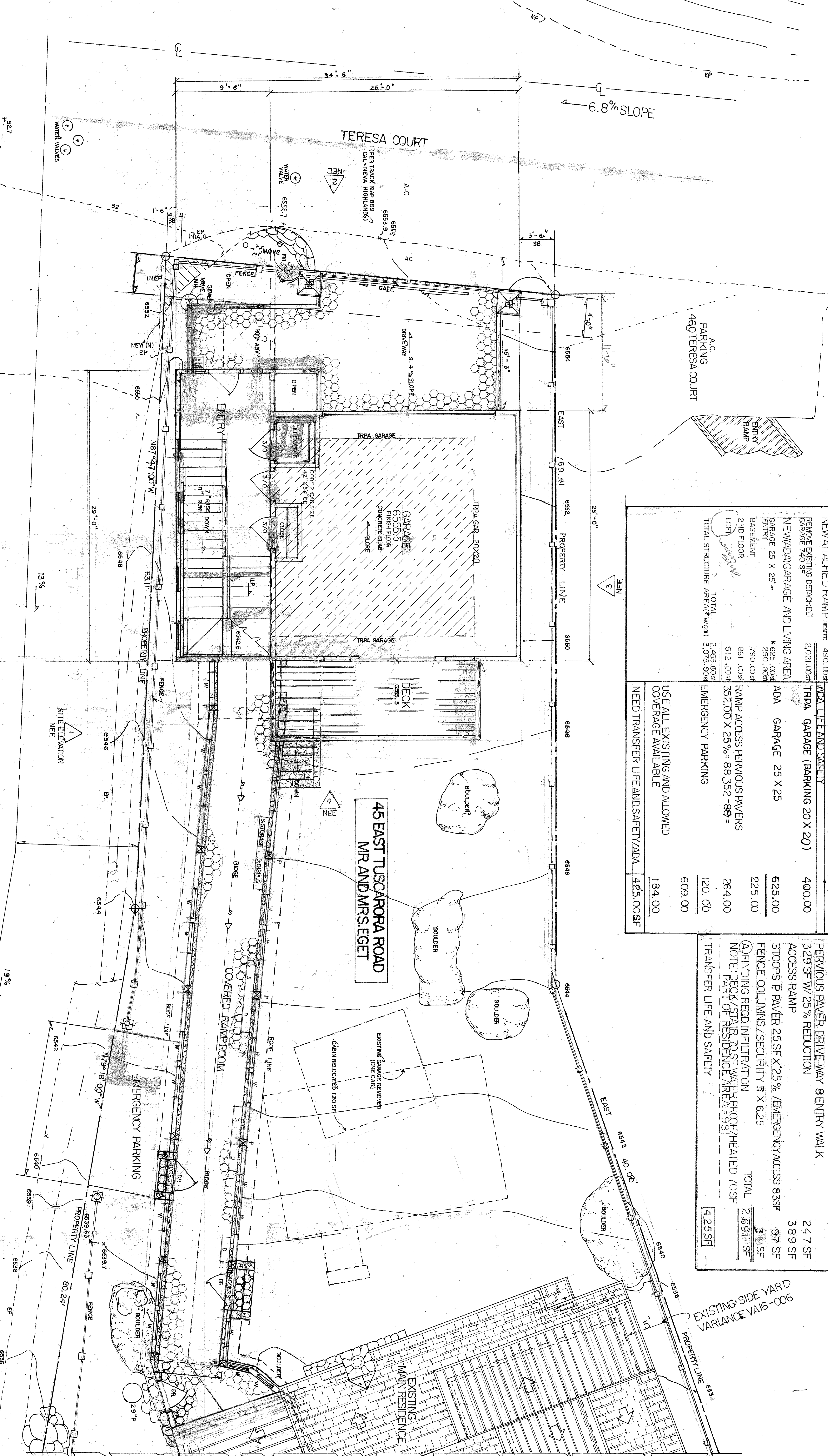
PROJECT DESCRIPTION: NEW ADA ACCESS TO EXISTING RESIDENCE W/ ENTRY, GARAGE ENCLOSE RAMP ROOM, LIVING ABOVE AND BELOW, NEW DECKS, SECURITY FENCE, NLTTPD EMERGENCY PARKING ACCESS.

CHANGES: 4/17/23

WAYNE FORD RESIDENTIAL DESIGN
 Wayne Ford Residential Designer
 Nevada License Number (P) 191-R17
 7600 Box 4775 Incline Village, NV 89450
 (775) 772-2175
 www.waynfordresidentialdesigner@yahoo.com

FLOOR PLAN: 1ST FL. SITE PLAN 1/4" = 1'-0" LIVING: ENTRY 290 SF / GARAGE 625 SF

SCALE 1/4" = 1'-0"



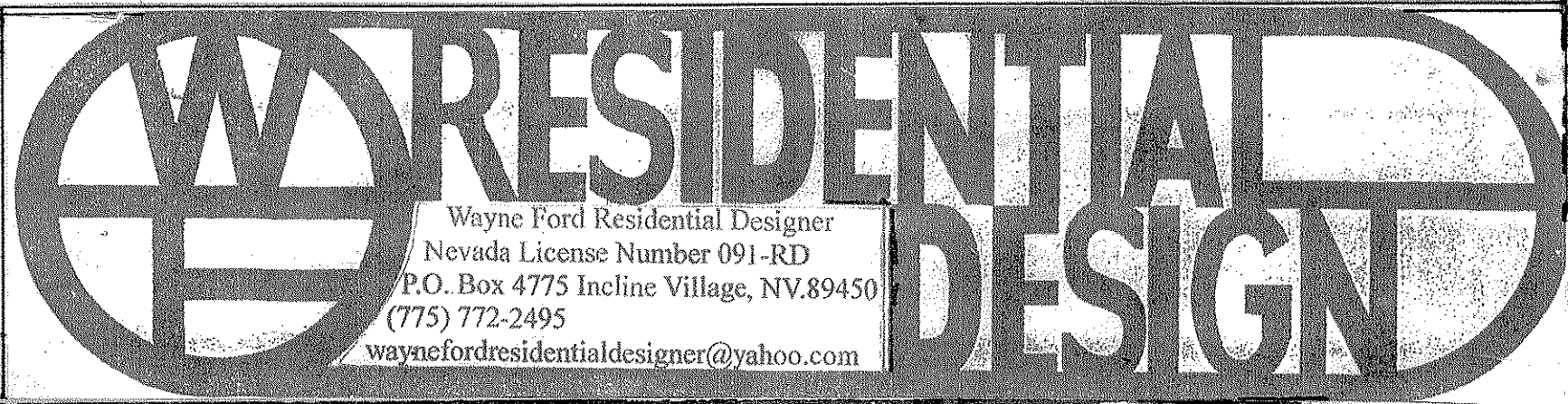
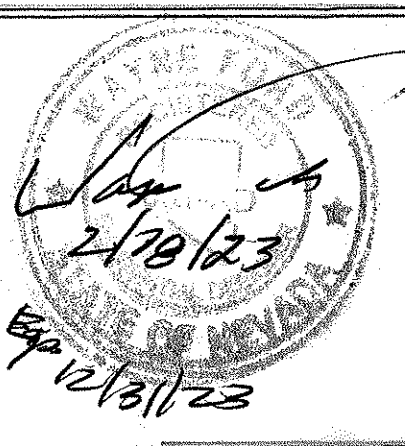
EXISTING LIVING AREA WASHOE COUNTY		45 E TUSCARORA ROAD CRYSTAL BAY NEVADA	
APN: 123-136-02		APN: 123-136-02	
LIVING HEATED SPACE:	982.00 SF	LIVING AREA SQUARE FEET	982.00
FINISH BSMT	1,378.00 SF	FINISH BSMT	396.00
UNFIN BSMT	153.00 SF	UNFIN BSMT	153.00
TOTAL	1,531.00 SF	TOTAL	1,531.00
NEW ATTACHED RAMP HEATED	490.00 SF	ADA LIFE AND SAFETY	
RAMP EXISTING DETACHED	2,021.00 SF	TRPA GARAGE (PARKING 20 X 20)	400.00
GARAGE 740 SF		ADA GARAGE 25 X 25	625.00
NEW WADAG GARAGE AND LIVING AREA		RAMP ACCESS PERVIOUS PAVERS	225.00
GARAGE 25' X 25'	625.00 SF	EMERGENCY PARKING	264.00
ENTRY	290.00 SF	USE ALL EXISTING AND ALLOWED	184.00
BASEMENT	790.00 SF	NEED TRANSFER LIFE AND SAFETY/ADA	425.00 SF
2ND FLOOR	861.00 SF		
LOFT	512.00 SF		
TOTAL STRUCTURE AREA w/gar	2,463.00 SF		
TOTAL	3,078.00 SF		

EXISTING COVERAGE		NEW COVERAGE	
RESIDENCE (IDE WASHOE COUNTY 8/29/17)	1,051 SF	RESIDENCE (IDE WASHOE COUNTY 8/29/17)	1,051 SF
GARAGE AND ENTRY (ADA)	876 SF	GARAGE AND ENTRY (ADA)	876 SF
PERVIOUS PAVEMENT DRIVEWAY 8 ENTRY WALK	247 SF	PERVIOUS PAVEMENT DRIVEWAY 8 ENTRY WALK	247 SF
ACCESS RAMP	389 SF	ACCESS RAMP	389 SF
STOODS PAVEMENT 25 SF X 25% / EMERGENCY ACCESS 83 SF	97 SF	STOODS PAVEMENT 25 SF X 25% / EMERGENCY ACCESS 83 SF	97 SF
FENCE COLUMNS / SECURITY 5 X 6.25	3 SF	FENCE COLUMNS / SECURITY 5 X 6.25	3 SF
PENDING REAR INFILTRATION		PENDING REAR INFILTRATION	
NOTE: DECK STAIR 10 SF WATERPROOF/HEATED 70 SF		NOTE: DECK STAIR 10 SF WATERPROOF/HEATED 70 SF	
PART OF RESIDENCE AREA = 981		PART OF RESIDENCE AREA = 981	
TRANSFER LIFE AND SAFETY	425 SF	TRANSFER LIFE AND SAFETY	425 SF
TOTAL	2,691 SF	TOTAL	2,691 SF

OWNERS: MR AND MRS. EGGET / EGGET 1990 TRUST, JEFFERY D TRUSTEE
 45 EAST TUSCARORA ROAD
 CRYSTAL BAY, NEVADA 89451
 PROJECT LOCATION: 45 EAST TUSCARORA ROAD
 CRYSTAL BAY, NV 89451
 APN: 123-136-02

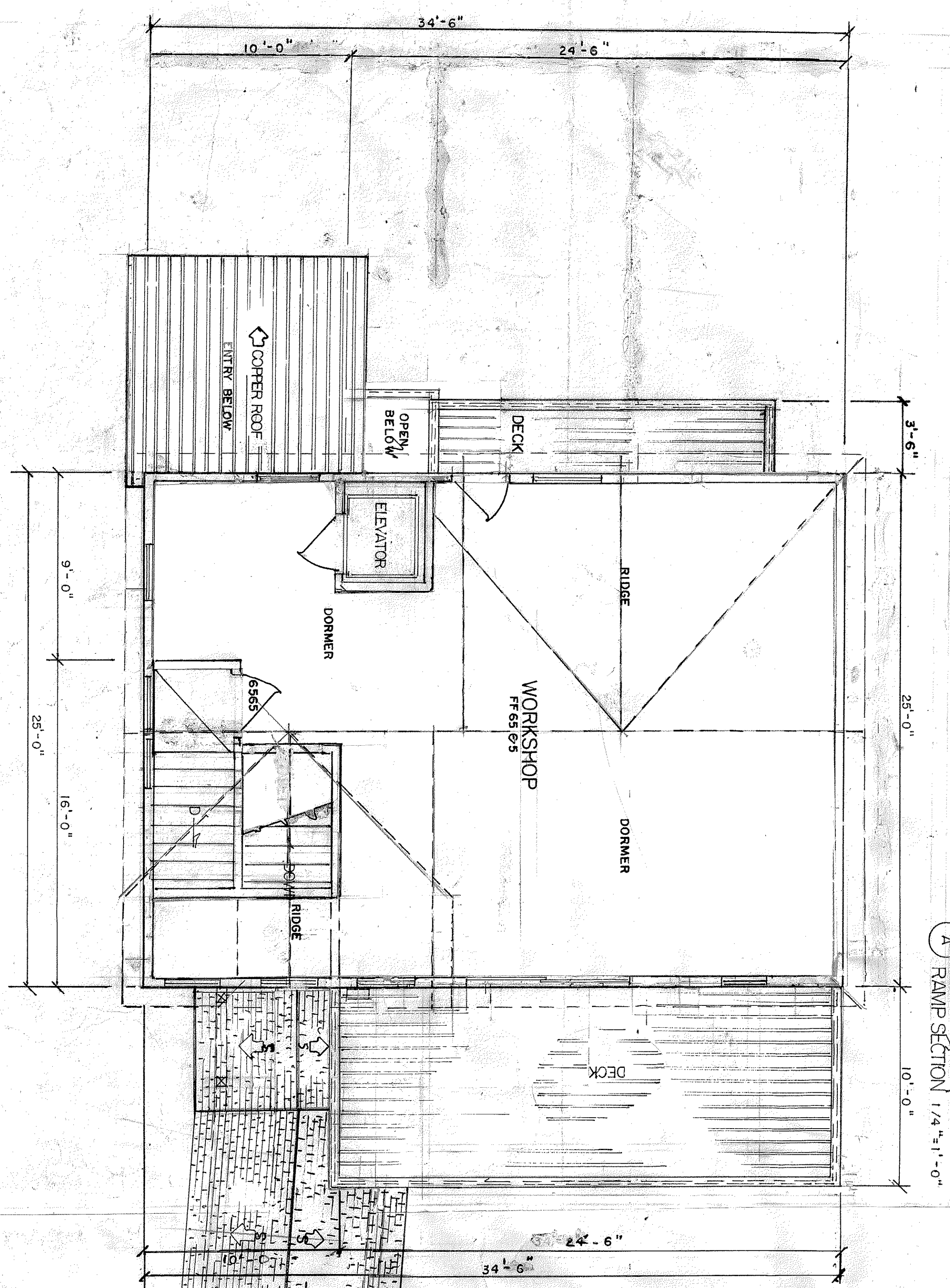
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CHANGES: 4/11/23

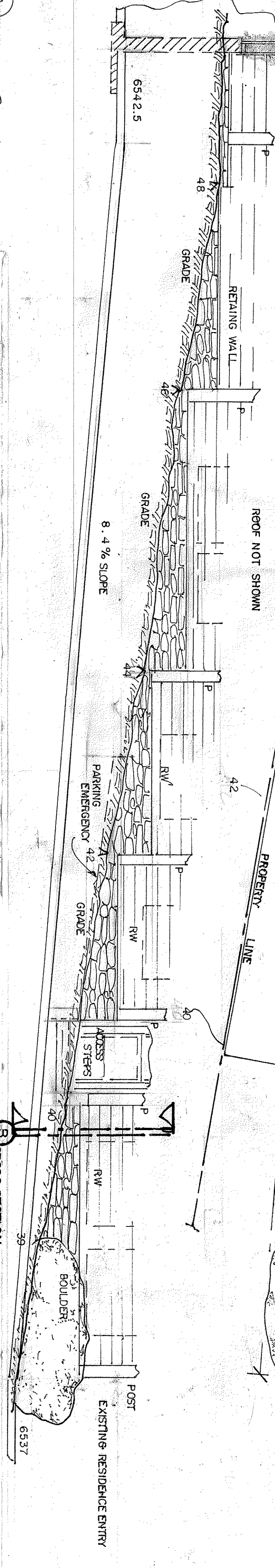


Wayne Ford Residential Designer
 Nevada License Number 091-RD
 P.O. Box 4775 Incline Village, NV 89450
 (775) 772-2495
 waynefordresidentialdesigner@yahoo.com

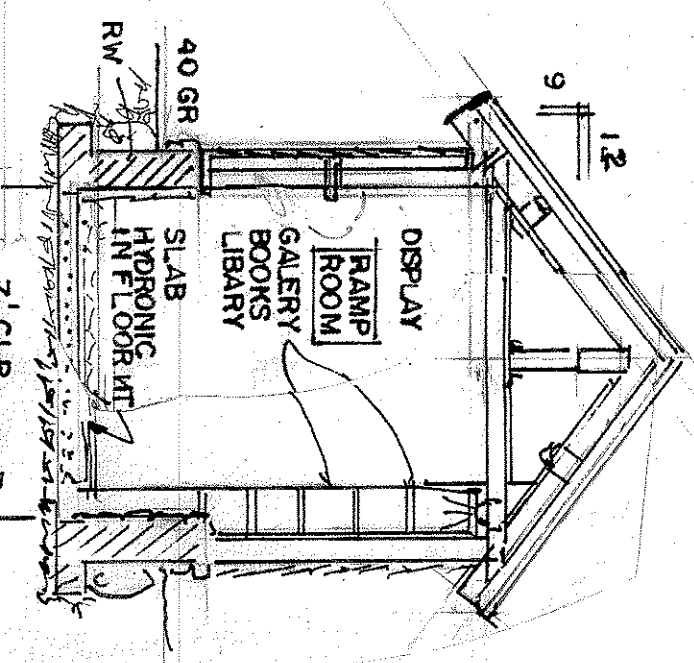
2ND FLOOR 1/4" = 1'-0" 861.5 SF



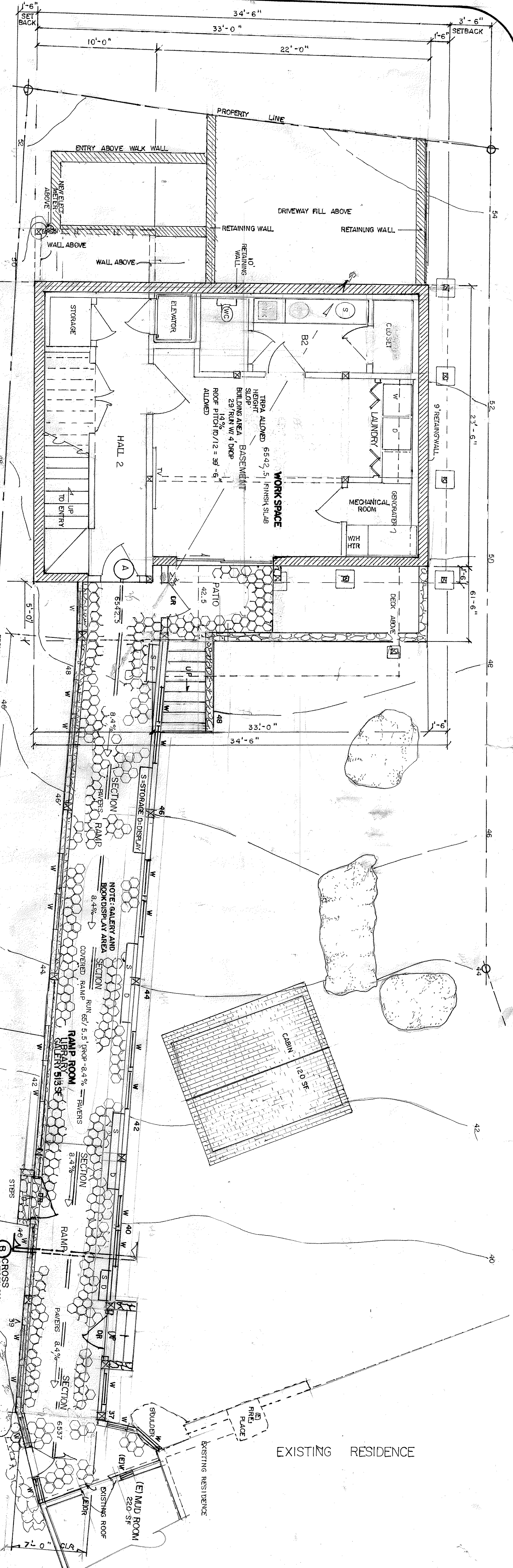
A RAMP SECTION 1/4" = 1'-0"



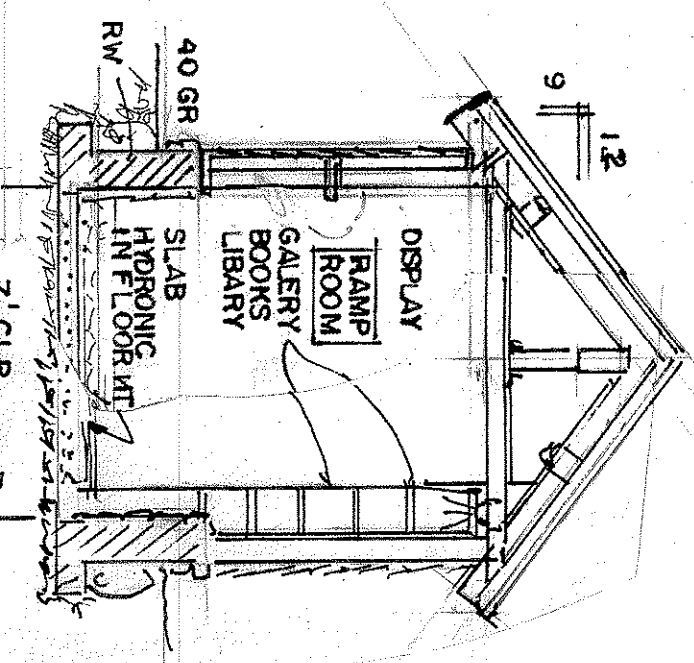
B CROSS SECTION 1/4" = 1'-0"



BASEMENT 1/4" = 1'-0" 1290.0 SF RAMP 190 SF



C CROSS SECTION 1/4" = 1'-0"



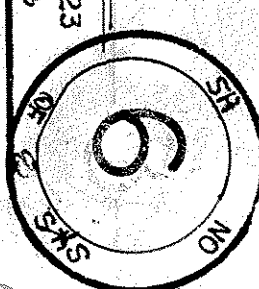
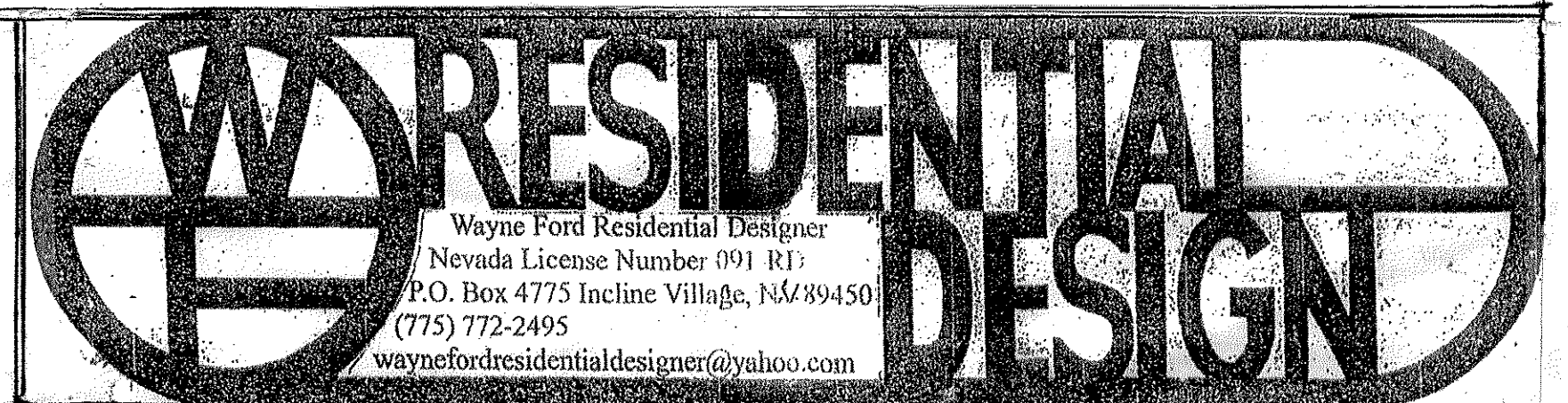
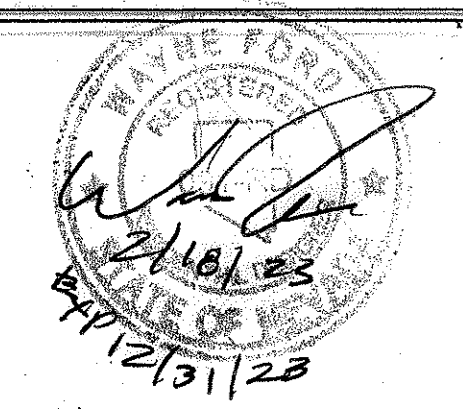
BASEMENT, 2ND FLOOR

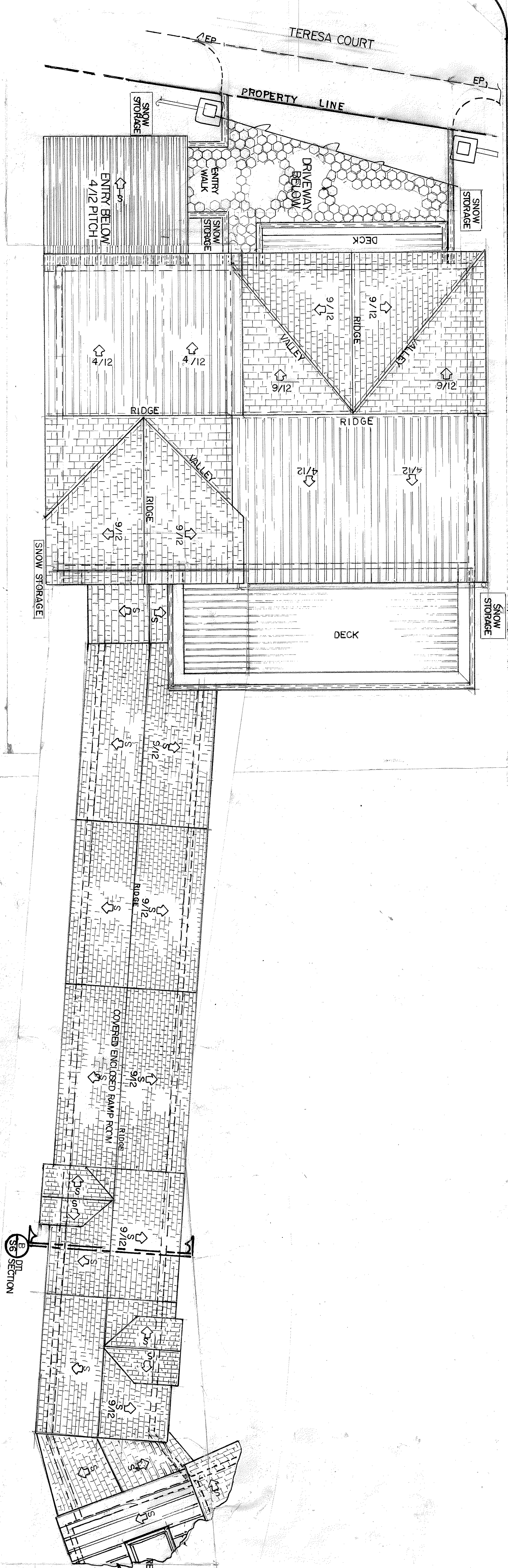
1/4" = 1'-0"

OWNERS: MR AND MRS. EGERT/EGERT 1990 TRUST, JEFFERY D TRUSTEE
 45 EAST TUSCARORA ROAD
 CRYSTAL BAY, NEVADA 89451
 PROJECT LOCATION: 45 EAST TUSCARORA ROAD
 CRYSTAL BAY, NV 89451
 APN: 123-136-02

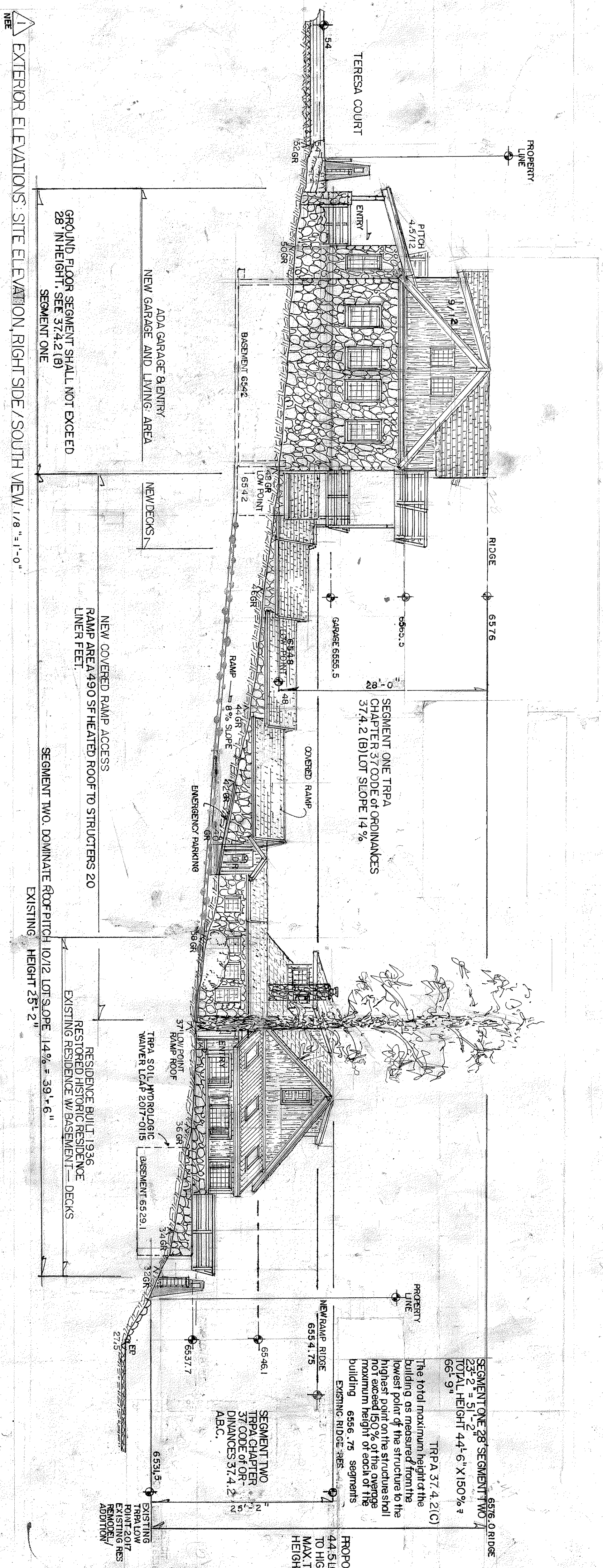
PROJECT DESCRIPTION: NEWADA ACCESS TO EXISTING RESIDENCE W/ ENTRY, GARAGE ENCLOSE RAMP ROOM. LIVING ABOVE AND BELOW. NEW DECKS. SECURITY FENCE. NLTFPD EMERGENCY PARKING ACCESS.

CHANGES: REVISIONS
 1. Add library
 2. Add ramp
 3. Add deck
 4. Add fence
 5. Add security fence
 6. Add ramp
 7. Add deck
 8. Add fence
 9. Add security fence
 10. Add ramp
 11. Add deck
 12. Add fence
 13. Add security fence

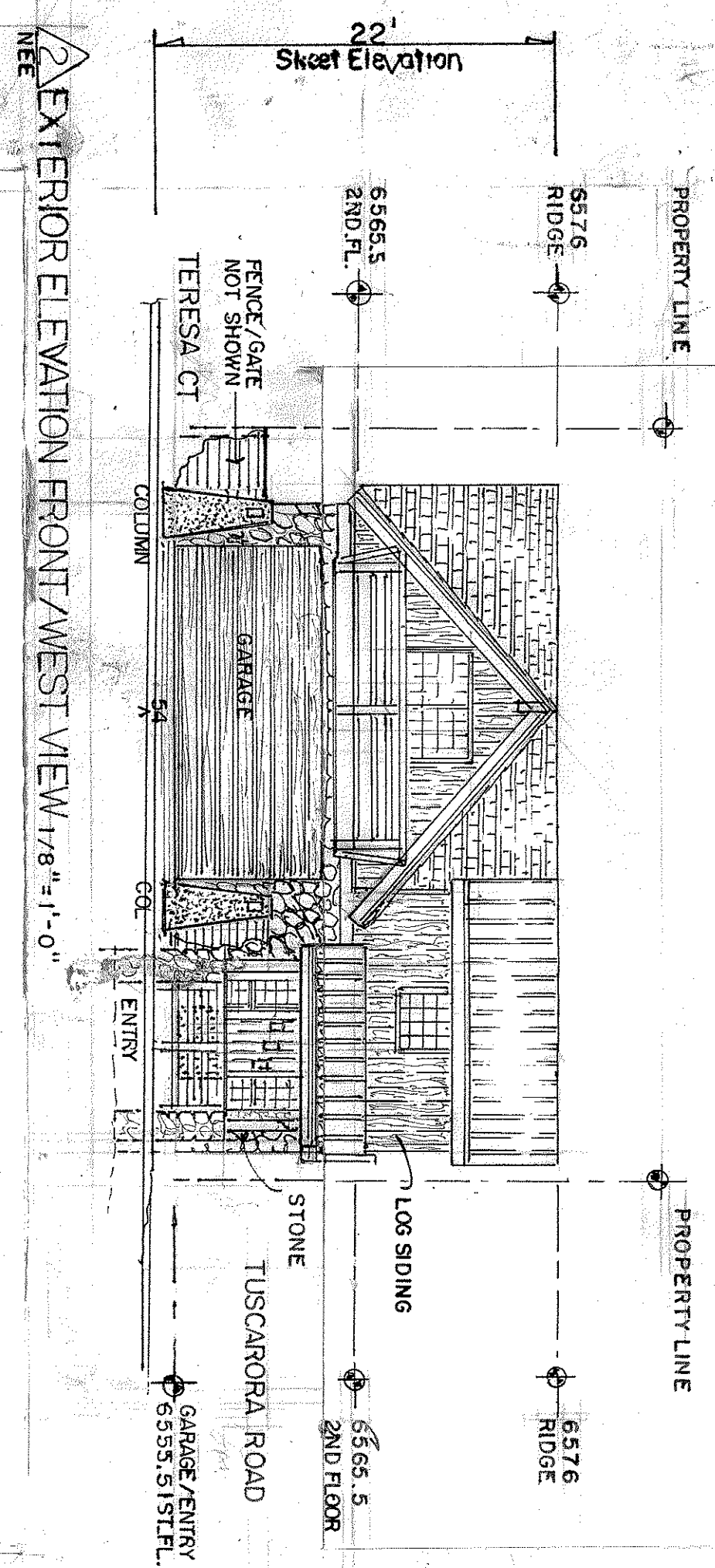




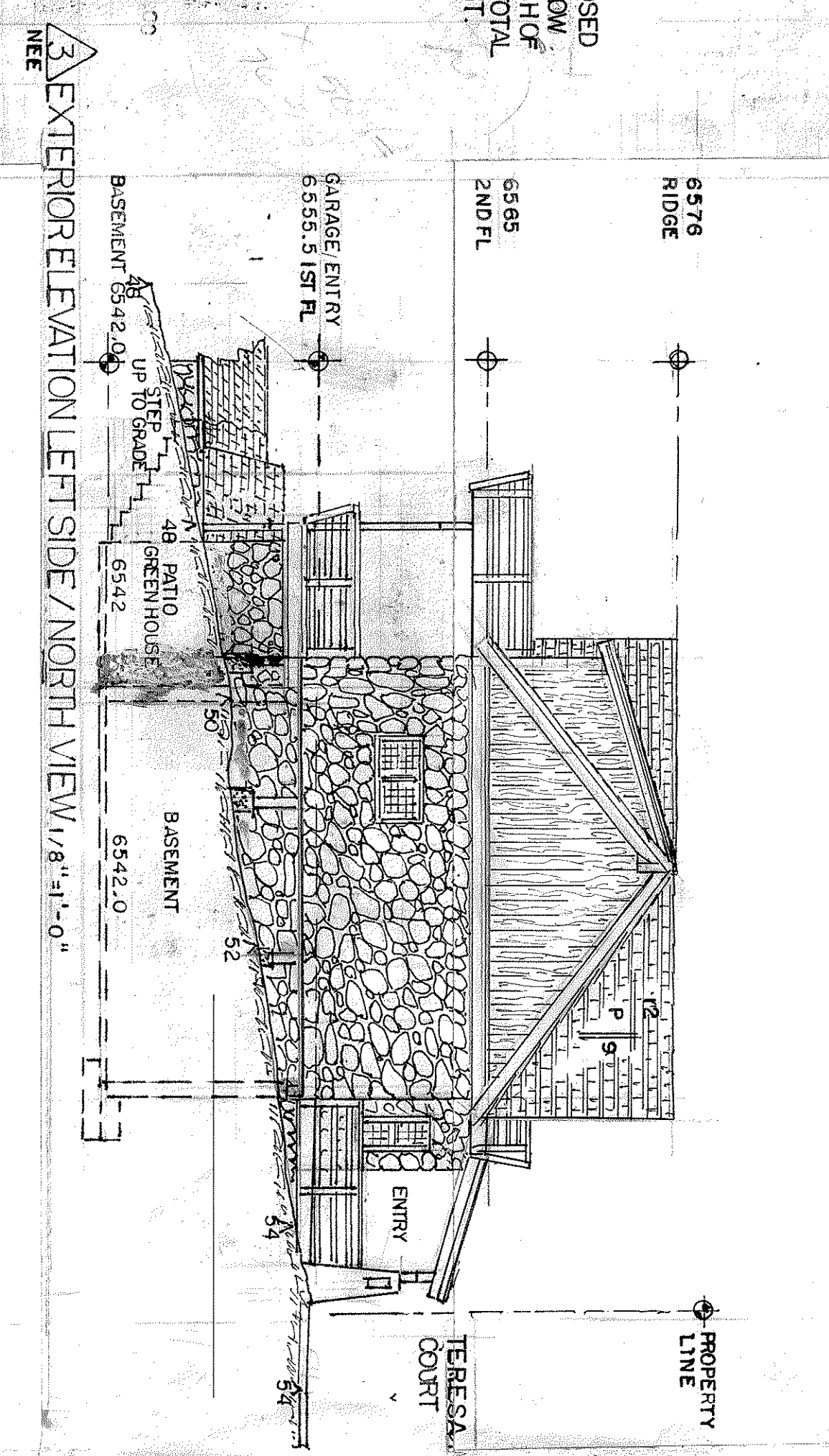
ROOF PLAN / SNOW STORAGE 1/4" = 1'-0"



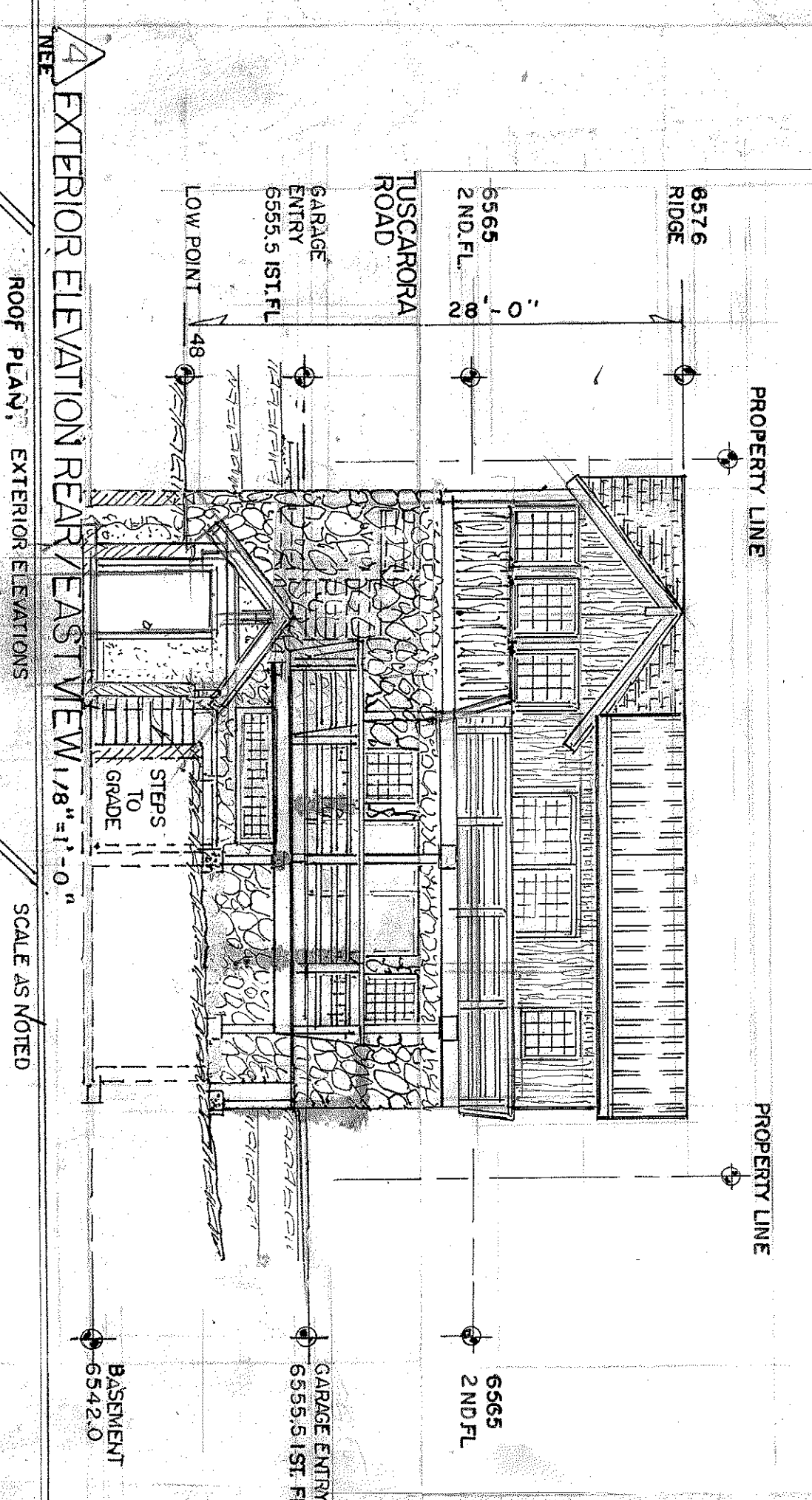
EXTERIOR ELEVATIONS: SITE ELEVATION, RIGHT SIDE / SOUTH VIEW 1/8" = 1'-0"



EXTERIOR ELEVATION FRONT / WEST VIEW 1/8" = 1'-0"



EXTERIOR ELEVATION LEFT SIDE / NORTH VIEW 1/8" = 1'-0"



EXTERIOR ELEVATION REAR / EAST VIEW 1/8" = 1'-0"

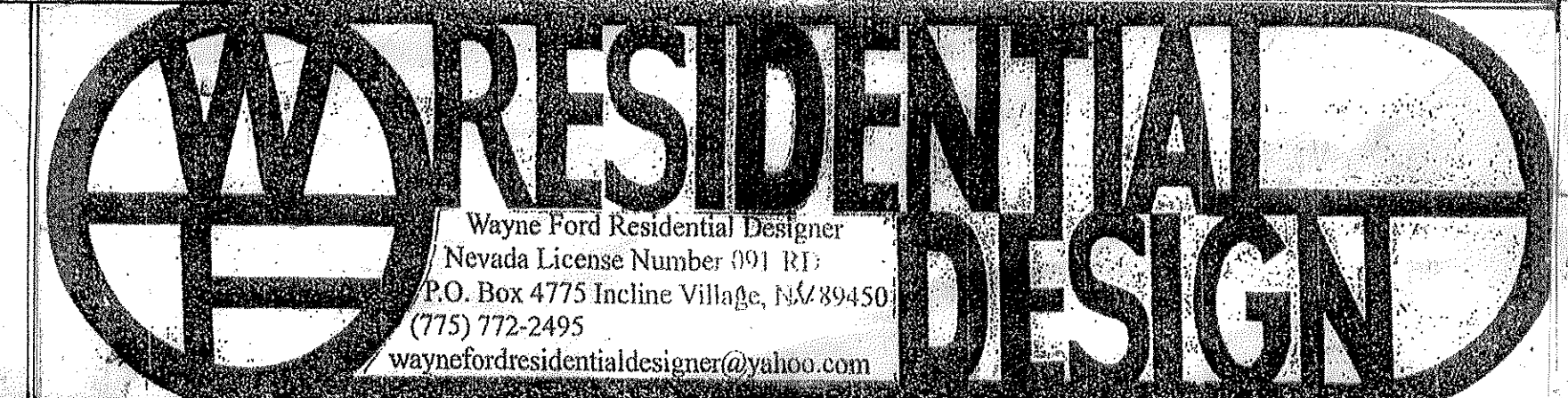
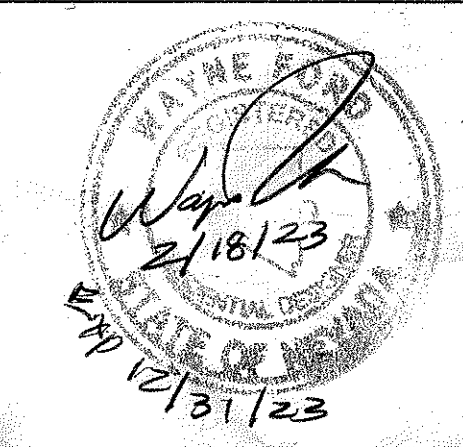
TRPA 37.4.2(C)
The total maximum height of the building as measured from the lowest point of the structure to the top of the roof shall not exceed 150% of the average maximum height of each of the building 6566-75 segments EXISTING RIDGE: 6554.75

PROPOSED 44.5' LOW TO HIGH OF MAX. TOTAL HEIGHT

OWNERS: MR AND MRS. EGET / EGET 1990 TRUST, JEFFERY D TRUSTEE
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PROJECT LOCATION: 45 EAST TUSCARORA ROAD
CRYSTAL BAY, NV 89451
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PROJECT DESCRIPTION: NEW ADA ACCESS TO EXISTING RESIDENCE W/ ENTRY, GARAGE ENCLOSE RAMP ROOM. LIVING ABOVE AND BELOW. NEW DECKS. SECURITY FENCE. NLTFPD EMERGENCY PARKING ACCESS.

CHANGES 4/17/23



Wayne Ford Residential Designer
Nevada License Number 991 R1
P.O. Box 4775 Incline Village, NV 89450
(775) 772-2495
waynefordresidentialdesigner@yahoo.com

