

## 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 style="font-size: 1.2em;">New Residence</b>			
Project Description: New construction of a single family residence with attached garage. Improvements include a new driveway, porch and deck.			
Project Address: 539 Cole Circle, Incline Village, NV. 89451			
Project Area (acres or square feet): 18,416 SF			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): Major cross street is Tyner Way; Area is west of Mt. Rose Hwy and north of Hwy 28			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
122-135-19	0.423 Acre		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Brent Robinson		Name: Susie Yanagi Architect	
Address: 930 Tahoe Blvd., #802-797		Address: POB 1662	
Incline Village, NV	Zip: 89451	Carnelian Bay, CA	Zip: 96140
Phone: 775-691-7299	Fax:	Phone: 530-583-1789	Fax:
Email: brentjrobinson7@gmail.com		Email: susiey@jps.net	
Cell: 775-691-7299	Other:	Cell: 530-308-4249	Other:
Contact Person: Brent Robinson		Contact Person: Susie Yanagi	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Same as 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)

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

See attached for items #1 thru #8.

**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?

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?

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.)?

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

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?

8. How is your current sewer provided?

Variance Application

Supplemental Information

Attachment

539 Cole Circle

Incline Village, NV.

APN 122-135-19

1. Applicant is requesting a 0' front yard setback to build the proposed garage, which will be attached to the proposed residence. Distance from property line to edge of street pavement is 15' at the left side of the garage, and 18' at the right side of the garage. Owner will sign a hold harmless with the county.
2. The property slopes 46% downhill, from the front left corner to the rear right corner, making the approach from street to both garage and residence hazardous, especially on icy pavement during snowfall months from November to May.
3. The garage front will align with the adjacent neighbor's building, located at the front property line also. The height of the garage will be sensitive to the surroundings and views from it, with the top of the roof limited to approx. 2' above the garage door, which is the minimum necessary to frame the 2% sloped roof for drainage, and to mount the mechanisms for the door opener.
4. The walls in the front setback will have a horizontal distance of 49.6' from the left property line, and 54.6' from the right property line, which creates a desirable buffer on either side. This variance will enable parking for three cars, so that no cars will park in the county right-of-way as well as on the street, which is prohibited from November to May, due to access for county snowplows.
5. The garage at the front setback allows for a safer driveway for both cars and pedestrians, as the vertical distance from pavement down to adjacent grade becomes 12', in comparison to 21' if sited further from the street at the front yard setback. Due to the steepness of the site, the driveway will be the sole access for pedestrians to enter the walk to reach the front entry. The shorter distance to reach the front entry enhances safety throughout the year for everyone-- occupants, guests and emergency services.
6. There are no restrictions that apply to this area of the variance request.
7. Water is provided by the Incline Village General Improvement District (IVGID).
8. Sewer is provided by the Incline Village General Improvement District (IVGID).



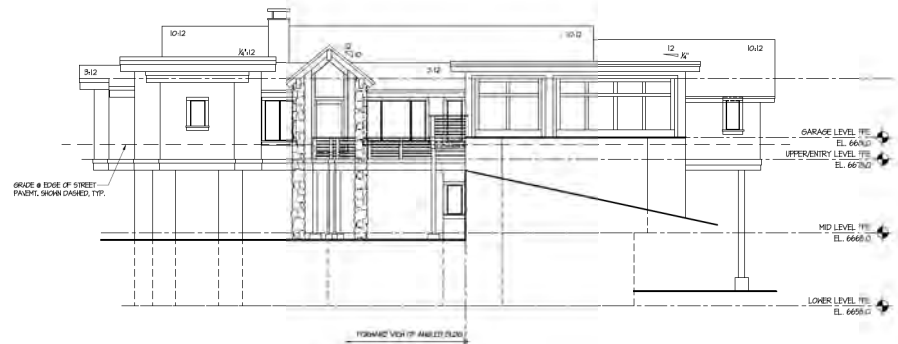
**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0" (FACING NORTH)  
 (SEE EAST ELEV. FOR FINISHES)



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0" (FACING NORTH)  
 (SEE EAST ELEV. FOR FINISHES)



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0" (FACING SOUTH)  
 (SEE EAST ELEV. FOR FINISHES)



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0" (FACING STREET)  
 (SEE FINISH REQUIREMENTS LISTED ON SHEET A3.0)

**Susie Yanagi**  
 ARCHITECT

570 / 581-1789  
 VANUETX

500 HIGH STREET  
 P.O. Box 1462  
 Carmel-by-the-Sea, CA 95010

**NEW RESIDENCE**  
 at  
**539 Cole Circle**  
 Incline Village, Nv.

PROJECT: All graphics and written material prepared herein constitute original and unpublished work of the architect and may not be copied, stored or transmitted in any form without the written consent of Susie Yanagi Architect.

DATE: 10/22/22 VARIANCE: SUBMITTAL SET

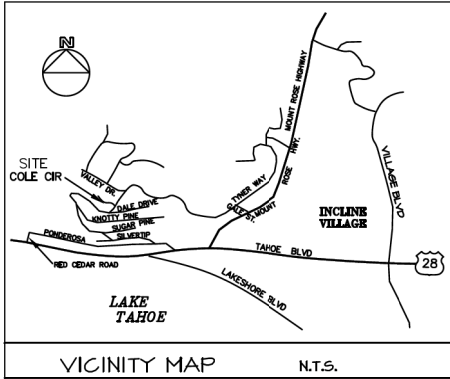
PER NO: 800-0070

DATE: 10/22/22

EXTERIOR ELEVATIONS

SHEET NO:

**A3.0**



GENERAL INFORMATION:

PROPERTY OWNER: DEBET J. ROBINSON  
450 LAKE BLVD. SUITE 802-311  
INCLINE VILLAGE, NV 89411

PROPERTY ADDRESS: 539 COLE CIRCLE  
INCLINE VILLAGE  
WASCO COUNTY, NV.

PROJECT SITE: APN 02-05-H  
PONDICAZZA SUBDIVISION NO. 5  
LOT 4, BLOCK 6

PARCEL SIZE: 0.46 AC (20,231 SQ. FT.)



**Susie Yanagi**  
ARCHITECT

539 HIGH STREET  
P.O. BOX 1662  
CAROLAN BLVD., CA 96140

**NEW RESIDENCE**  
at  
**539 Cole Circle**  
Incline Village, NV.

**SITE PLAN**

**A1.0**