

VIA 15-004

ORIGINAL

Community Services Department
Planning and Development
VARIANCE
APPLICATION



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

Telephone: 775.328.3600

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Development staff at 775.328.3600.

Project Information		Staff Assigned Case No.: _____	
Project Name: Nudelman Single Family Residence. Barry and Lori			
Project Description: Add a new entry system to existing single family residence			
Project Address: 557 Dale Drive Incline Village, Nv.			
Project Area (acres or square feet): 18,254 SF			
Project Location (with point of reference to major cross streets AND area locator): 557 Dale Drive Incline Village, Nv. APN: 122-132-09			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No(s):	Parcel Acreage:
122-132-09	.4191		
Section(s)/Township/Range: Lt9/ Blk 4/ Ponderosa 5/Township 16 Range 18			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). Built 1968 Garage added 1984 Permit No 47325			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Mr. and Mrs. Nudelman		Name: Wayne Ford Res. Design	
Address: 557 Dale Drive		Address: P.O.Box 4775 Incline	
Incline Village, Nv Zip: 89451		Village, Nv. Zip: 89450	
Phone: 925-577-5625 Fax:		Phone: 775-772-2495 Fax:	
Email: bnudelman@processmaterials.com/lnudelman@process		Email: waynefordresidentialdeisgner@yahoo.com	
Cell: materials.com Other:		Cell: same Other:	
Contact Person: Both		Contact Person: Wayne Ford	
Applicant/Developer: Same		Other Persons to be Contacted:	
Name:		Name: Same	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		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)

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?

Reduce the front yard set-back from 15 feet to 6 feet.
The existing residence was built in 1968. It has a 11 foot set-back front yard. (grandfathered under 110.220.40).
The garage was built in 1984 with permit. (no47325)
Both existing development was made legal under 110.220.40
Under 110.406.3(b) the existing MDS zoned parcel has a 15 foot front yard setback. This then is the basis for the 6 foot set-back being requested to be reduced from 15 feet.

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 slope of the parcel is over 29%.+--. This is likely why the residence was built as it exists today at a 11 feet from the front property line. Slope is one of the hardships and contributed to the home being moved close to the front property line to likely help meet TRPA height code. Even if the residence was taken down the same height restrictions would be in place. True there is a new code for stepping down slopes for a new design. Yet doing so will cause a greater deal of disturbance and will likely impact a old growth tree(24") Our proposal will impact no trees. In fact we are protecting a small cedar in front of the home. Safety: The existing entry roof does not protect the use of the front door. In heavy snow years the snow and ice over run the roof and cause a safety issue at the front door. This is all on the north side of the home. (No sun in winter). The new entry will correct this safety issue. Even in the light snow years we have had ice. This been a problem because of the unprotected entry.

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?

There are no impacts that can be seen for any views to be blocked. The entry roof is going to be below the existing roof of the residence. (See neighbor support letters). No pedestrian traffic will be impacted. The fact is that it will allow for a safer access to the front door for someone entering the home will not have to cross the driveway, where cars park for the only off street parking.

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.)?

Many, if not most homes in the area have distinctive entry systems to the residence. In looking at 8 homes near and next to this residence 6 have had a variance granted for the front yard set-back. All these homes have distinctive and architectural pleasing entries. The granting of this variance will add one more home that will help enhance the look of the street. In fact it will help towards what TRPA wants in design having articulation which breaks up large flat areas of a residence. This creates shadow values to the design of the home and helps it blend in with the natural environment. (This is also a goal for the County Development Code.).

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

The homes in the area have protected entry systems. This is true for almost all of the homes on the south side of Dale Drive. (North side of homes). To not grant the variance would deny the owners of 557 Dale Drive what is common to other properties in the area. These homes have a safe entry system and for the most part are not subject to only having access from one way. It is also apparent that these homes were also granted a variance because of the extreme slope on the parcel of which this parcel also has the same slope.

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?

<input type="checkbox"/> Well	<input checked="" type="checkbox"/> Community Water System
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8. What is your type of sanitary waste disposal?

<input type="checkbox"/> Individual Septic System	<input checked="" type="checkbox"/> Community Sewer System
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APPLICATIONS	DEPARTMENT FEES							
	Planning			District Health Department				
	PLANNING	Noticing	ENGINEERING	ENVIRON.	VECTOR	PARKS	WATER	TOTAL
TRUCKEE MEADOWS REGIONAL PLANNING AGENCY NOTICING FEE	See Note 4							
VARIANCE - RESIDENTIAL/COMMERCIAL/INDUSTRIAL								
Not Tahoe	\$1,060	\$200	\$65	\$71	\$155	-	\$26	\$1,577
Tahoe	\$1,060	\$200	\$65	\$71	\$155	-	-	\$1,551

NOTE 1: \$5,000 deposit on time and materials. Additional \$5,000 increments may be required.

NOTE 2: \$750 fee capped by NRS for Division of Land into Large Parcels only.

NOTE 3: \$50 per hour after first 1/2 hour for Planner, \$20 per hour after first 1/2 hour for Clerk, Public Records Research/Copying.

NOTE 4: Fee to be established by Truckee Meadows Regional Planning Agency.

NOTE 5: The Engineering Department will require a separate check for technical map fee. Please check with Engineering for the current fee amount.

NOTE 6: Separate checks are required for the Nevada Departments of Environmental Health and Water Resources. See Submittal Requirements.

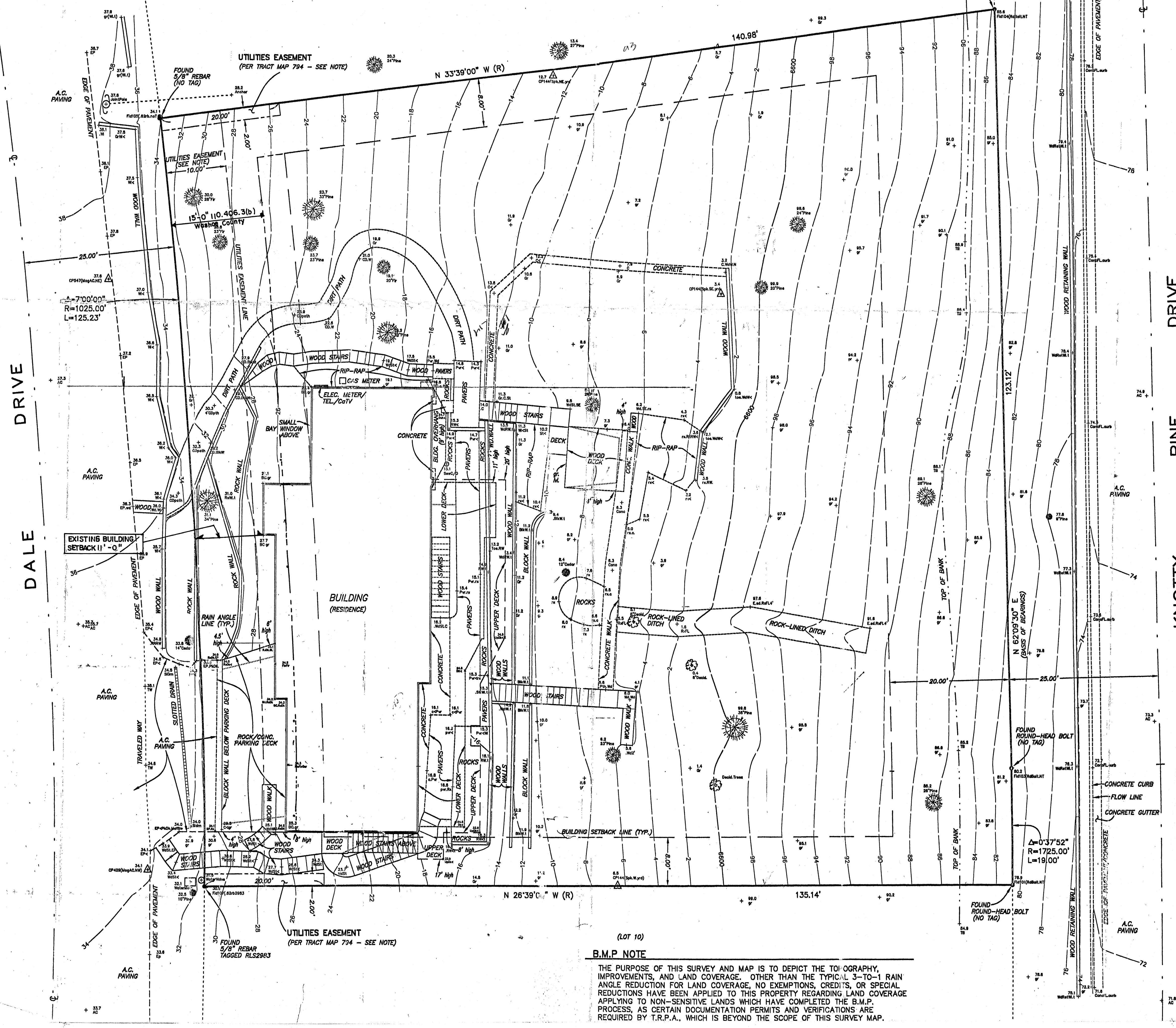
In accordance with Nevada Revised Statutes, application fees must be deposited the day of receipt.

This does not guarantee the application is complete.

*The following are major permit applications: bed and breakfast inns; commercial animal slaughtering; convention and meeting facilities; destination resorts; eating and drinking establishments; gasoline sales and service stations - convenience and full service; gaming facilities; limited and unlimited, hostels; hotels and motels; liquor sales on premises; lodging services; major public facilities; recycling centers: full service and remote collection and residential hazardous substances; vacation time shares. All other uses constitute minor permits.

UTILITIES EASEMENT NOTE:

(PER TRACT MAP 794)
 THE SIERRA PACIFIC POWER COMPANY AND THE BELL TELEPHONE COMPANY OF NEVADA RESERVE THE RIGHT TO TRIM AND REMOVE TREES, TREE LIMBS AND BRUSH FROM THE FRONT TEN FEET OF ALL LOTS IN THIS SUBDIVISION THAT TWO FEET ON BOTH SIDES OF ALL SIDE LOT LINES EXTENDING TWENTY FEET FROM THE FRONT LOT LINE OF ALL LOTS BE GRANTED AS A PUBLIC UTILITY EASEMENT FOR OVERHEAD GUYS AND UNDERGROUND ANCHORS.



DALE DRIVE

PINE DRIVE
 KNOTTY DRIVE

UTILITIES EASEMENT
 (PER TRACT MAP 794 - SEE NOTE)

UTILITIES EASEMENT
 (PER TRACT MAP 794 - SEE NOTE)

UTILITIES EASEMENT
 (PER TRACT MAP 794 - SEE NOTE)

B.M.P. NOTE

THE PURPOSE OF THIS SURVEY AND MAP IS TO DEPICT THE TOPOGRAPHY, IMPROVEMENTS, AND LAND COVERAGE, OTHER THAN THE TYPICAL 3-TO-1 RAIN ANGLE REDUCTION FOR LAND COVERAGE. NO EXEMPTIONS, CREDITS, OR SPECIAL REDUCTIONS HAVE BEEN APPLIED TO THIS PROPERTY REGARDING LAND COVERAGE APPLYING TO NON-SENSITIVE LANDS WHICH HAVE COMPLETED THE B.M.P. PROCESS, AS CERTAIN DOCUMENTATION PERMITS AND VERIFICATIONS ARE REQUIRED BY T.R.P.A., WHICH IS BEYOND THE SCOPE OF THIS SURVEY MAP.

SETBACK NOTE
 WASHOE COUNTY DEVELOPMENT CODE SECTION 110.220.40: CONFORMANCE OF SETBACKS ON EXISTING RESIDENCES. THE EXISTING SETBACKS FOR A HOME CONSTRUCTED PRIOR TO 1990 SHALL BE LEGAL AND CONFORMING WHEN:
 (b) THE HOME WAS CONSTRUCTED WITH ALL REQUIRED PERMITS PRIOR TO 1990.
 (CONSTRUCTION DATE: 1968 PER WASHOE COUNTY ASSESSOR)

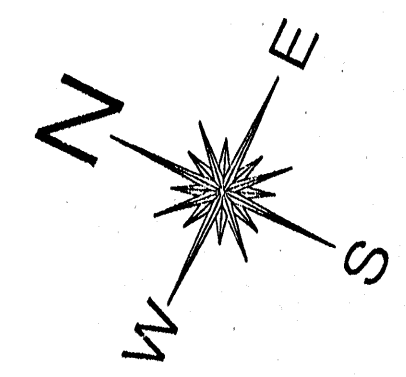
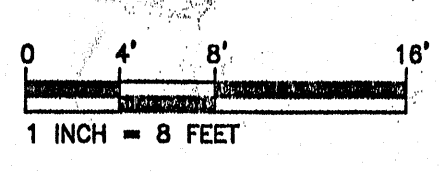
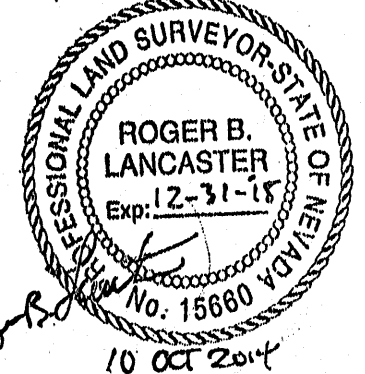
SYMBOL LEGEND

	Survey Control Point
	Tree: Dia. (in inches) & Species (Pine/Fir/Cedar)
	Found Monument, As Noted
	Deciduous Tree
	Sewer Manhole
	Utility Lid/Vault, as noted
	Radial bearing
	Centerline
	Joint Utility Pole

LOT AREA
 18,254 SQ. FT.
 0.4191 ACRES

IMPERVIOUS SURFACE AREA (Coverage)

Building (Residence)	1,731 SQ. FT.
Wood Decks/Stairs/Walks	528
Concrete/Paver Walks	630
A.C. Paving	63
Parking Deck	292
Rocks/Rip-Rap	704
Compacted Dirt Path	246
TOTAL	4,194 SQ. FT.
(3:1 Rain angle reduction applied)	



Michael Baker Jr., Inc.
 A Company of Michael Baker Corporation
 3740 Lakeside Dr. #101, Reno, NV 89509
 email: Roger.Lancaster@mbakerinc.com

DISCLAIMER
 THE PREPAREDNESS, ACCURACY, AND COMPLETENESS OF THIS SURVEY AND MAP IS REPRESENTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AS OF THE DATE STATED HEREIN. AN AGREEMENT BETWEEN MICHAEL BAKER AND THE CLIENT CONCERNING THE TERMS AND CONDITIONS OF THIS SURVEY AND MAP IS ATTACHED TO THE DRAWING AND ELECTRONS MEDIA.
 R. B. Lancaster
 ROGER B. LANCASTER, LAND SURVEYOR

NOTES:
 1) OWNER'S NAMES;
 2) BUILDING SETBACKS SHALL BE CONFIRMED BY COUNTY OR APPROPRIATE PLANNING AUTHORITY. SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE EXISTING BUILDING OR THE EXTERIOR FACE OF THE NEW BUILDING, WHICHEVER IS APPLICABLE. SETBACKS SHALL BE MEASURED FROM THE EXTERIOR FACE OF THE EXISTING BUILDING OR THE EXTERIOR FACE OF THE NEW BUILDING, WHICHEVER IS APPLICABLE.
 3) IMPERVIOUS SURFACE AREA SHALL BE COVERED BY THIS SITE ASSESSMENT.
 4) TREES GREATER THAN 6" IN DIA. SHOWN ON MAP, MEASURED AT APPROX. 4' ABOVE GROUND.

Topographic As-Built Survey
 Lot 9, Block 4, PONDEROSA SUBDIVISION No. 5
 A.P.N. 122-132-09 / Washoe County
 557 Dale Drive, Incline Village, Nevada
 (Drawn: 10/20/14)

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

SITE DATA

- SERVICE ADDRESS 557 DALE DRIVE INCLINE VILLAGE, NV
- ASSESSORS PARCEL NUMBER 122-132-09 WASHOE COUNTY
- LEGAL: LOT 9 BLOCK 4 PONDEROSA SUBDIVISION 5
- WASHOE COUNTY ZONING M.D.S.
- T.R.P.A. PLAN AREA 036
- YEAR BUILT 1968
- EXISTING LIVING AREA 2,886.SF GARAGE 498.SF

INDEX

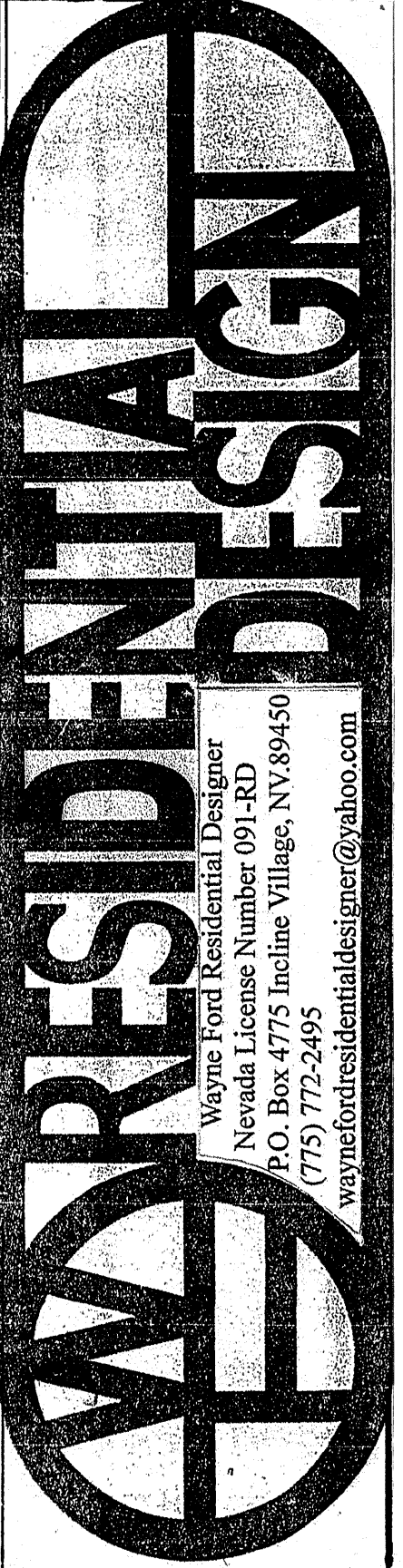
- EXISTING SITE PLAN / SITE DATA
- EXISTING SITE PLAN W/ PROPOSED ENTRY LOCATION
- SITE PLAN W/ NEW ENTRY / FUTURE EXPANSION
- EXISTING FLOOR PLANS AND EXTERIOR ELEVATIONS. NEW ENTRY SYSTEM AND FUTURE EXPANSION LOCATION
- PROPOSED FLOOR PLANS / SQUARE FOOTAGE FRONT/ NEW ENTRY W/ NEW SETBACK 6
- EXTERIOR ELEVATION W/ ADDITION NEW ENTRY AND FUTURE EXPANSION

EXISTING SITE PLAN

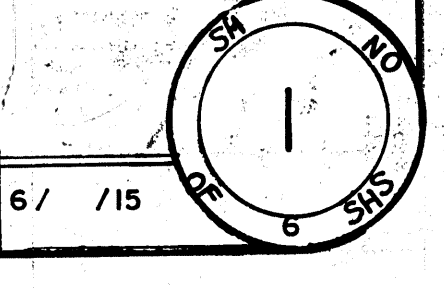
SCALE: 1/8" = 1'-0"

PROJECT: MAJOR ADDITION
 REMODEL TO SINGLE
 FAMILY RESIDENCE

OWNERS: BARRY AND LORI INDELMAN
 557 DALE DRIVE
 INCLINE VILLAGE, NEVADA 89451
 PROJECT LOCATION: 557 DALE DRIVE
 INCLINE VILLAGE, NEVADA
 APN: 122-132-09
 LEGAL: LOT 9 BLOCK 4 PONDEROSA SUB.



Wayne Ford Residential Designer
 Nevada License Number 09130
 4000 S. Incline Village, NV 89450
 (775) 772-2495
 waynefordresidentialdesigner@yahoo.com



UTILITIES EASEMENT NOTE:
(PER TRACT MAP 794)
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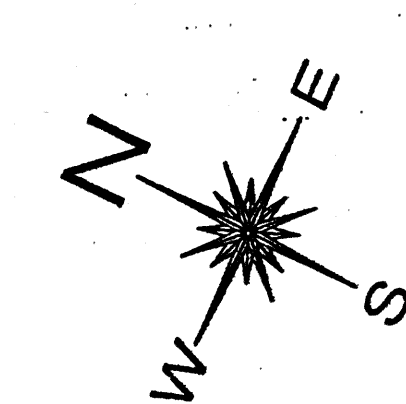
(LOT 10)

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DALE DRIVE

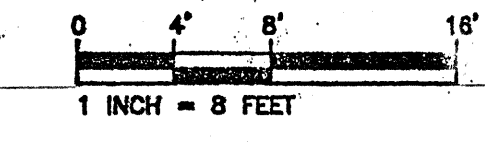
PINE DRIVE
KNOTT DRIVE



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(CONSTRUCTION DATE: 1968 PER WASHOE COUNTY ASSESSOR)

SYMBOL LEGEND	
	Survey Control Point
	Tree: Dia. (in inches) & Species (Pine/Fir/Cedar)
	Found Monument As Noted
	Deciduous Tree
	Sewer Manhole
	Utility Lid/Vault, as noted
	Radial bearing
	Centerline
	Joint Utility Pole

LOT AREA
18,254 SQ. FT.
0.4191 ACRES



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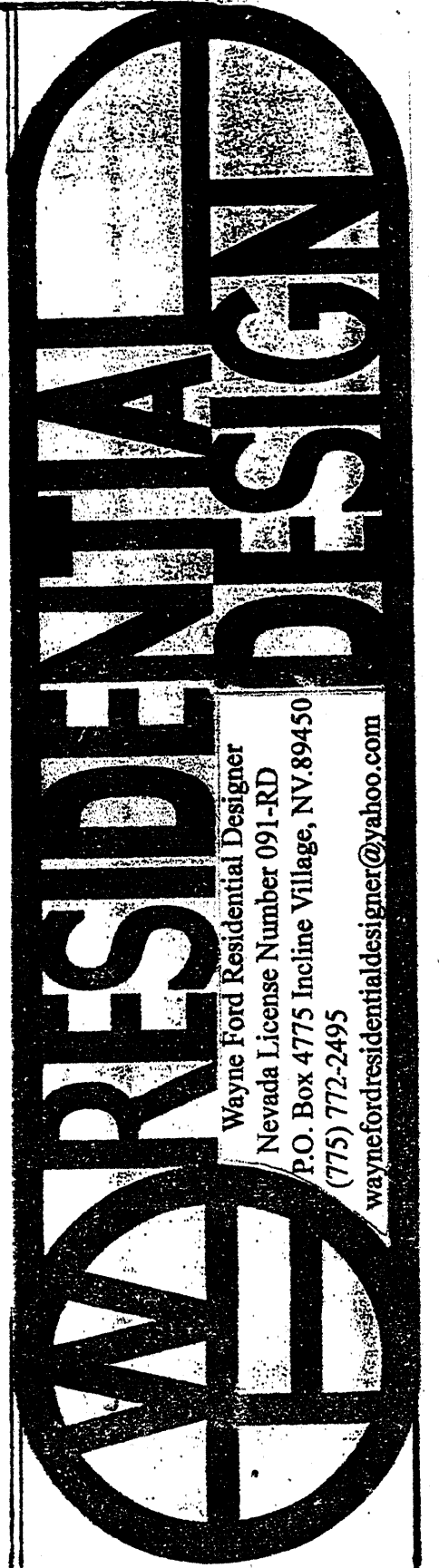
DISCLAIMER
THIS DRAWING WAS PREPARED EXCLUSIVELY FOR THE CLIENT AND ACCURACY REPRESENTS TO THE BEST OF MY KNOWLEDGE THE WORKER CONTROLLED DESIGN AS OF THE DATE OF THE SURVEY. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE LEGAL AND CONFORMING STATUS OF THE PROJECT. THE DESIGNER DOES NOT WARRANT THE LEGAL AND CONFORMING STATUS OF THE PROJECT. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS DRAWING. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING.

NOTES:
1) OWNER'S NAME(S)
2) BUILDING SETBACKS SHALL BE CONFIRMED BY COUNTY OR APPROPRIATE AGENCIES AND APPROVED AS SHOWN ON THIS DRAWING.
3) IMPROVED SURFACE AREA SHALL BE CONFIRMED BY T.R.P.A. SITE ASSESSMENT.
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Topographic As-Built Survey
Lot 9, Block 4, PONDEROSA SUBDIVISION No. 5
A.P.N. 122-132-09 / Washoe County
657 Dale Drive, Incline Village, Nevada
1/25/2014

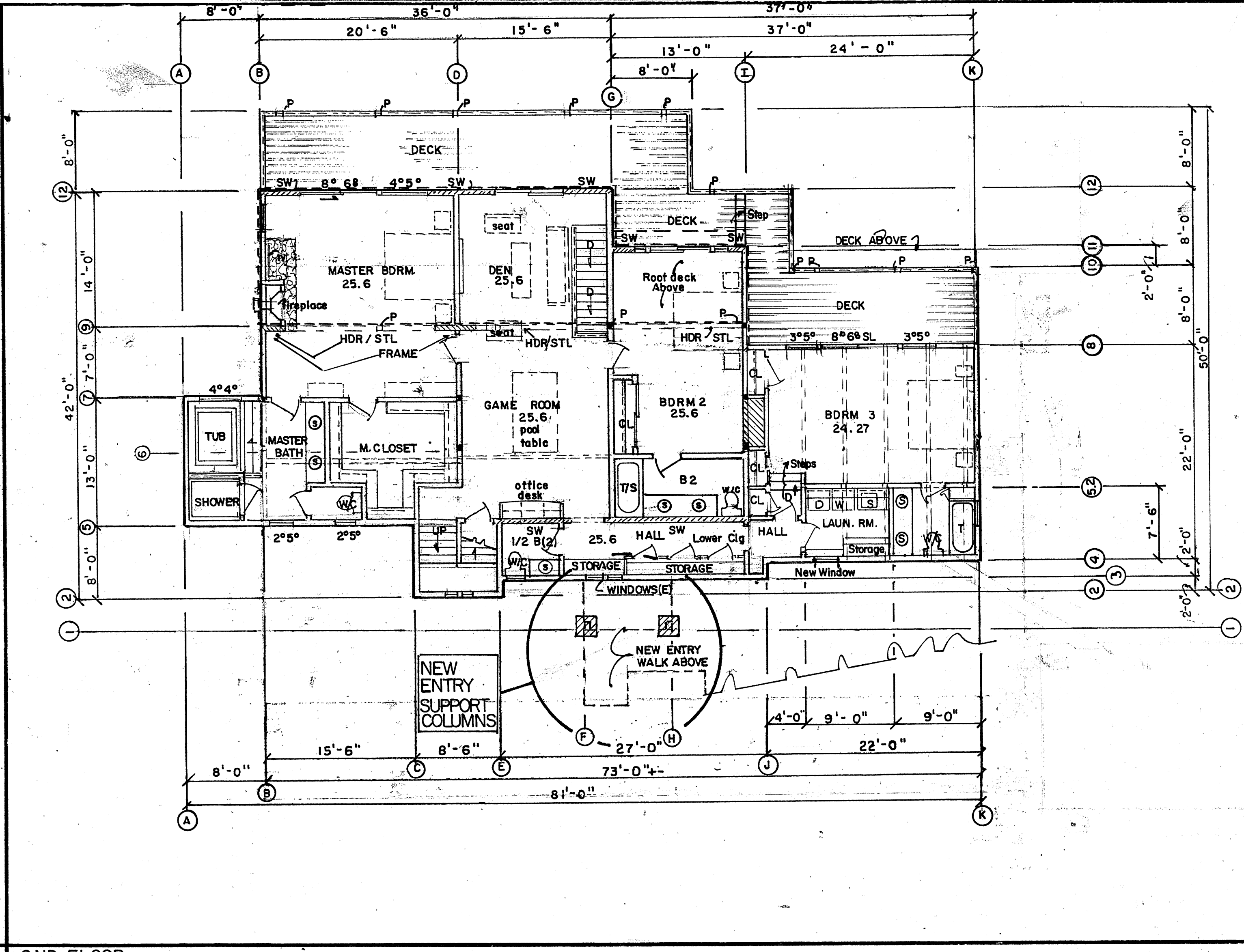
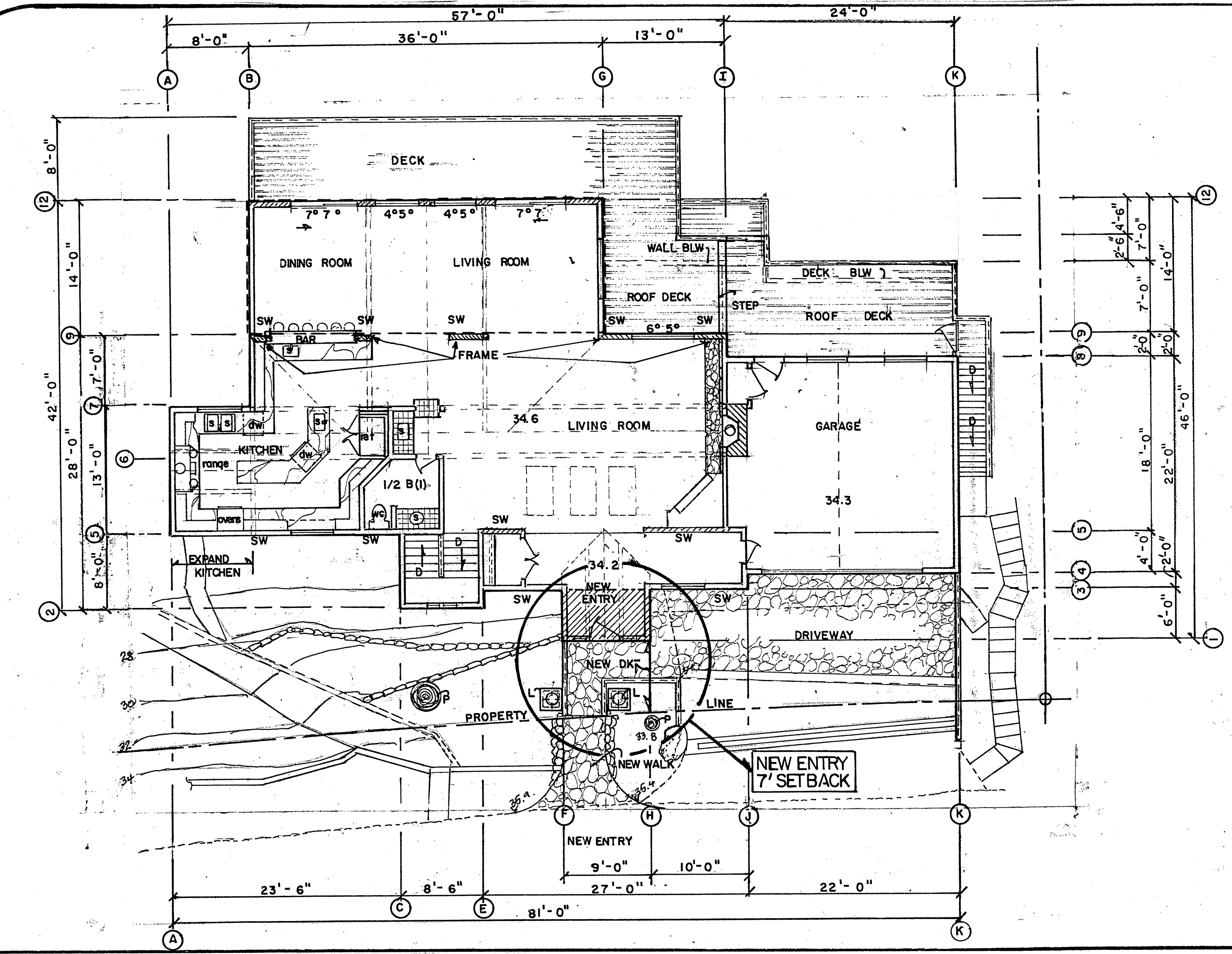
Sheet 1 of 1

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



PROJECT: MAJOR ADDITION
REMODEL TO SINGLE
FAMILY RESIDENCE

OWNERS: BARRY AND LORI NIDELMAN
557 DALE DRIVE
INCLINE VILLAGE, NEVADA 89451
PROJECT LOCATION: 557 DALE DRIVE
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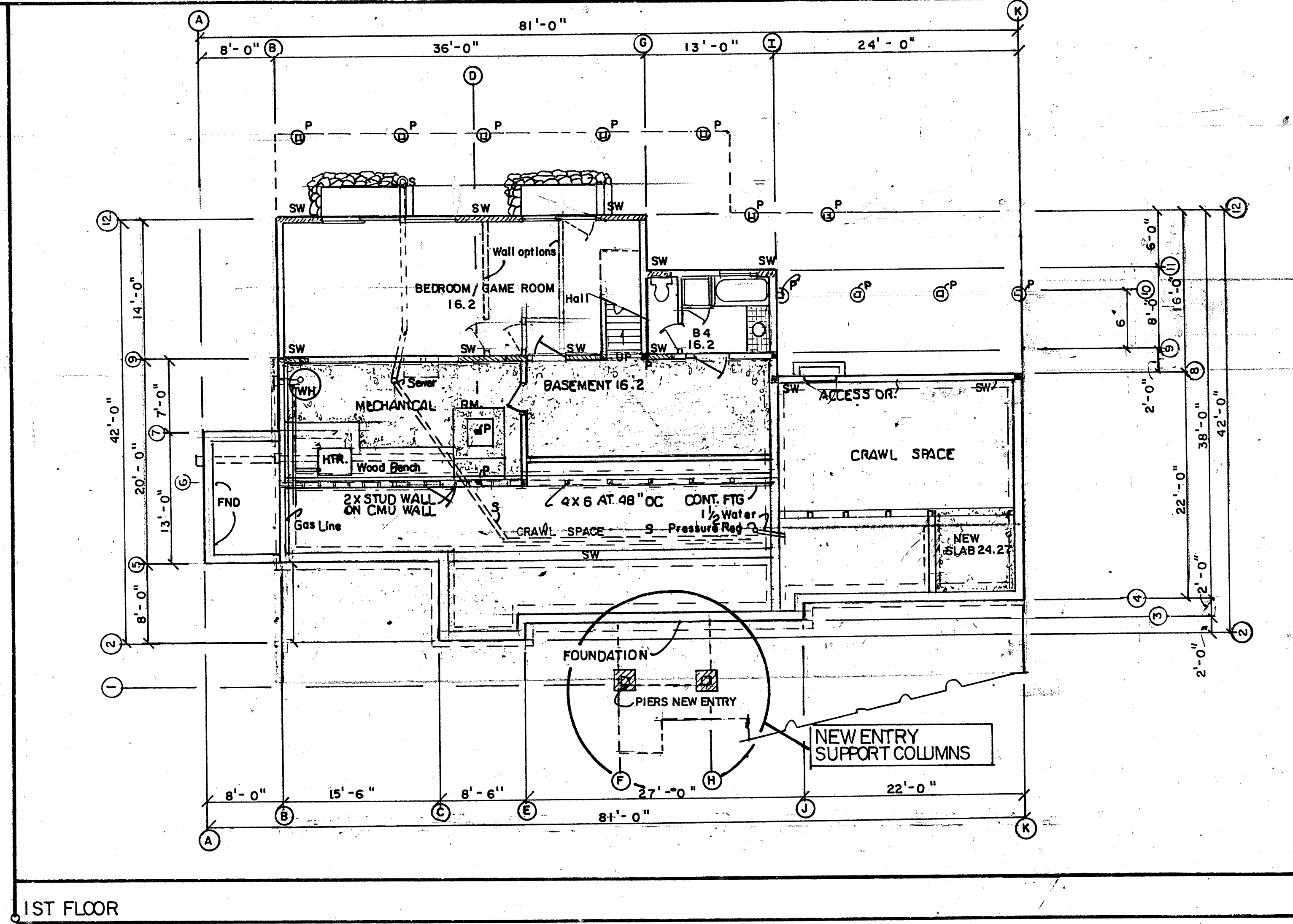
3RD FLOOR
 FLOOR PLAN 1/8" = 1'-0"

2ND FLOOR
 FLOOR PLAN 1/8" = 1'-0"

SQUARE FOOTAGE PROPOSED AND EXISTING

1ST FLOOR	STORAGE	168.00 SF
	EXISTING SHOP/MECHANICAL RM	538.00 SF
	NEW LIVING AREA	608.00 SF
2ND FLOOR	EXISTING LIVING AREA	1,734.00 SF
	NEW LIVING AREA	608.00 SF
	DECKS/NEW	469.00 SF
3RD FLOOR	EXISTING LIVING AREA	664.00 SF
	NEW LIVING AREA	662.00 SF
	GARAGE	518.00 SF
	DECKS/NEW	791.00 SF
TOTAL EXISTING LIVING AREA		2,936.00 SF
PROPOSED NEW LIVING AREA		2,182.00 SF
TOTAL PROPOSED LIVING AREA		5,451.00 SF
GARAGE ATTACHED EXISTING		518.00 SF
TOTAL STRUCTURE AREA		5,969.00 SF
TOTAL DECK AREA		1,260.00 SF

FLOOR PLANS W/ NEW LIVING AREA 1/8" = 1'-0"



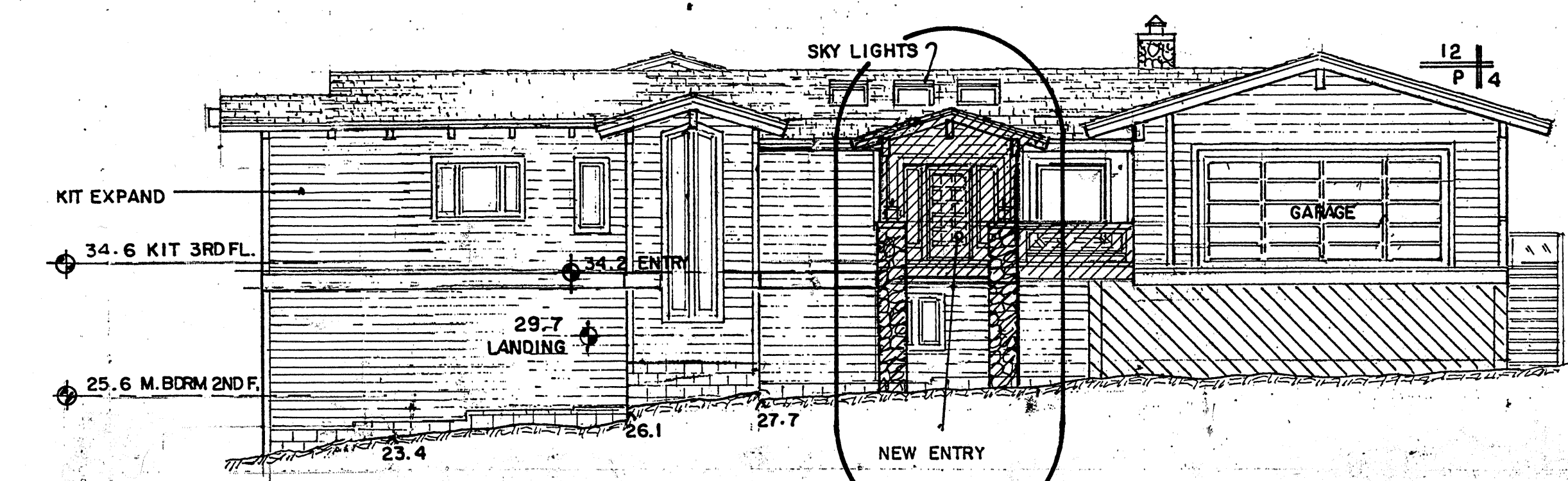
1ST FLOOR
 FLOOR PLAN 1/8" = 1'-0"

CHANGES

PROJECT: MAJOR ADDITION
 REMODEL TO SINGLE
 FAMILY RESIDENCE

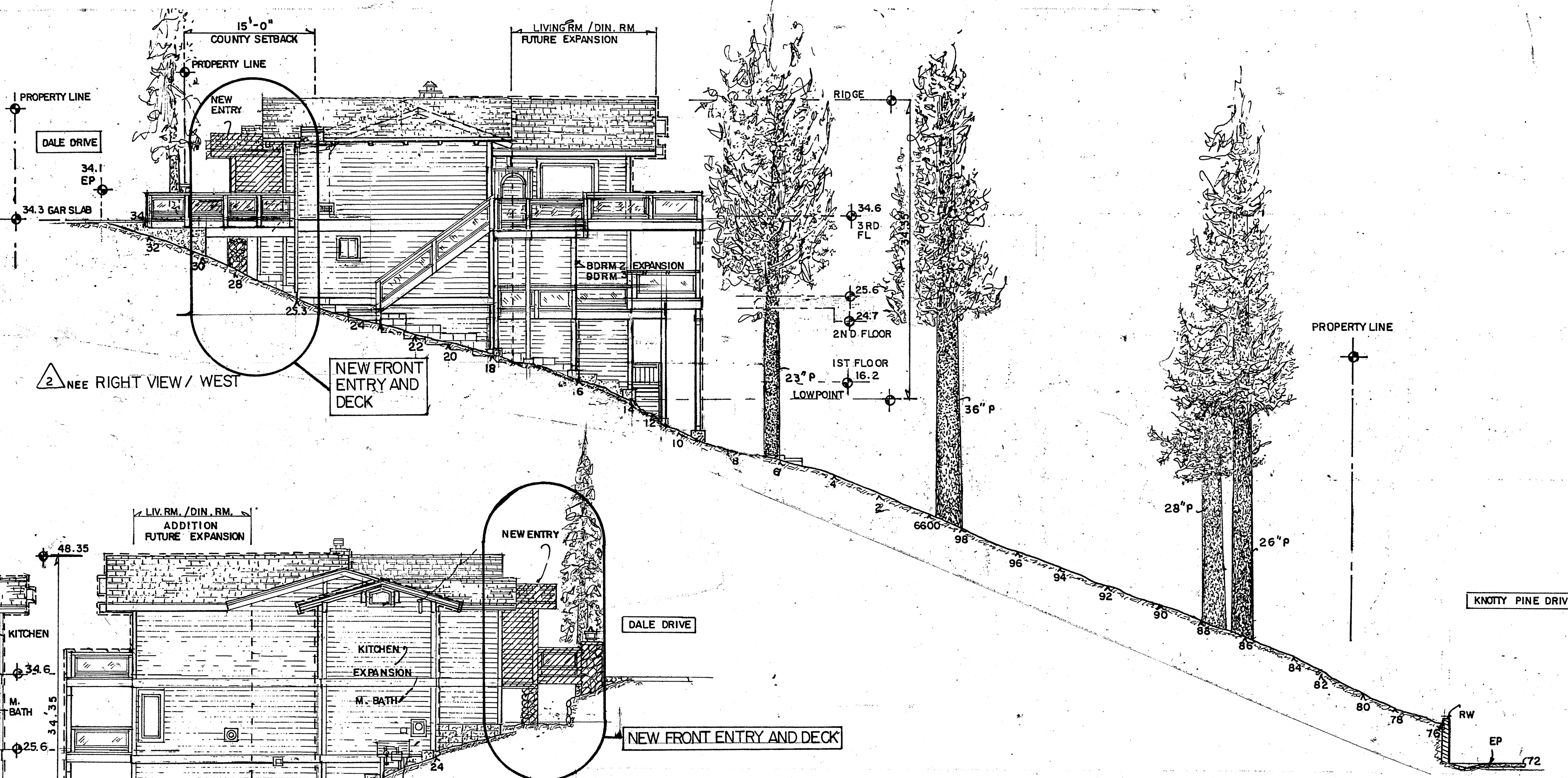
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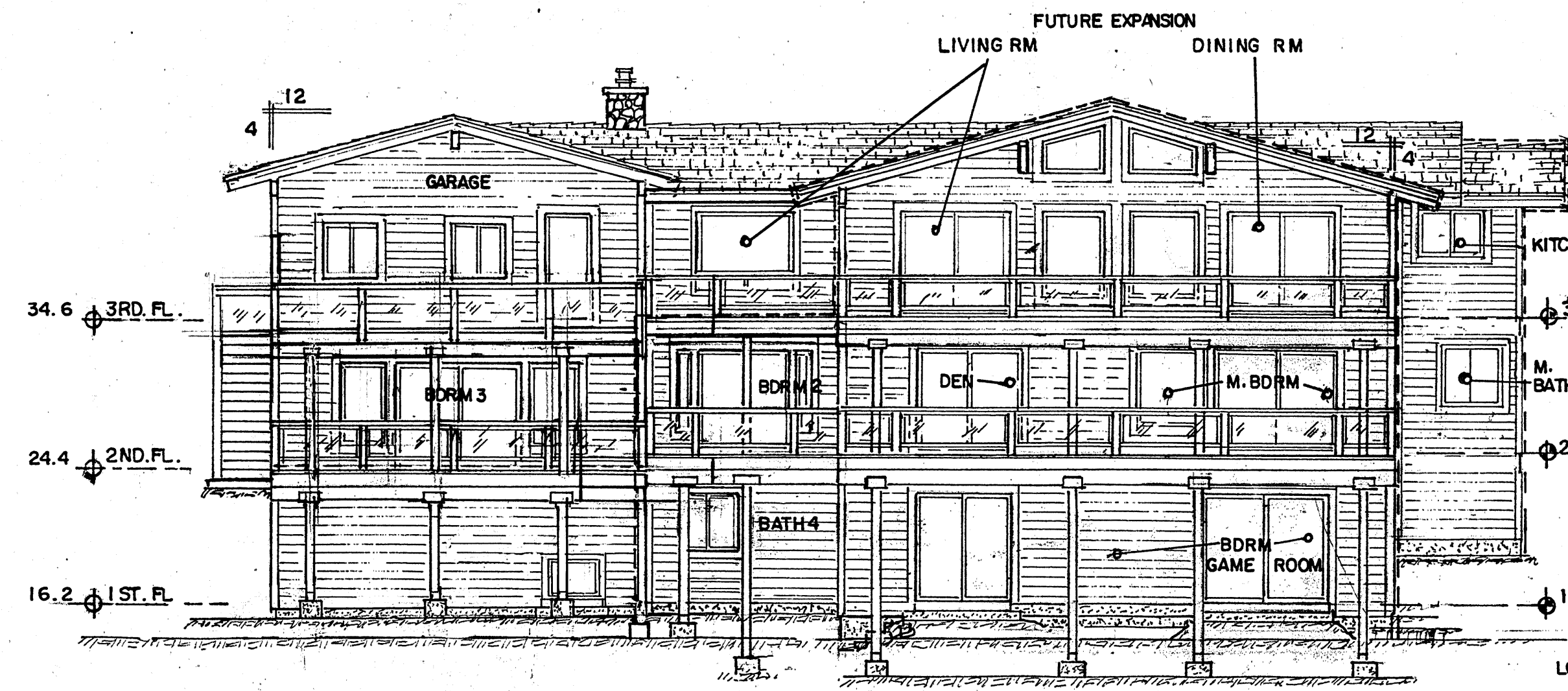
1 NEE FRONT VIEW / NORTH

NEW FRONT ENTRY AND DECK

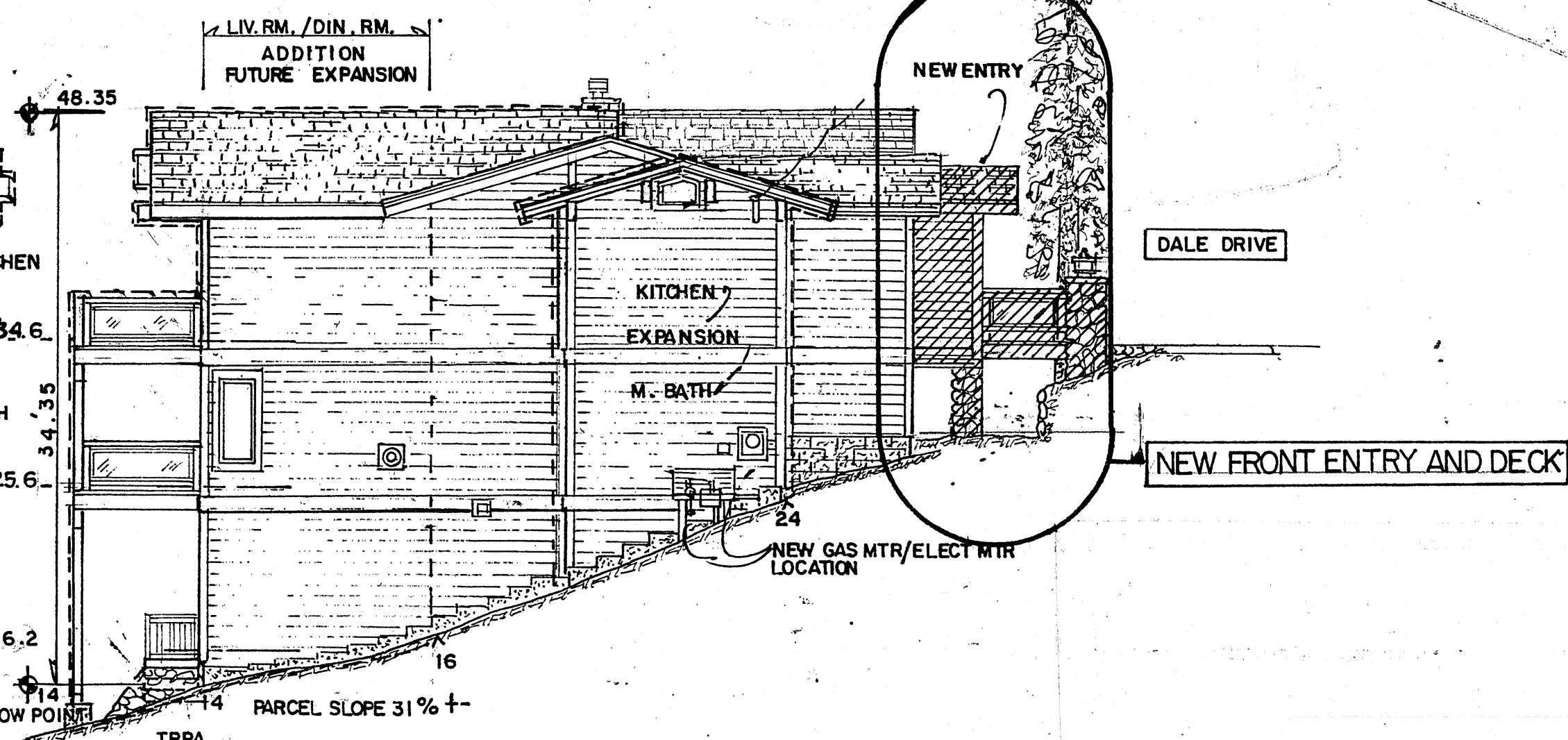


2 NEE RIGHT VIEW / WEST

NEW FRONT ENTRY AND DECK

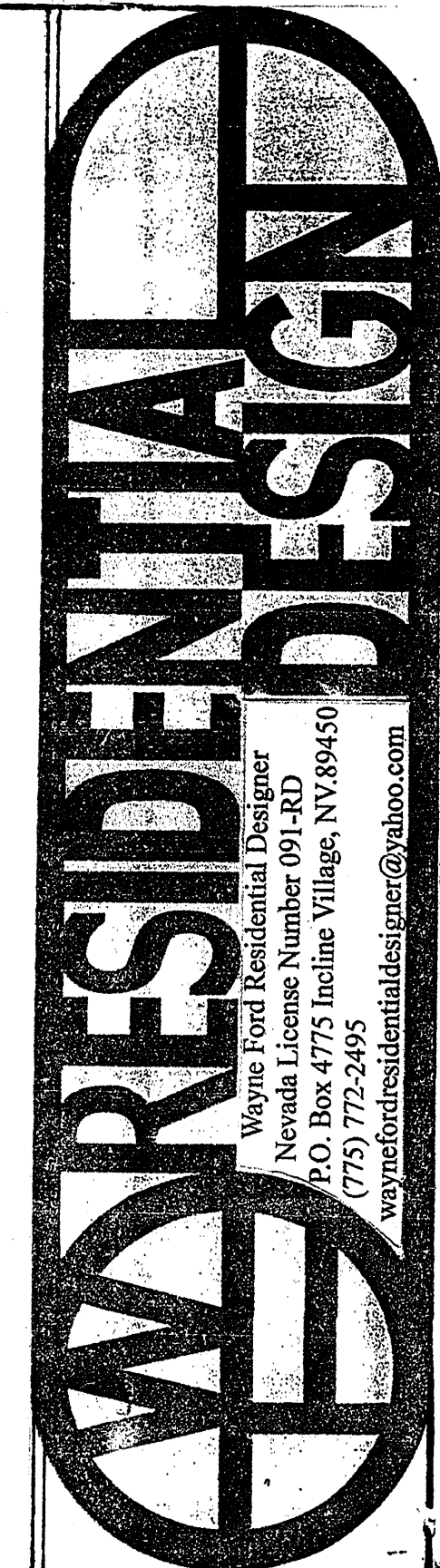


3 NEE REAR VIEW / SOUTH



4 NEE LEFT VIEW / EAST

PROPOSED EXTERIOR ELEVATIONS 1/8" = 1'-0" NEE = NEW EXTERIOR ELEVATIONS



OWNERS: BARRY AND LORI NUDELMAN
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PROJECT: MAJOR ADDITION REMODEL TO SINGLE FAMILY RESIDENCE