



# Board of Adjustment Staff Report

Meeting Date: April 3, 2014

Subject: Variance Case Number VA14-003  
Applicant: Jean Andre' Desmarais  
**Agenda Item Number: 8H**  
Project Summary: To reduce the front yard setback to zero feet for the construction of an attached garage.  
**Recommendation: Approval with Conditions**  
Prepared by: Eva M. Krause - AICP, Planner  
Washoe County Community Services Department  
Planning and Development Division  
Phone: 775.328.3796  
E-Mail: [Ekrause@washoecounty.us](mailto:Ekrause@washoecounty.us)

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## Description

**Variance Case Number VA14-003 (Desmarais)** – To reduce the front yard setback from 15 feet to zero feet to construct a new attached garage. The subject parcel is located at 778 Geraldine Drive, Incline Village, approximately 100 feet northeast of the intersection of Geraldine Drive and Charles Court.

- Applicant: Jean Andre' Desmarais
- Property Owner: Jean Andre' Desmarais
- Location: 778 Geraldine Drive, Incline Village, NV
- Assessor's Parcel Number: 125-352-01
- Parcel Size: ±0.21 acres
- Master Plan Category: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Article 406, *Building Placement Standards*  
Article 804, *Variances*
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 9, T16N, R18E, MDM, Washoe

**Staff Report Contents**

Variance Definition ..... 3  
Vicinity Map ..... 4  
Project Evaluation ..... 5  
Incline Village/Crystal Bay Citizen Advisory Board ..... 6  
Reviewing Agencies ..... 7  
Recommendation ..... 9  
Motion ..... 10  
Appeal Process ..... 10

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**Exhibits Contents**

Conditions of Approval ..... Exhibit A  
Engineering and Captital Project Division Memo ..... Exhibit B  
Building and Safety ..... Exhibit C  
Public Notice ..... Exhibit D  
Project Application ..... Exhibit E

**Variance Definition**

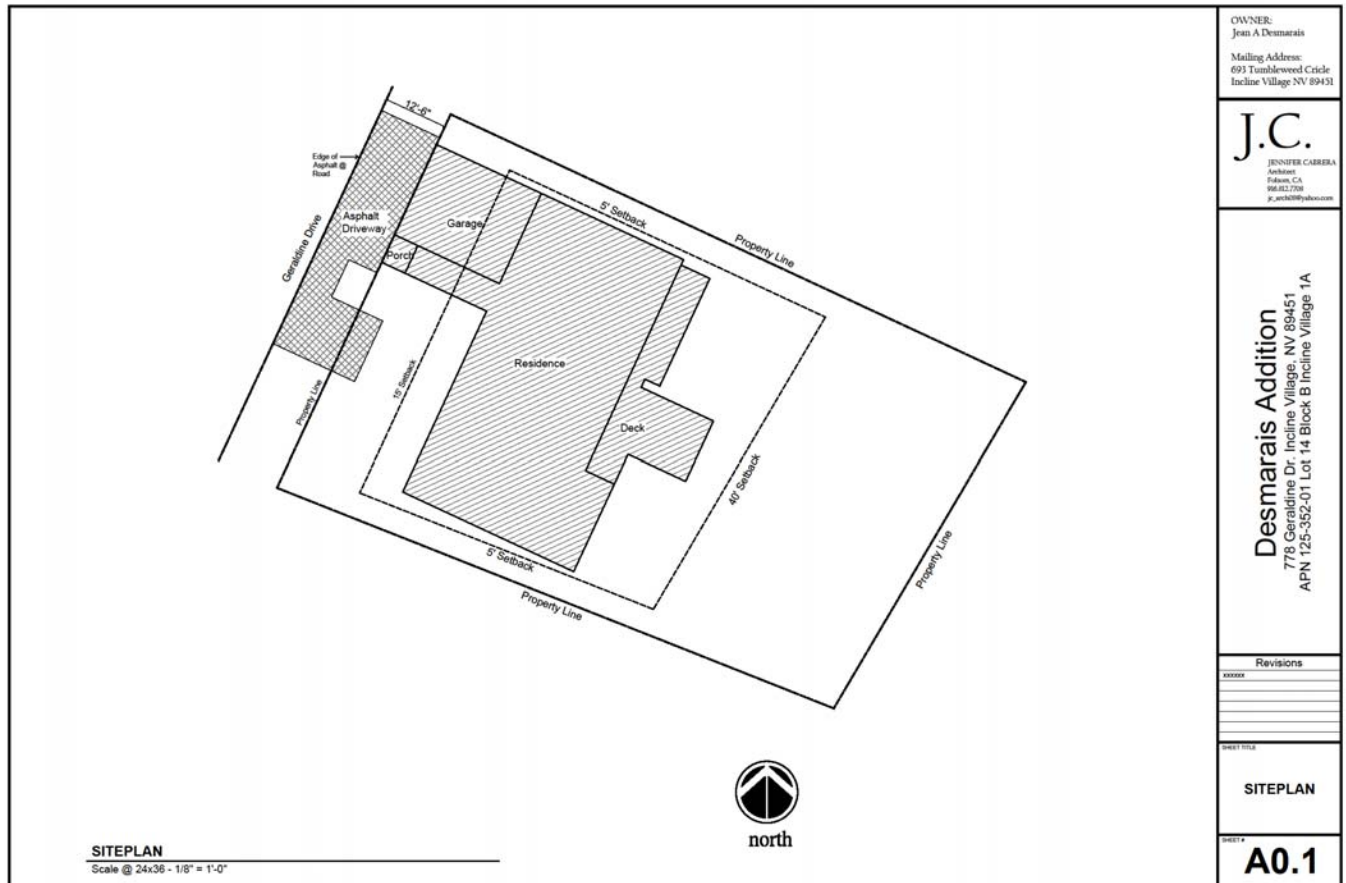
The purpose of a Variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique to the property involved; and to provide for a procedure whereby such alterations might be permitted by further restricting or conditioning the project so as to mitigate or eliminate possible adverse impacts. If the Board of Adjustment grants an approval of the Variance, that approval is subject to Conditions of Approval. Conditions of Approval are requirements that need to be completed during different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as “*Operational Conditions.*” These conditions must be continually complied with for the life of the business or project.

The Conditions of Approval for Variance Case No. VA14-003 are attached to this staff report and if granted approval, will be included with the Action Order.



Vicinity Map



**Site Plan**

**Project Evaluation**

The surrounding area is comprised of Medium and High Density Suburban lots. The properties are developed as single family residences or are US Forest Service lots, which have been stripped of development rights. This is an established residential area, which is not expected to change significantly in the future.

The subject property was developed in 1977 as a single-family residence with an attached garage. The structure was built within the required setbacks. Due to the steep slope of the lot, setting back from the street resulted in the entrance to the home and the garage being several feet below the level of the street. This has resulted in a driveway with a slope of approximately 19%. Washoe County's maximum allowed driveway slope is 14%, with the possibility of increasing to 15% with a variance. In addition, the garage roof slopes towards the front of the lot, causing ice and water to shed on the driveway and running into the garage. The 19% slope is challenging in fair weather, but when the driveway is icy or wet, the slope becomes hazardous.

In order to remedy the situation, the applicant is proposing to remove the existing roof on the house, add a second level addition, and build a new garage over the existing driveway, in the front yard setback. The new garage would be raised to an elevation above the street but below the level of the second floor addition. The end result would be similar to a split level entrance from the garage. The new garage roof will be reoriented to slope toward the sides of the property, so rain and snow will slough off into the side yard.

Due to the steep slope of the lot, the property is eligible to build a detached garage on the zero-foot property line as long as the garage does not exceed 576 sq. ft. and maintains a 15 foot separation between the street and the front of the garage. But due to the location of the existing house, there is not adequate room to build a detached garage in front of the house. The proposed garage conforms to the size and placement limits for a detached garage, but will be attached, thus the request for the variance.



**View of the garage and house from the street.**

### **Incline Village/Crystal Bay Citizen Advisory Board**

The proposed project was submitted to the Incline Village/Crystal Bay CAB for review at the regularly scheduled Citizen Advisory Board meeting on March 24, 2014. As the date of the CAB

meeting falls after the Board of Adjustment packet deadline, staff will present a CAB report at the Board of Adjustment meeting.

### **Reviewing Agencies**

The following agencies received a copy of the project application for review and evaluation:

- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering and Capital Projects Division, Land Development
  - Washoe County Roads Division, Incline
  - Building and Safety Division
- Washoe County Health District
  - Vector-Borne Diseases Division
  - Environmental Health Division
- Incline Village General Improvement District
- North Lake Tahoe Fire Protection District
- Regional Transportation Commission

Seven out of the nine above listed agencies/departments provided comments and/or recommended conditions of approval in response to their evaluation of the project application. A **summary** of each agency's comments and/or recommended conditions of approval and their contact information is provided. The Conditions of Approval document is attached to this staff report and will be included with the Action Order.

- Planning and Development addressed verifying the front property line, protection of US Forest Service property and standard construction timeline.  
Contact: Eva Krause, AICP, Planner, 775.328.3796, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)
- Building and Safety noted that additional fire protection may be required as part of the building permit.  
Contact: Don Jeppson, Building Official, 775.328.2030, [dcjeppson@washoecounty.us](mailto:dcjeppson@washoecounty.us)
- Incline Village General Improvement District (IVGID) stated that the proposal has no impact to IVGID services.  
Contact: Tim Buxton, IVGID Chief Inspector, 775.832.1246, [tim\\_buxton@ivgid.org](mailto:tim_buxton@ivgid.org)
- Regional Transportation Commission stated that they have no comment.  
Contact: Patrice Echola, Planner, 775.335.1904, [pechola@RTC.org](mailto:pechola@RTC.org)
- Vector-Borne Disease has no concerns or comments.  
Contact: J.L. Shaffer, 775.785.4525, [jshaffer@washoecounty.us](mailto:jshaffer@washoecounty.us)
- Land Development requires a hold harmless agreement and garage door opener.  
Contact: Leo Vesely, P.E., 775.325.8032, [vesely@washoecounty.us](mailto:vesely@washoecounty.us)



**View of south side of house. The floor level of the house and garage are far below the street.**

### **Staff Comment on Required Findings**

Section 110.804.25 of Article 804, *Variances*, within the Washoe County Development Code, requires that all of the following findings be made to the satisfaction of the Washoe County Board of Adjustment before granting approval of the abandonment request. Staff has completed an analysis of the application and has determined that the proposal is in compliance with the required findings as follows.

1. **Special Circumstances.** Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property.

**Staff Comment:** Due to the steep slopes and the placement of the existing house, the driveway slope far exceeds the allowable slope, making it a safety hazard. In order to build a driveway with an acceptable



slope and maintain the 15 foot setback, the existing garage would have to be removed and rebuilt at a higher elevation.

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted.

Staff Comment: Locating the garage in the front yard setback still maintains a 15-foot setback from the edge of the road allowing for off-street parking and provides a safe driveway for accessing the garage. The applicant is required to have the front property line surveyed to assure that there is no construction over the front property line and no encroachment into the public right of way.

3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated.

Staff Comment: The proposed garage conforms to the size and placement limits for a detached garage, and is consistent with the limitations placed on other properties in the area.

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

Staff Comment: A garage is required by code. The slope of the driveway is limited to 14% maximum. The proposed variance will assist in building a driveway that is consistent with the Development Code.

5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

Staff Comment: There are no military installations in the area.

### **Recommendation**

Those agencies which reviewed the application recommended conditions in support of approval of the project. Therefore, after a thorough analysis and review, Variance Case No. VA14-003 is being recommended for approval with conditions. Staff offers the following motion for the Board's consideration.

**Motion**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment approve with conditions, Variance Case Number VA14-003 for Jean Andre' Desmarais, having made all five findings in accordance with Washoe County Development Code Section 110.804.25:

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;
4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
5. Effect on a Military Installation. The variance will not have a detrimental effect on the location, purpose and mission of the military installation.

**Appeal Process**

Board of Adjustment action will be effective 10 days after the public hearing date, unless the action is appealed to the County Commission, in which case the outcome of the appeal shall be determined by the Washoe County Commission.

(VA14-003) EMK

xc: Property Owner: Jean Andre' Desmarais  
Staff Report xc: Bill Whitney, Director, Planning and Development Division



# EXHIBIT A

## Conditions of Approval

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Variance Case Number VA14-003

The project approved under Variance Case Number VA14-003 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on April 3, 2014. Conditions of Approval are requirements placed on a permit or development by each reviewing agency. These Conditions of Approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act.

**Unless otherwise specified**, all conditions related to the approval of this Variance shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a grading or building permit. The agency responsible for determining compliance with a specific condition shall determine whether the condition must be fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with the County Engineer and the Planning and Development Division.

Compliance with the conditions of approval related to this Variance is the responsibility of the applicant, his/her successor in interest, and all owners, assignees, and occupants of the property and their successors in interest. Failure to comply with any of the conditions imposed in the approval of the Variance may result in the initiation of revocation procedures.

Washoe County reserves the right to review and revise the conditions of approval related to this Variance should it be determined that a subsequent license or permit issued by Washoe County violates the intent of this approval.

For the purpose of conditions imposed by Washoe County, “may” is permissive and “shall” or “must” is mandatory.

Conditions of Approval are usually complied with at different stages of the proposed project. Those stages are typically:

- Prior to permit issuance (i.e., grading permits, building permits, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy.
- Prior to the issuance of a business license or other permits/licenses.
- Some “Conditions of Approval” are referred to as “Operational Conditions.” These conditions must be continually complied with for the life of the project or business.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

### **Planning and Development Division**

1. The following conditions are requirements of the Planning and Development Division, which shall be responsible for determining compliance with these conditions.

**Contact – Eva M. Krause, 775.328.3796, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. Modification to the site plan may require amendment to and reprocessing of the variance.
- b. The applicant shall submit complete construction plans and building permits shall be issued within two years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.
- c. A copy of the Final Order stating conditional approval of this variance shall be attached to all applications for administrative permits, including building permits, issued by Washoe County.
- d. Prior to submission of a building permit for the approved garage, the front property line shall be surveyed and marked by a surveyor licensed in Nevada. Approval of the variance shall not convey any rights or approval to construct any portion of a structure across a property line, or in the County right-of-way. Neither shall any roof eaves, light fixtures or other structural or architectural elements project over the front property line.
- e. Prior to beginning grading, the applicant shall install a temporary construction fence along the length of the north side property line from the front of the property to 15 feet past the rear of the house. The fence shall stay in place during construction to prevent trespassing, parking, construction storage on or damage to the US Forest Service property. The property owner, contractor or any other parties shall not use or disturb the Forest Service property for personal reasons before, during or after construction.
- f. The use of straw bales shall be prohibited during construction of the project. A filter-fabric fence or other acceptable alternative shall be utilized for erosion control.

### **Engineering and Capital Projects Division, Land Development**

2. The following conditions are requirements of the Engineering and Capital Projects Division, Land Development, which shall be responsible for determining compliance with these conditions.

**Contact – Leo Vesely, 775.325.8032, [lvesely@washoecounty.us](mailto:lvesely@washoecounty.us)**

- a. Prior to issuance of a building permit, the applicant execute Hold Harmless Agreement with the District Attorney's Office for the purposes of road maintenance and snow removal. The applicant shall submit a copy of the recorded document with the building permit application.
- b. The applicant shall install an automatic garage door opener prior the issuance of a Certificate of Occupancy or building permit final sign-off.

\*\*\* End of Conditions \*\*\*



EXHIBIT B

**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects Division**

*"Dedicated to Excellence in Public Service"*

1001 East 9<sup>th</sup> Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

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**INTEROFFICE MEMORANDUM**

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DATE: March 6, 2014  
TO: Eva M. Krause, Planning and Development Division  
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division  
SUBJECT: **VA14-003**  
**APN 125-352-01**  
**DESMARAIS VARIANCE**

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I have reviewed the referenced variance case and recommend the following conditions:

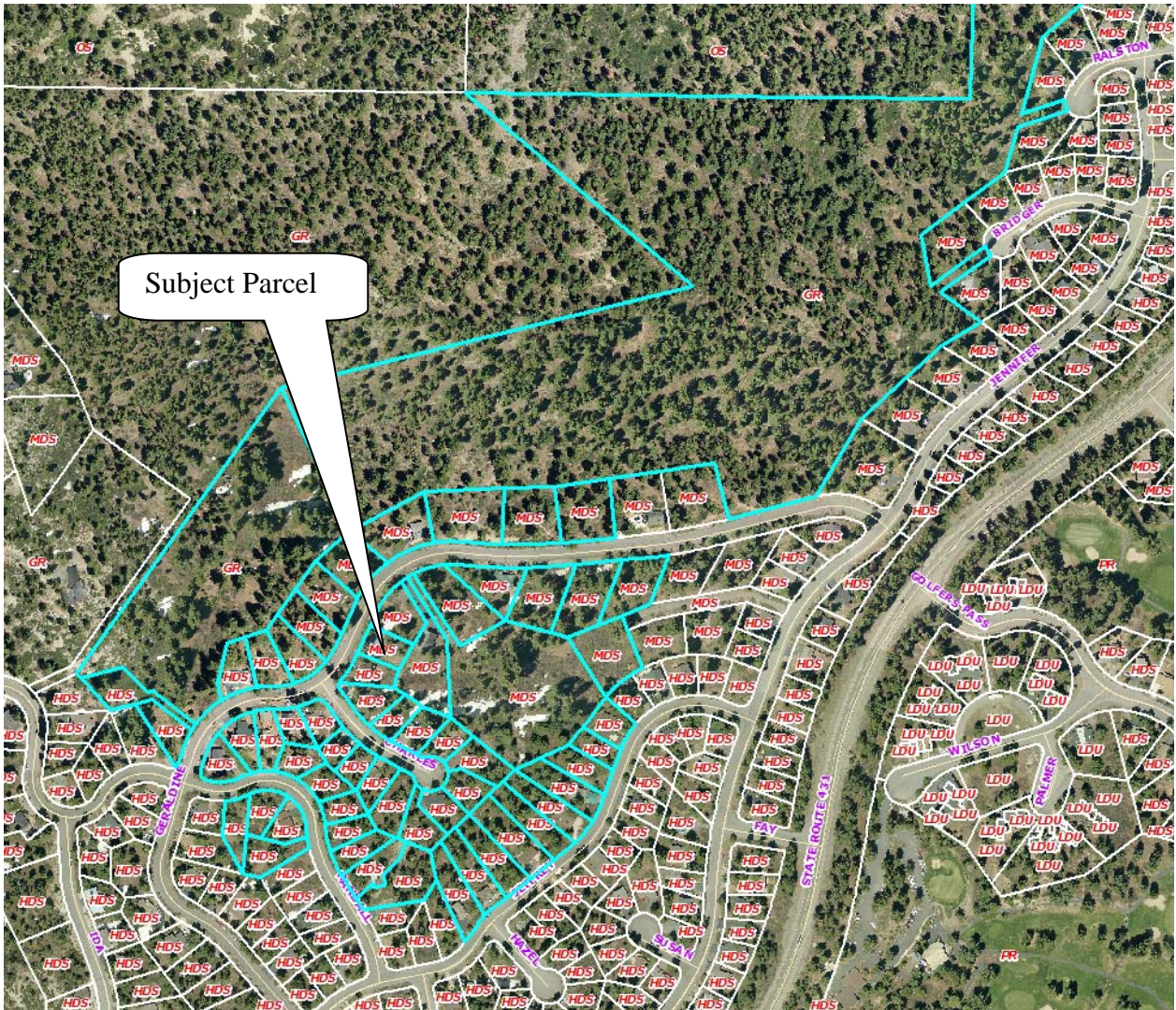
1. Provide a hold-harmless agreement to the satisfaction of the District Attorney and the Engineering Division.
2. The applicant shall provide automatic garage door openers.

LRV/lrv

# Exhibit D

## Public Notice

Pursuant to Washoe County Development Code Section 110.804.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. The required legal notice was mailed on March 21, 2014. This proposal was noticed within a 500 foot radius of the subject property, noticing 30 separate property owners (properties outlined in Cyan).



## **NOTICING MAP**

In addition to the required legal notice, a courtesy notice was mailed to the 30 surrounding property owners on February 27, 2014. The courtesy notice provided a brief description of the request and included dates for the Incline Village/Crystal Bay CAB meeting and the Board of Adjustment public hearing.

VH14-003

## Washoe County Development Application

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

|                                                                                                            |                 |                                       |                 |
|------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------|-----------------|
| <b>Project Information</b>                                                                                 |                 | Staff Assigned Case No.: _____        |                 |
| Project Name (commercial/industrial projects only):                                                        |                 |                                       |                 |
| Project Description: Garage Addition 778 Geraldine Drive Reduce setback from 20 to 0 feet                  |                 |                                       |                 |
| Project Address: 778 Geraldine Drive Incline Village NV                                                    |                 |                                       |                 |
| Project Area (acres or square feet): 1179 Square Feet                                                      |                 |                                       |                 |
| Project Location (with point of reference to major cross streets AND area locator):<br>778 Geraldine Drive |                 |                                       |                 |
| Assessor's Parcel No(s):                                                                                   | Parcel Acreage: | Assessor's Parcel No(s):              | Parcel Acreage: |
| 125-352-01                                                                                                 | 9237            |                                       |                 |
| Section(s)/Township/Range: Incline Village                                                                 |                 |                                       |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case Nos.               |                 |                                       |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)                                       |                 |                                       |                 |
| <b>Property Owner:</b>                                                                                     |                 | <b>Professional Consultant:</b>       |                 |
| Name: Jean Andre' Desmarais                                                                                |                 | Name:                                 |                 |
| Address: 778 Geraldine Drive                                                                               |                 | Address:                              |                 |
| Incline Village                                                                                            | Zip: 89451      |                                       | Zip:            |
| Phone: 760-861-0987                                                                                        | Fax:            | Phone:                                | Fax:            |
| Email: pepe@insrco.com                                                                                     |                 | Email:                                |                 |
| Cell: 760-861-0987                                                                                         | Other:          | Cell:                                 | Other:          |
| Contact Person:                                                                                            |                 | Contact Person:                       |                 |
| <b>Applicant/Developer:</b>                                                                                |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name: 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**  
(Information may be separately attached)

**Statements of Justification for Variance Request**

Provide information below as to how the Variance will satisfy the following Findings of Fact, which must be specifically confirmed by the deciding Board (WCC Section 110.804.25 *Findings*). Attach additional pages if needed.

1. Describe the special circumstances that create limitations to the property, such as exceptional narrowness, shallowness or shape of the property; exceptional topographic conditions, or other extraordinary and exceptional situation or condition of the property and/or location of surroundings that present undue hardships upon the property owner and/or are unique to the property.

As a full time resident my driveway and garage are unusable half of the year due to the slope of the driveway and the direction of the gable roof. Snow accululates at the garage door and melts into the garage well into summer months. The slope of the drive exceeds the county maximum of 14 degrees. The driveway measures at 20.9 degrees. Due to the slope of the driveway, even with a 4WD vehicle I have been stuck several times. In addition is the walking safety hazard and have slipped several times and am currently under medical care as a result of one of the slips. This presents a liability concern as guest and waste managment are required to use this driveway for access to the house and bear box.

2. Describe any potential impacts to the public and/or surrounding neighborhood that could result from granting the variance. If there are none, then state so.

None



3. Are there any nearby natural resources that would be impaired or impacted by the granting of the variance?

Yes  No

If yes, please describe the affects to the natural resources which might result from granting the variance.

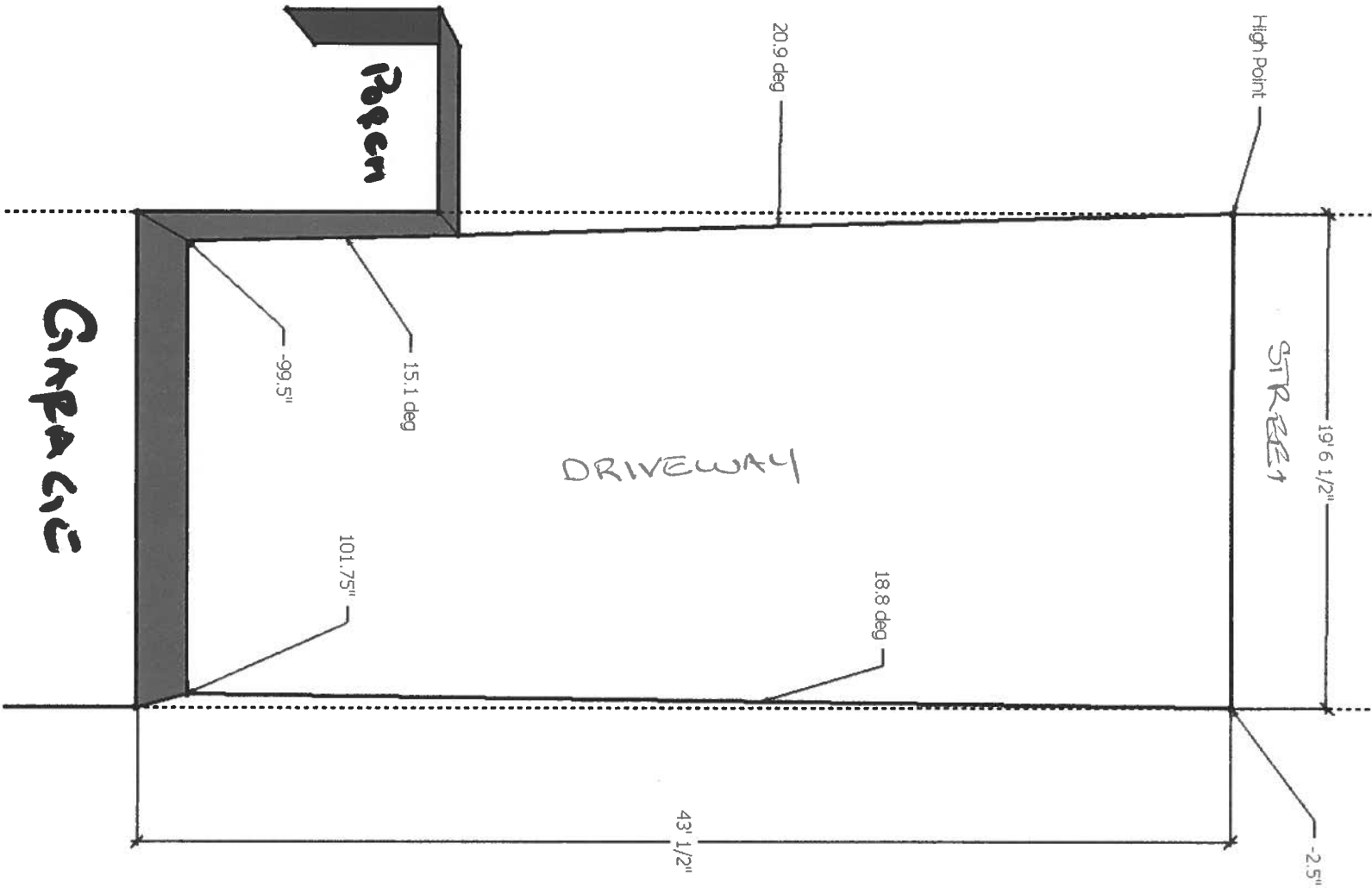
4. What use of the subject property would be denied if the variance were not granted that is common to, or allowed for other properties in your neighborhood? Please provide a full explanation as to what makes your property different or unique from other properties in your immediate area.

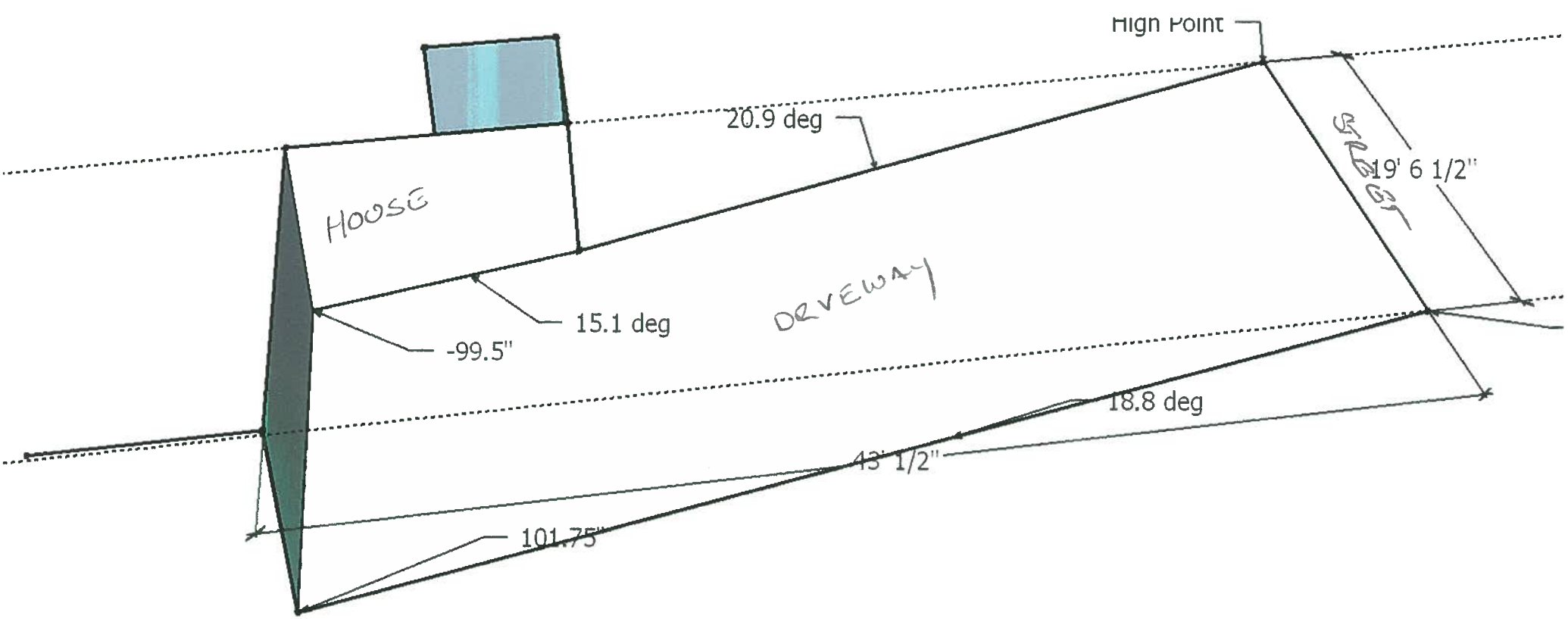
My neighbors either have a flat, extended or uphill entry into thier garage area.

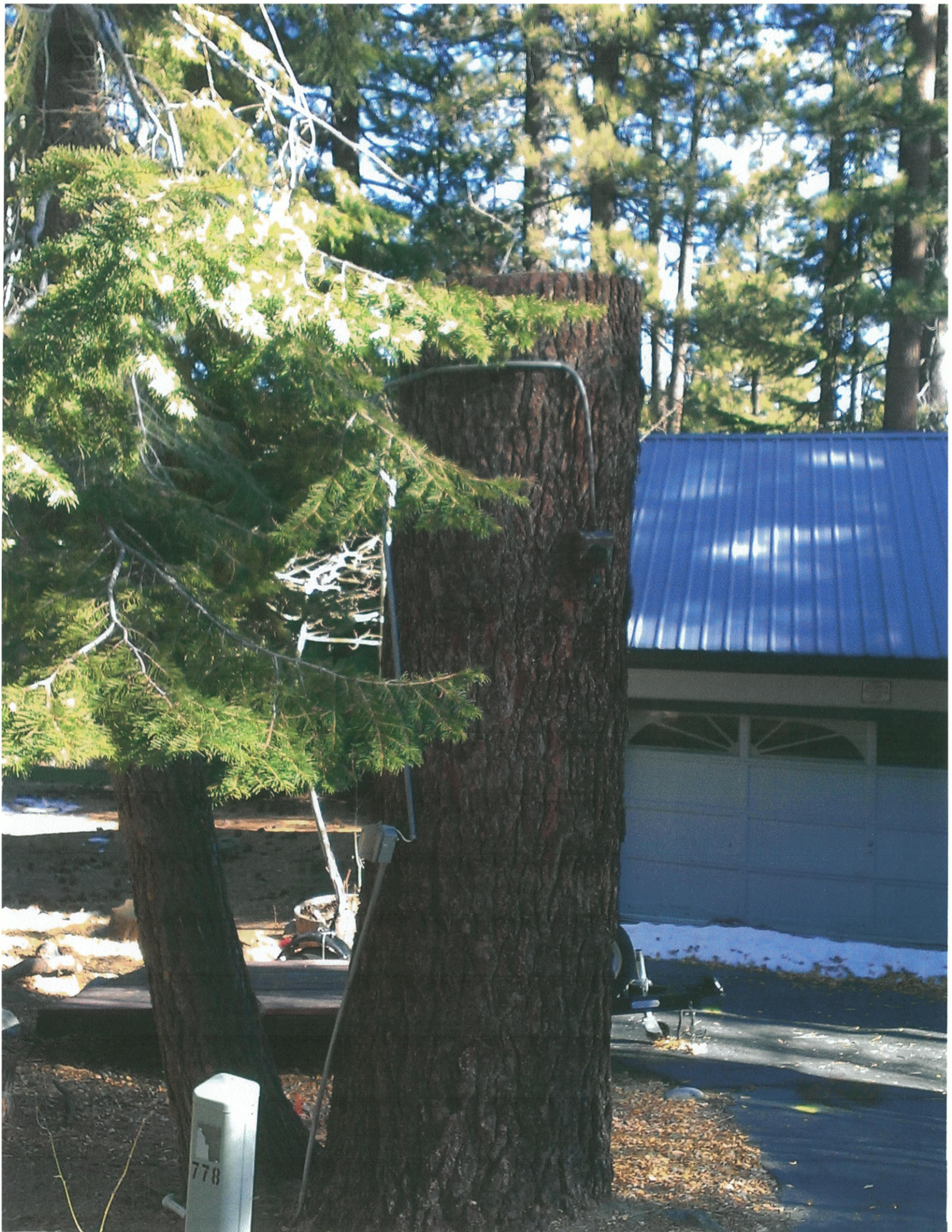
5. What types of water and sewer systems serve the subject parcel?

Private Well  Community Water  
 Private Septic System  Community Sewer

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778

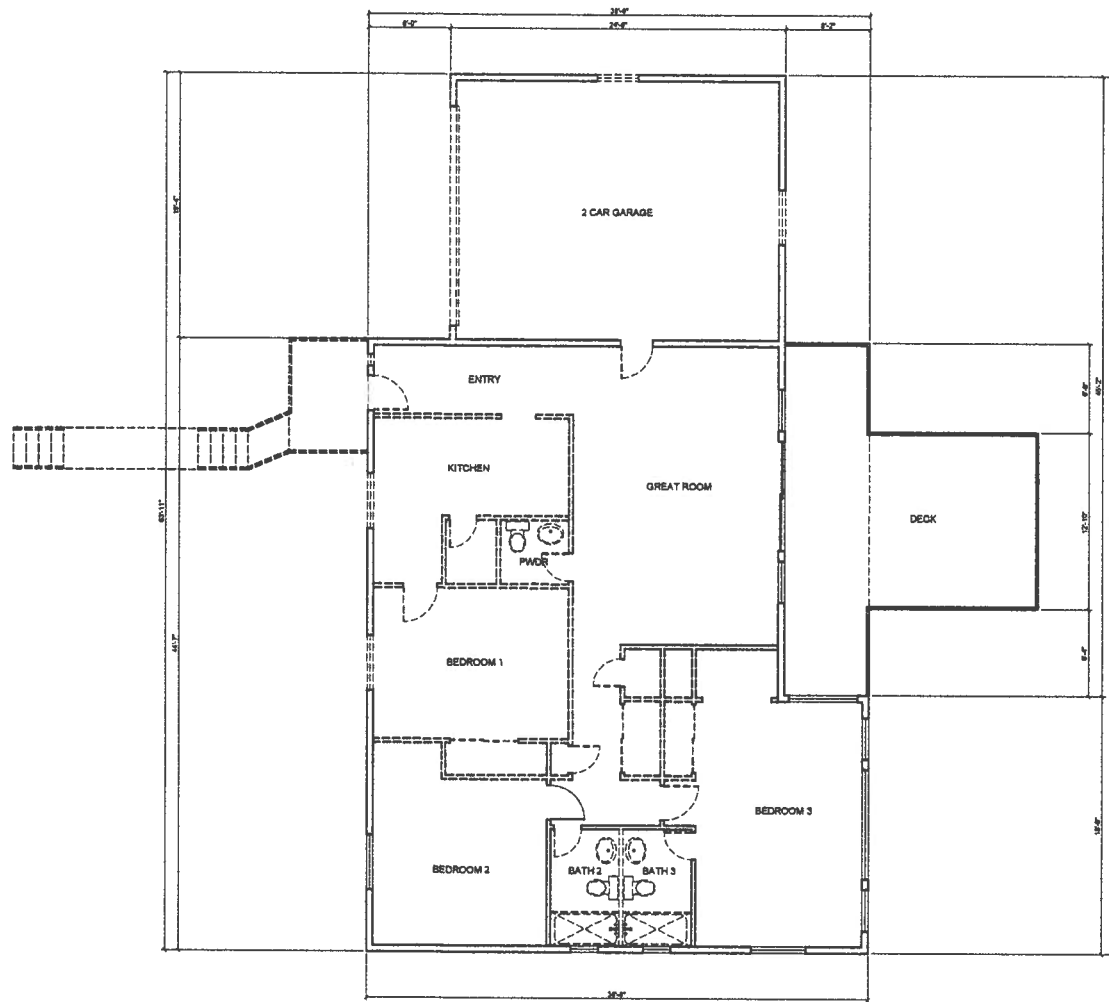
SECURITY  
CALL 911  
DO NOT ENTER

7  
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


SECURITY  
CALL 911  
DO NOT ENTER







**WALL LEGEND**

-  EXISTING WALLS TO REMAIN
-  WALLS TO BE REMOVED
-  WINDOWS TO BE REMOVED
-  DOORS TO BE REMOVED
-  FIXTURES TO BE REMOVED

OWNER:  
Jean A Desmarais

Mailing Address:  
693 Tumbleweed Circle  
Incline Village NV 89451

**J.C.**  
JENNIFER CARRERA  
Architect  
Folsom, CA  
916 #17 7708  
J\_carrero@yahoo.com

**Desmarais Addition**  
778 Geraldine Dr. Incline Village, NV 89451  
APN 125-352-01 Lot 14 Block B Incline Village 1A

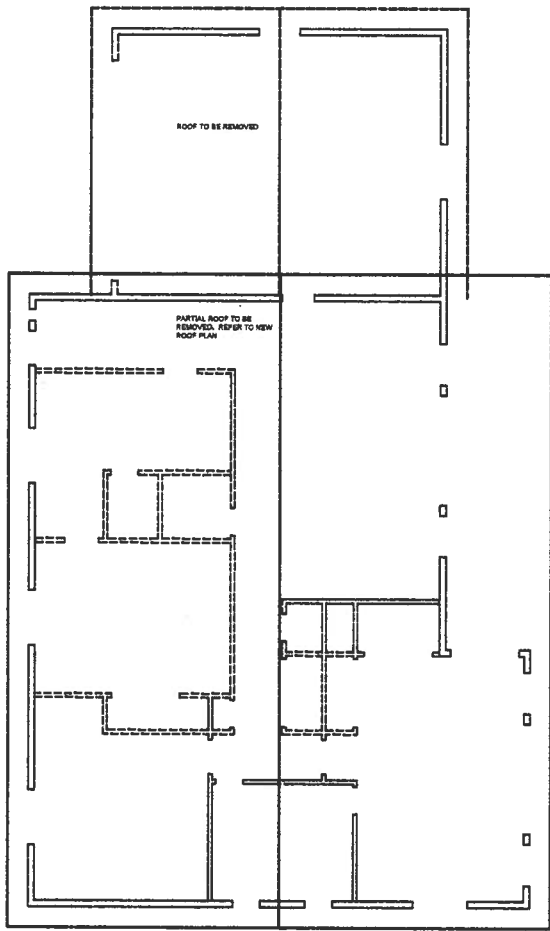
Revisions

SHEET TITLE  
**DEMOLITION/  
EXISTING  
LEVEL 1 FLOOR  
PLAN**

SHEET #  
**A1.2**

**DEMOLITION/EXISTING LEVEL 1 FLOOR PLAN**

Scale @ 24x36 - 1/4" = 1'-0"



**DEMOLITION/EXISTING ROOF PLAN**

Scale @ 24x36 - 1/4" = 1'-0"

OWNER:  
Jean A Desmarais

Mailing Address:  
693 Tumbleweed Circle  
Incline Village NV 89451

**J.C.**  
JENNIFER CARRERA  
Architect  
Folsom, CA  
916 812 7708  
jc\_arch01@yahoo.com

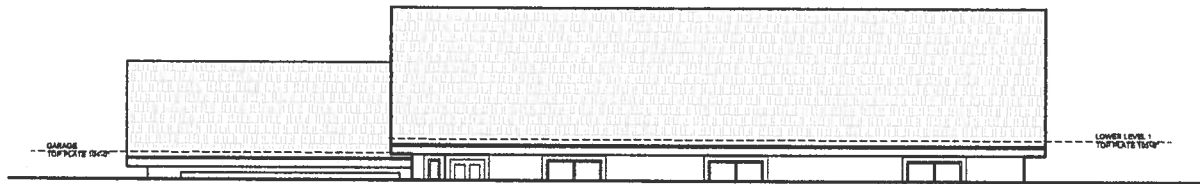
**Desmarais Addition**  
778 Geraldine Dr. Incline Village, NV 89451  
APN 125-352-01 Lot 14 Block B Incline Village 1A

| Revisions |
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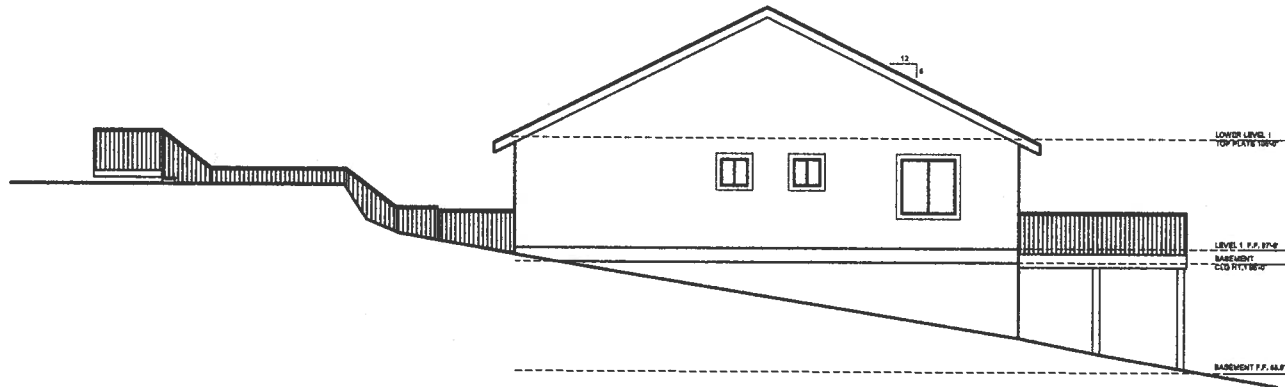
SHEET TITLE  
**DEMOLITION/  
EXISTING  
ROOF PLAN**

SHEET #  
**A1.3**





**1 EXISTING WEST ELEVATION**  
Scale @ 24x36 - 1/4" = 1'-0"



**2 EXISTING SOUTH ELEVATION**  
Scale @ 24x36 - 1/4" = 1'-0"

OWNER:  
Jean A Desmarais  
  
Mailing Address:  
693 Tumbleweed Circle  
Incline Village NV 89451

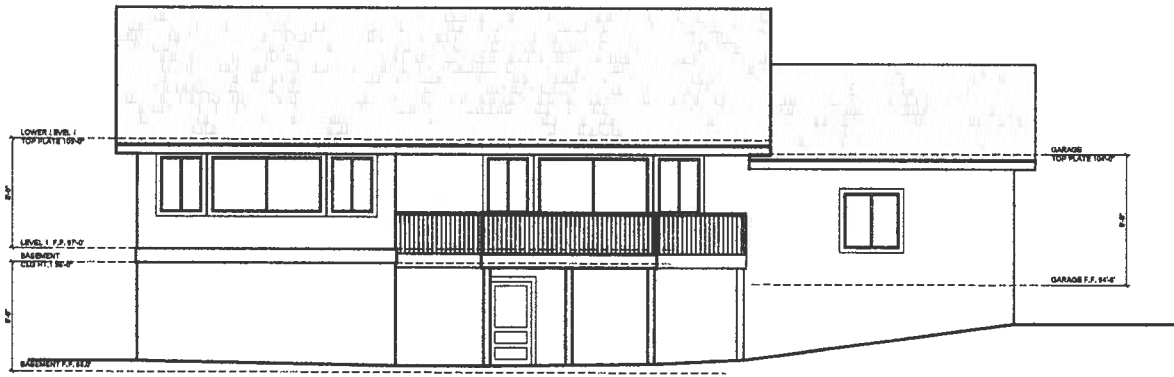
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JENNIFER CARRERA  
Architect  
Folsom, CA  
916 812 7708  
j\_carrera@yahoo.com

**Desmarais Addition**  
778 Geraldine Dr. Incline Village, NV 89451  
APN 125-352-01 Lot 14 Block B Incline Village 1A

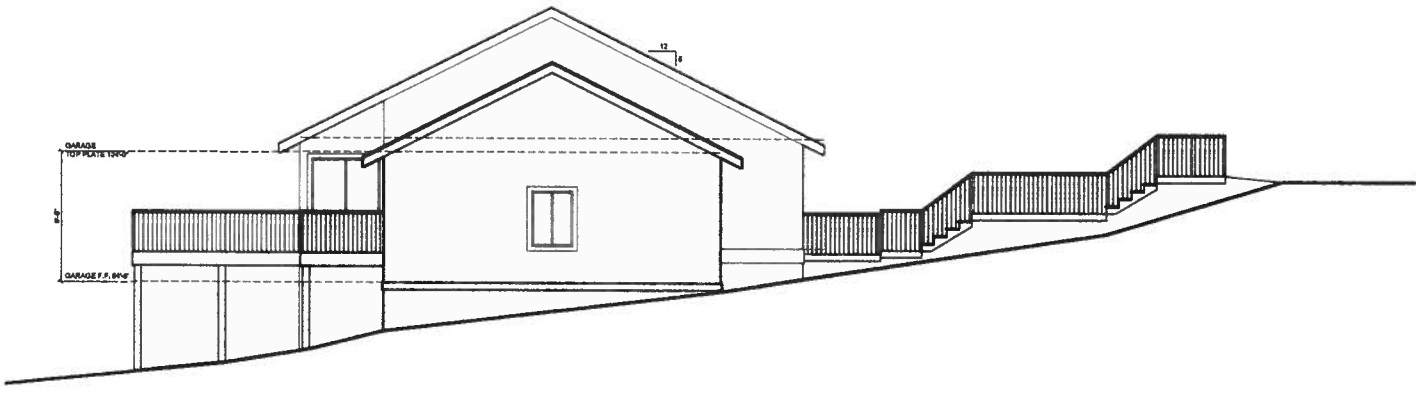
| Revisions |
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SHEET TITLE  
**EXISTING ELEVATIONS**

SHEET #  
**A1.4**



**3 EXISTING EAST ELEVATION**  
Scale @ 24x36 - 1/4" = 1'-0"



**4 EXISTING NORTH ELEVATION**  
Scale @ 24x36 - 1/4" = 1'-0"

OWNER:  
Jean A Desmarais

Mailing Address:  
693 Tumbleweed Circle  
Incline Village NV 89451

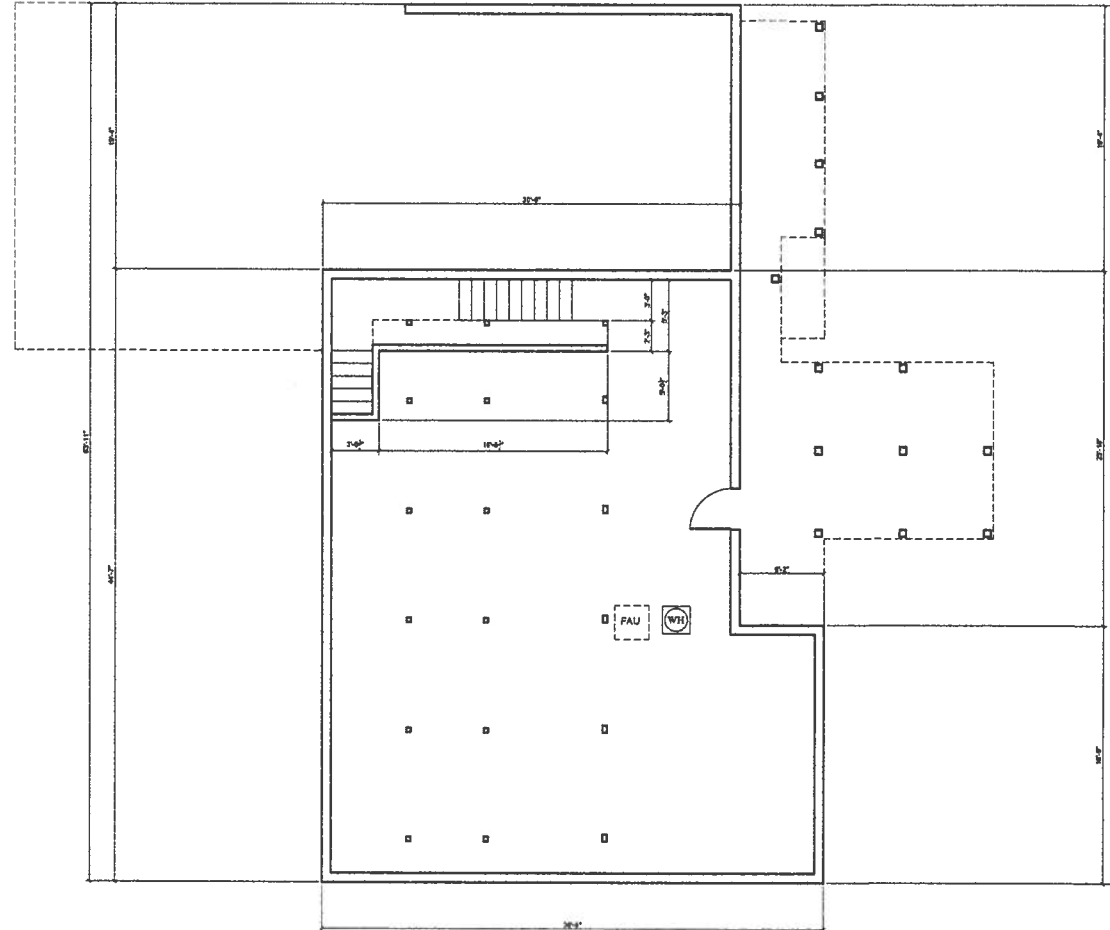
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jc\_arch08@yahoo.com

**Desmarais Addition**  
778 Geraldine Dr. Incline Village, NV 89451  
APN 125-352-01 Lot 14 Block B Incline Village 1A

| Revisions                  |  |
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| SHEET TITLE                |  |
| <b>EXISTING ELEVATIONS</b> |  |
| SHEET #                    |  |
| <b>A1.5</b>                |  |

**WALL LEGEND**

- EXISTING WALLS TO REMAIN
- NEW 2X4 WALLS
- NEW 2X8 WALLS
- - - - - WALLS TO BE REMOVED



**BASEMENT FLOOR PLAN**

Scale @ 24x36 - 1/4" = 1'-0"

OWNER:  
Jean A Desmarais  
  
Mailing Address:  
693 Tumbleweed Circle  
Incline Village NV 89451

**J.C.**  
JENNIFER CARRERA  
Architect  
Folsom, CA  
916.817.7708  
j\_carrera@yahoo.com

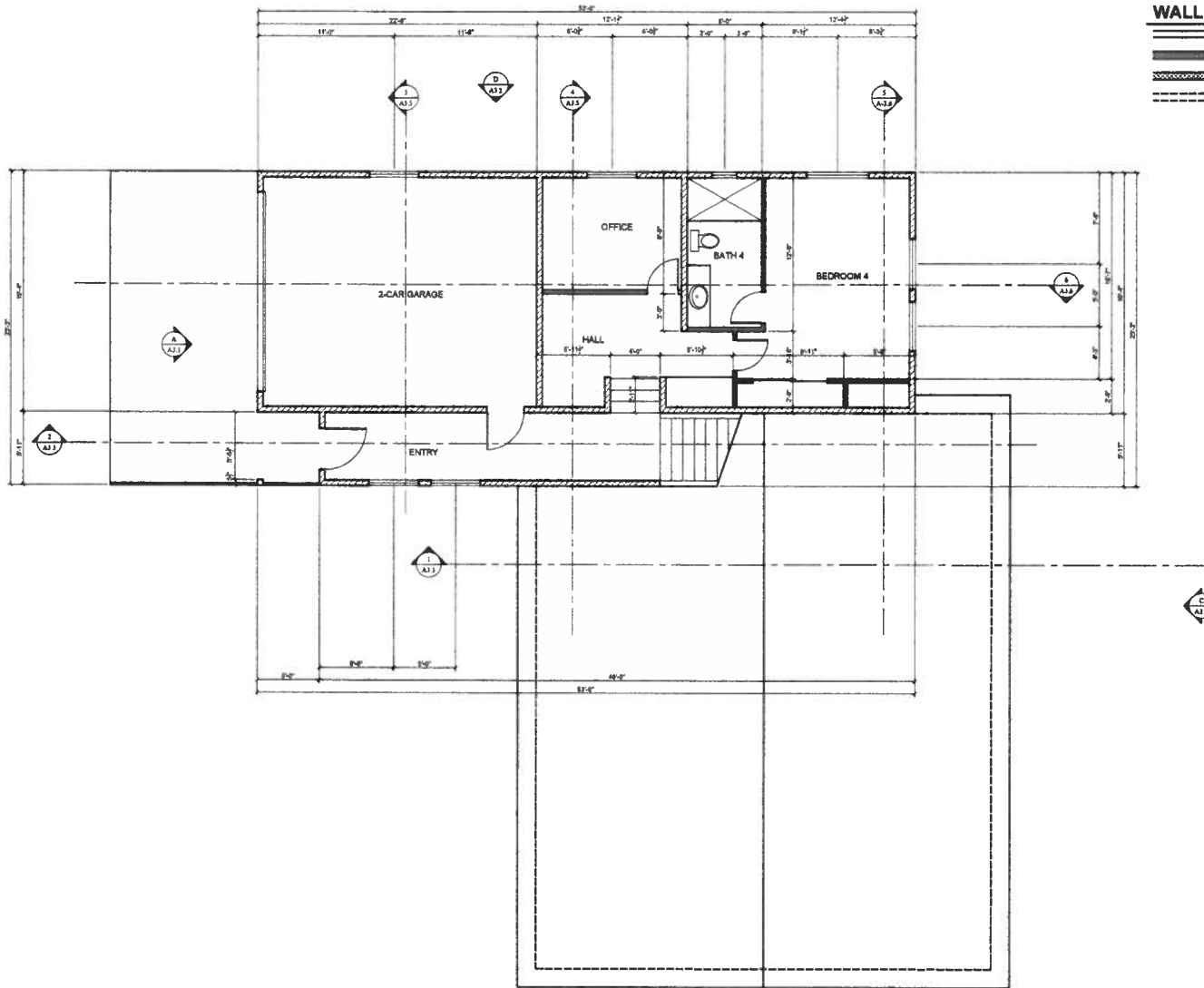
**Desmarais Addition**  
778 Geraldine Dr. Incline Village, NV 89451  
APN 125-352-01 Lot 14 Block B Incline Village 1A

| Revisions |
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SHEET TITLE  
**BASEMENT FLOOR PLAN**

SHEET #  
**A2.1**





**WALL LEGEND**

|  |                          |
|--|--------------------------|
|  | EXISTING WALLS TO REMAIN |
|  | NEW 2x4 WALLS            |
|  | NEW 2x8 WALLS            |
|  | WALLS TO BE REMOVED      |

OWNER:  
Jean A Desmarais

Mailing Address:  
693 Tumbleweed Circle  
Incline Village NV 89451

**J.C.**  
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Folsom, CA  
916 412 7708  
j.carrera@yahoo.com

**Desmarais Addition**  
778 Geraldine Dr. Incline Village, NV 89451  
APN 125-352-01 Lot 14 Block B Incline Village 1A

Revisions

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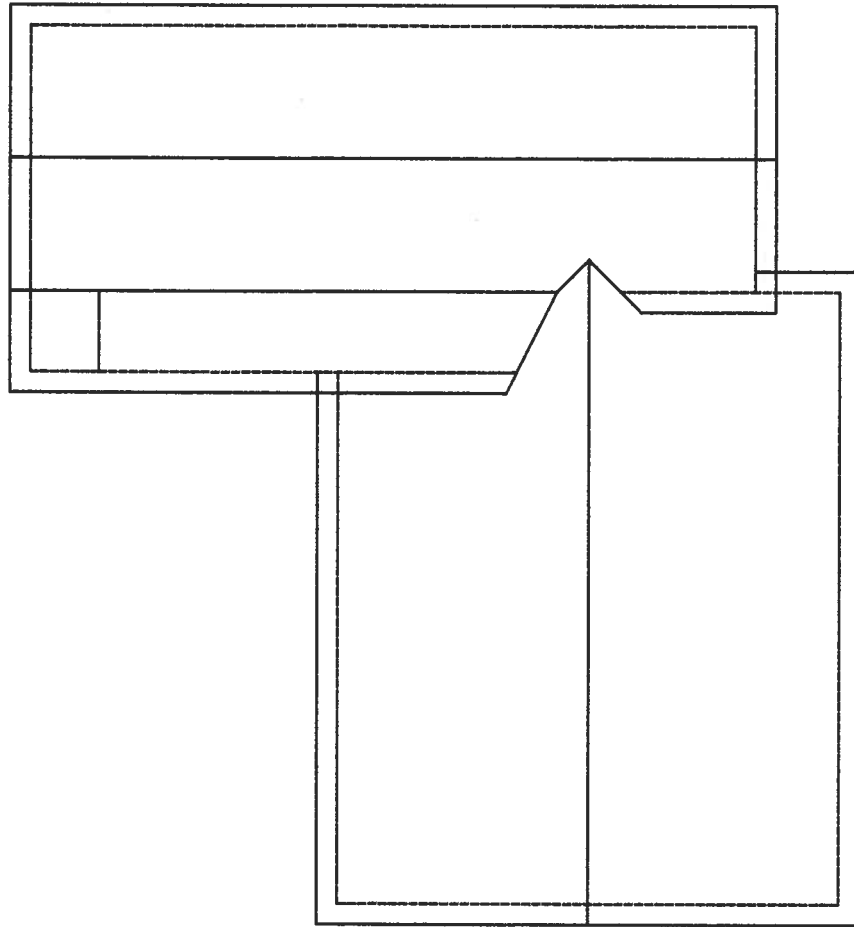
SHEET TITLE

**LEVEL 2 FLOOR PLAN**

SHEET #

**A2.3**

**LEVEL 2 FLOOR PLAN**  
Scale @ 24x36 - 1/4" = 1'-0"



**ROOF PLAN**

Scale @ 24x36 - 1/4" = 1'-0"

OWNER:  
Jean A Desmarais  
  
Mailing Address:  
693 Tumbleweed Circle  
Incline Village NV 89451

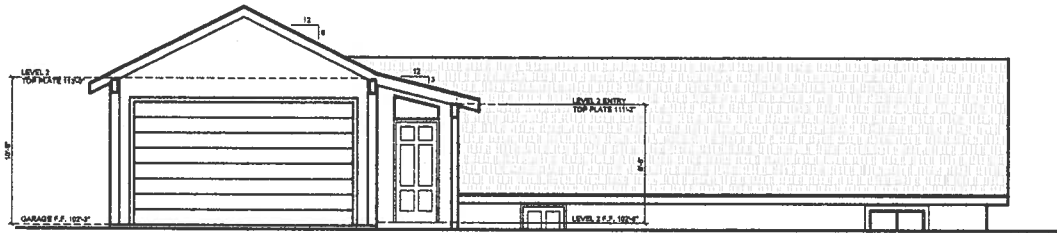
**J.C.**  
JENNIFER CARRERA  
Architect  
Folsom, CA  
916 812 7708  
j\_c\_arch08@yahoo.com

**Desmarais Addition**  
778 Geraldine Dr. Incline Village, NV 89451  
APN 125-352-01 Lot 14 Block B Incline Village 1A

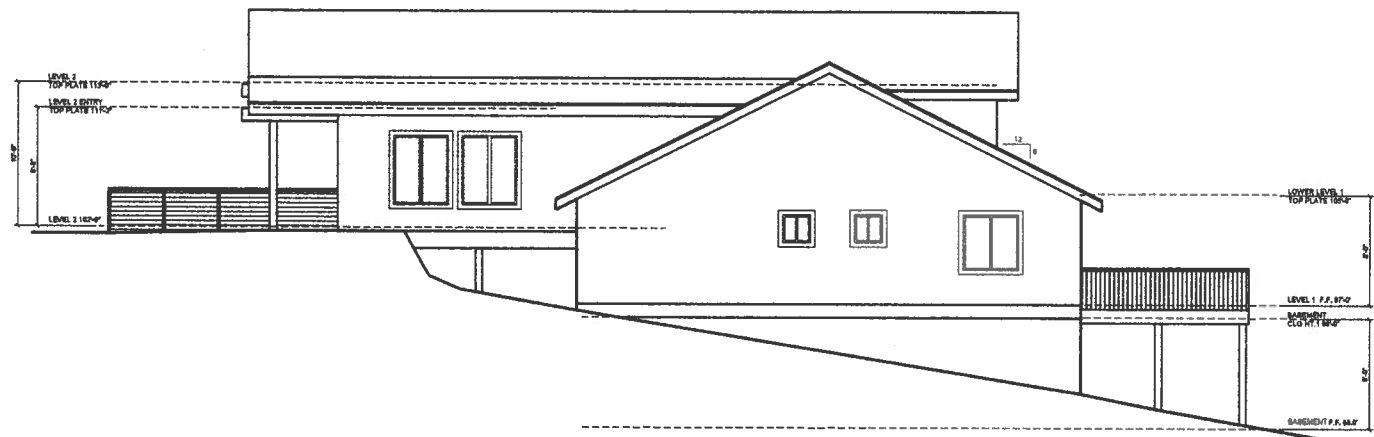
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SHEET TITLE  
**ROOF PLAN**

SHEET #  
**A2.4**



**1 WEST ELEVATION**  
 Scale @ 24x36 - 1/4" = 1'-0"



**2 SOUTH ELEVATION**  
 Scale @ 24x36 - 1/4" = 1'-0"

OWNER  
 Jean A Desmarais

Mailing Address:  
 693 Tumbleweed Circle  
 Incline Village NV 89451

**J.C.**  
 JENNIFER CARRERA  
 Architect  
 Folsom, CA  
 916.812.7708  
 j\_carrera@jcbno.com

**Desmarais Addition**  
 778 Geraldine Dr. Incline Village, NV 89451  
 APN 125-352-01 Lot 14 Block B Incline Village 1A

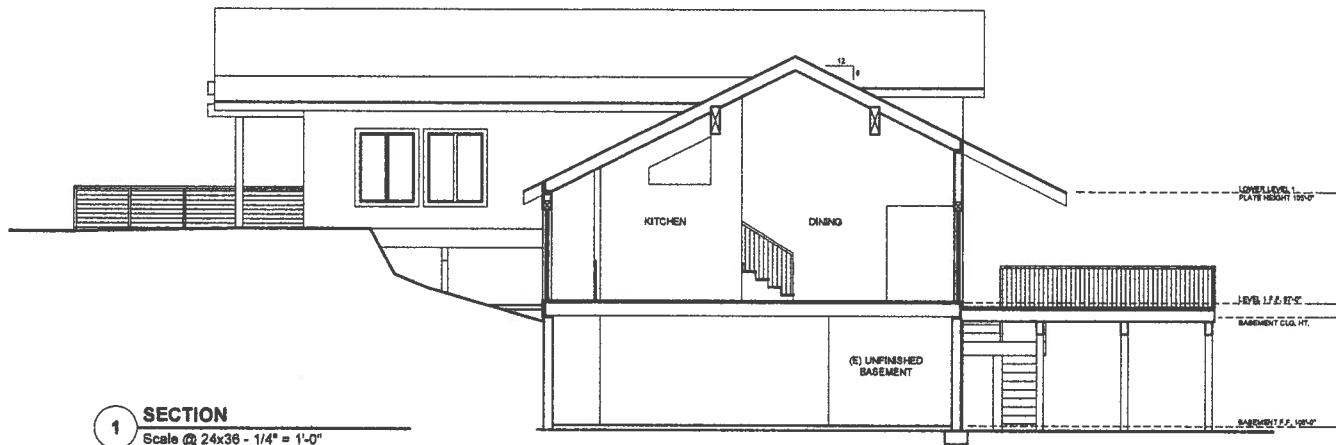
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**EXTERIOR ELEVATIONS**

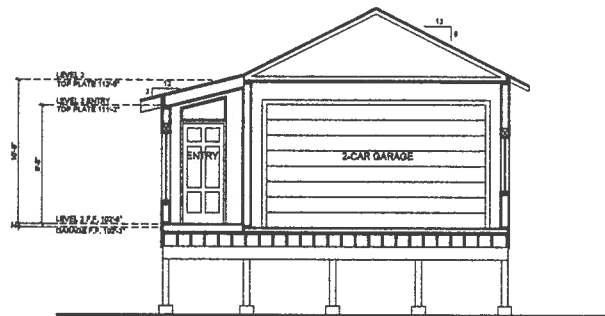
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**A3.1**







**1 SECTION**  
Scale @ 24x36 - 1/4" = 1'-0"



**2 SECTION**  
Scale @ 24x36 - 1/4" = 1'-0"

OWNER:  
Jean A Desmarais  
  
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**Desmarais Addition**  
778 Geraldine Dr. Incline Village, NV 89451  
APN 125-352-01 Lot 14 Block B Incline Village 1A

| Revisions |
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SHEET TITLE  
**SECTION  
1 & 2**

SHEET #  
**A3.3**





# Variance Case VA14-003

**Washoe County Board  
of Adjustment  
April 3, 2014**



# Vicinity Map

778 Geraldine  
Drive, Incline  
Village

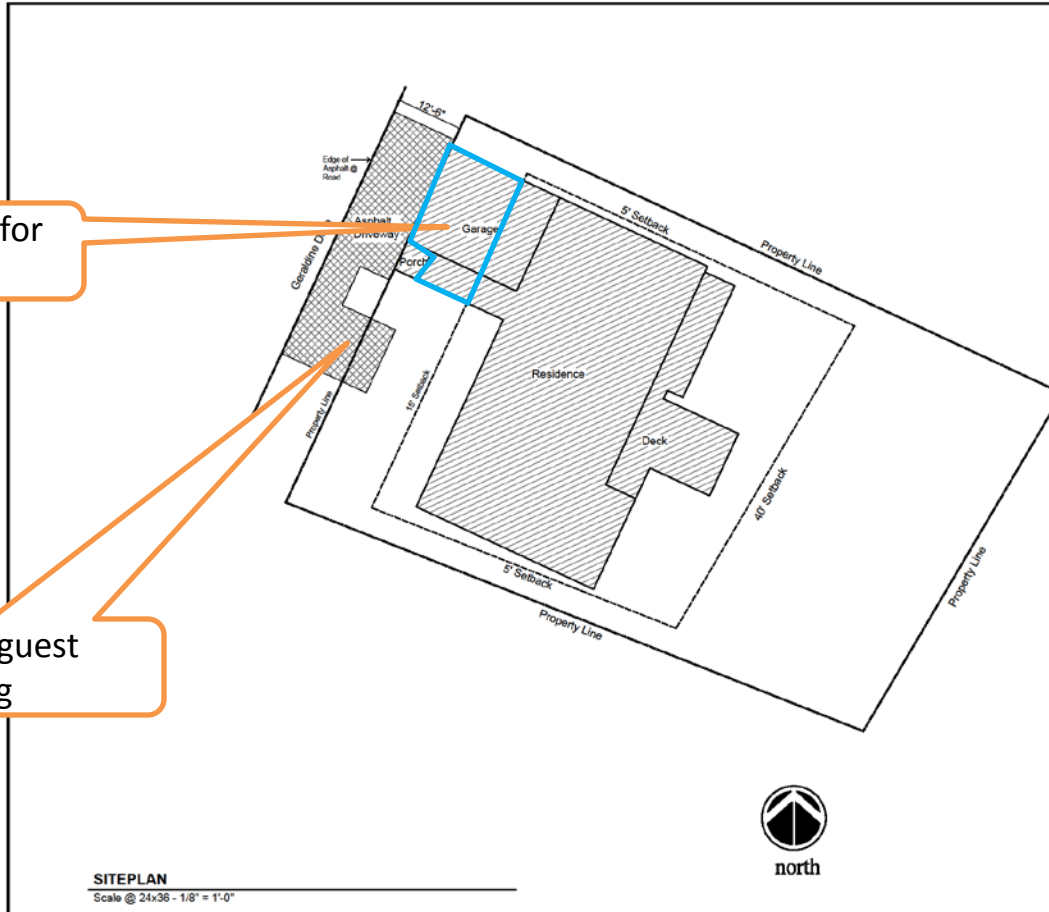
“Upper Tyner”  
area



# Site Plan

Proposed Variance for new garage

Off- street guest parking



OWNER:  
Jean A Desmarais  
Mailing Address:  
693 Tumbleweed Circle  
Incline Village NV 89451

**J.C.**  
JENNIFER CARRERA  
Architect  
Eureka, CA  
91642.7701  
jc\_architect@yahoo.com

**Desmarais Addition**  
778 Geradine Dr. Incline Village, NV 89451  
APN 125-352-01 Lot 14 Block B Incline Village 1A

| Revisions |
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SHEET TITLE  
**SITEPLAN**

SHEET #  
**A0.1**



# Analysis

- House was built in 1977
- Lot has over 20% slope on front half
- Short steep driveway ( $\pm 20\%$ )
- Maximum allowed slope 14%
- Driveway is unsafe
- Proposed garage will create a safe driveway and conform to off-street parking requirements
- Additional paving in front of house provides for guest parking







# Reviewing Agencies

- **Planning & Capital Projects – conditions**
- **Building and Safety – comments**
- **Incline Village General Improvement District**
- **Regional Transportation Commission**
- **Health, Vector Control**



# Citizen Advisory Board/ Public Comment

- **Citizen Advisory Board met March 24, 2014**
- **Board supported the proposed variance**
- **2 emails from neighboring property owners in support of the proposed variance**



# Conditions of Approval

- **Conform to approved plan**
- **2 years to obtain building permit**
- **Hold harmless agreement**
- **Garage door opener**
- **Survey front property line**
- **No trespassing on USFS property**



# Variance Findings

## 1. Special circumstances of the land:

- Exceptional narrowness, shallowness or shape
- Exceptional topographic conditions
- Other exceptional extraordinary condition created by the property itself



# Variance Findings (continued)

2. No detriment to the public good, natural resources, or impairment to the Development Code
3. No special privileges are being granted
4. The proposed use is an authorized use
5. No effect on a military installation



# Possible Motion

I move that after reasoned consideration, the Washoe County Board of Adjustment approves with conditions Variance Case No. VA14-003 for Jean Andre' Desmarais having made the appropriate findings in accordance with Washoe County Development Code Section 110.804.25.

