



# Board of Adjustment Staff Report

Meeting Date: February 2, 2017

Subject: Variance Case Number: WPVAR16-0001  
Applicants: Charles Meyer and Suzanne McSherry  
**Agenda Item Number: 8B**  
Project Summary: Variance to reduce the front yard setback from 20 feet to 7.1 feet and the side yard setback from 5 feet to 3.5 feet to accommodate the construction of a garage  
**Recommendation: Approval with Conditions**  
Prepared by: Chad Giesinger, AICP, Senior Planner  
Washoe County Community Services Department  
Planning and Development Division  
Phone: 775.328.3626  
E-Mail: [cgiesinger@washoecounty.us](mailto:cgiesinger@washoecounty.us)

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## Description

**Variance Case Number WPVAR16-0001 (Meyer-McSherry)** – Hearing, discussion, and possible action to approve a variance to the front and side yard setbacks to allow for the construction of a garage and associated hallway connection. The front yard setback would be reduced from 20 feet to 7.1 feet and the side yard setback would be reduced from 5 feet to 3.5 feet.

- Applicant: Charles Meyer and Suzanne McSherry
- Property Owner: Meyer-McSherry Family Trust
- Location: 380 Tuscarora Road, Crystal Bay, 89402
- Assessor's Parcel Number: 123-142-15
- Parcel Size: .16 acres
- Master Plan Category: Suburban (S)
- Regulatory Zone: High Density Suburban (HDS)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804 (Variances)
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 19, T16N, R18E, MDM, Washoe County, NV

**Staff Report Contents**

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**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.

NRS 278.300 (1) (c) limits the power of the Board of Adjustment to grant variances only under the following circumstances:

Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any regulation enacted under NRS 278.010 to 278.630, inclusive, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, the Board of Adjustment has the power to authorize a variance from that strict application so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.

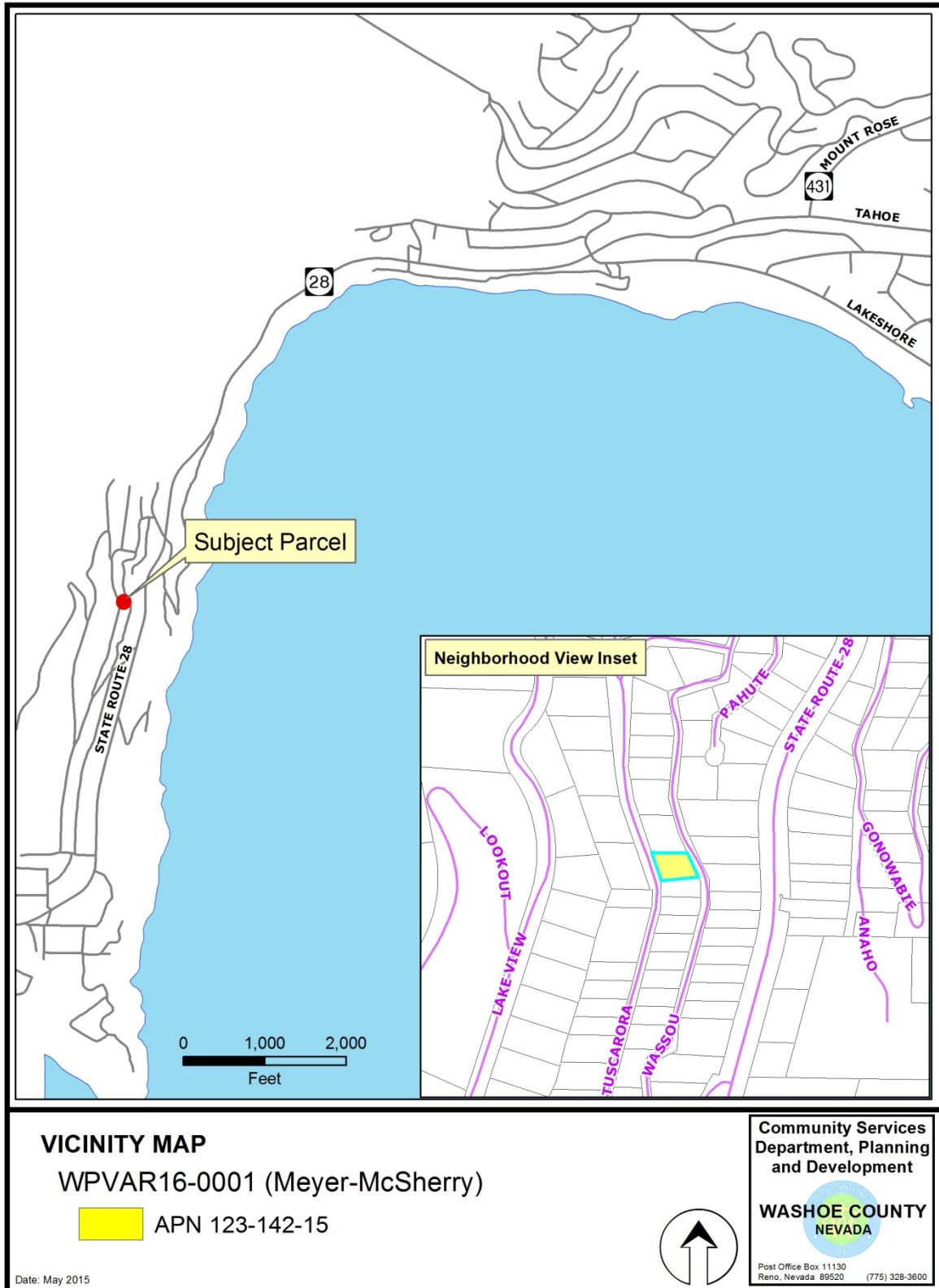
The statute is jurisdictional in that if the circumstances are not as described above, the Board does not have the power to grant a variance from the strict application of a regulation. Along that line, under Washoe County Code Section 110.804.25, the Board must make four findings which are discussed below.

If the Board of Adjustment grants an approval of the Variance, that approval may be 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:

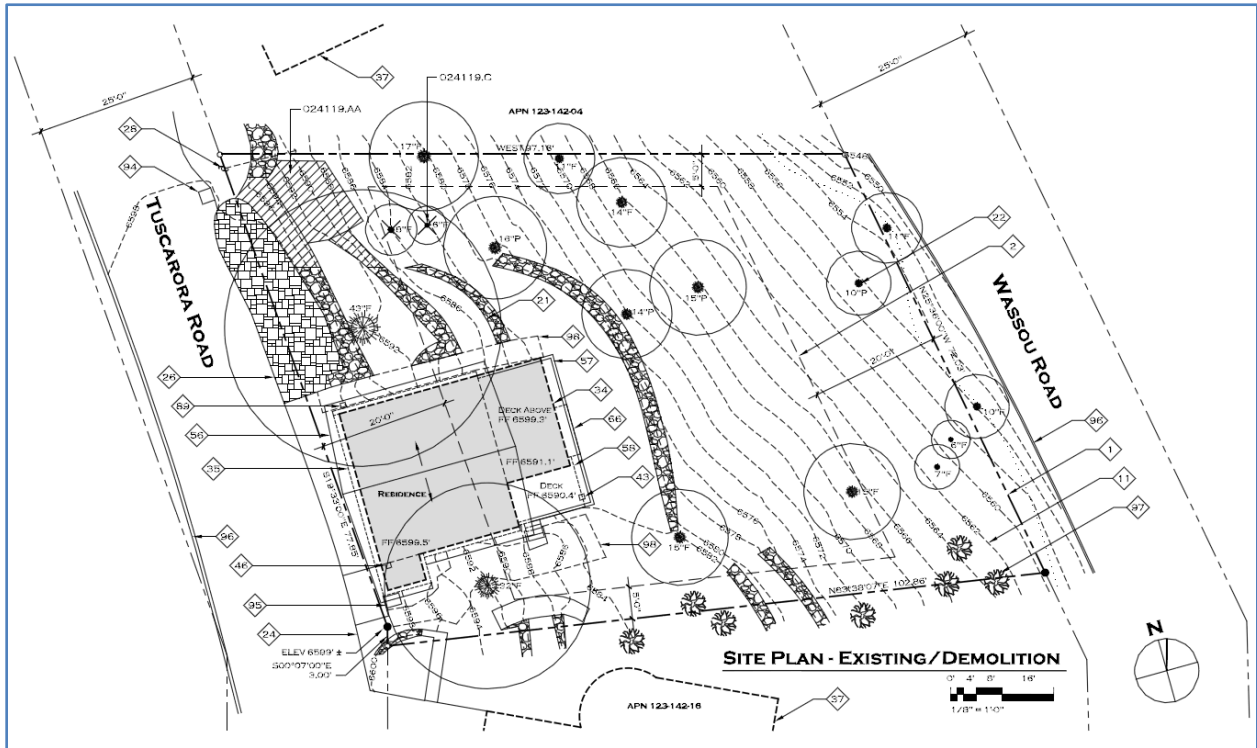
- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some Conditions of Approval are referred to as "Operational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

The conditions of Approval for Variance Case Number WPVAR16-0001 are attached to this staff report and if granted approval, will be included with the Action Order.

**Vicinity Map**



**Site Plan**



NOTE: In the above image, the red line is the required building setbacks, the yellow line outlines the existing residence, the green line is the property line, and the brown line is the edge of pavement.



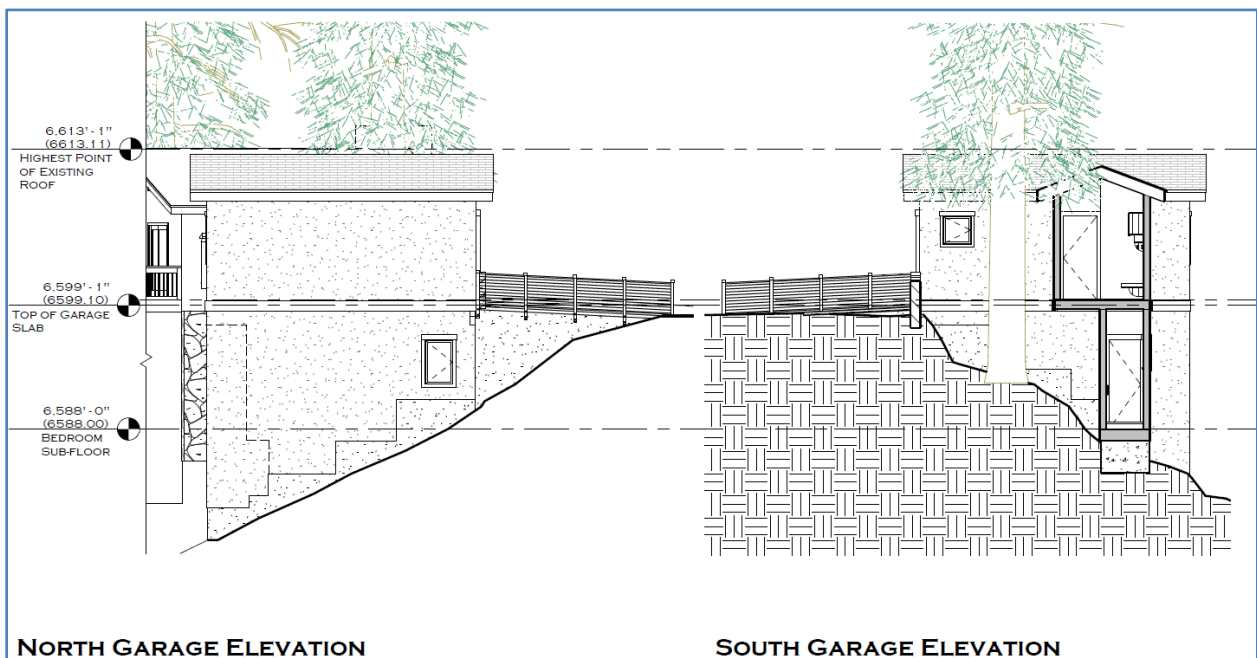
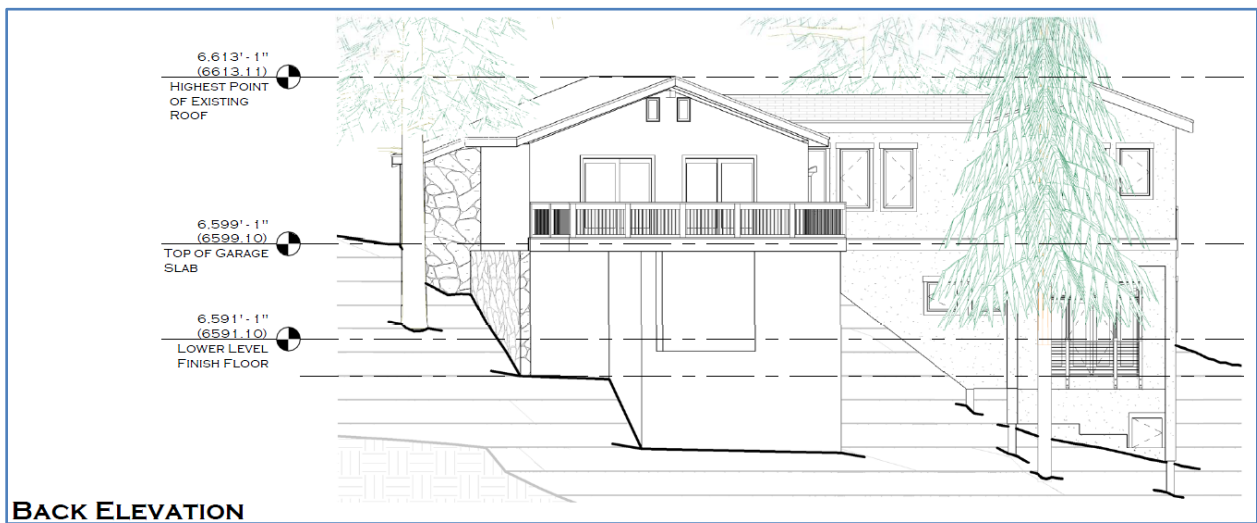
**Aerial Photo of Subject Property**



**Aerial Photo with Contours**



**Proposed Building Elevations**





## **Project Evaluation**

The subject property is zoned High Density Suburban (HDS), which requires a 20 foot front yard setback and a 5 foot side yard setback. The applicant is requesting a variance to reduce the front yard setback from 20 feet to 7.1 feet and the side yard setback from 5 feet to 3.5 feet to accommodate the construction of a garage and an associated hallway/bridge connection to the existing residence. The existing residence currently does not have a garage and parking options are very limited due to the narrowness of Tuscarora Road and the steep topography of the site. The property owner currently parallel parks just off the pavement on a section of pavers that has been installed in a portion of the right of way and within the northwest corner portion of the lot (see photos below).



The existing 552 square foot residence (with a 432 square foot finished basement) constructed in 1966 is already well within the front yard setback (approximately 2 feet from the property line at its closest point), as are most of the houses along the down sloping side of Tuscarora Drive. Both of the adjacent properties have structures within the front yard setback. The 2 parcels across the street and directly upslope from the subject parcel are undeveloped and owned by the State of Nevada.

Properties in this area between Tuscarora Road and Wassou Road contain very steep slopes, which has resulted in the majority of dwellings using a stepped down building design with garages on the top level at street elevation. The applicant estimates that the site slopes downward at approximately 43%, creating a very challenging construction environment. Meeting the required setbacks on such a severe slope could lead to a construction outcome with more environmental disturbance, visual impact (especially looking up from Wassou Road), a longer driveway, and extensive drainage alterations.

There is an old growth pine tree (43" trunk diameter) located 10 feet north of the residence within the front yard setback that will be preserved. The applicant states that the new garage will therefore be located 8 feet north of the tree to minimize potential root interference, which will require siting the garage approximately 18 inches into the side yard setback. The proposed location of the garage will result in a finished driveway approximately 14 feet 10 inches in length, which should provide an additional parking space in front of the garage (for most vehicles) without encroaching into the paved right of way.

The proposed project was not presented to the Incline Village/Crystal Bay Citizen Advisory Board since they do not meet during the winter months, but the CAB was sent a copy of the application for their comment. Staff has not received any comments from CAB members.



### **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
    - Roads
    - Traffic
- North Lake Tahoe Fire Protection District
- Incline Village General Improvement District
- Regional Transportation Commission

Three out of the seven 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 if the application is approved by the Board.

- Washoe County Planning and Development Division reviewed the application and recommends approval subject to standard conditions since staff can make the required findings for approval of a variance.

**Contact: Chad Giesinger, AICP, Senior Planner, 775.328.3626, cgiesinger@washoecounty.us**

- Washoe County Engineering and Capital Projects Division, Land Development responded by recommending conditions requiring a hold-harmless agreement to the satisfaction of the District Attorney and the Engineering and Capital Projects Division, the provision of automatic garage door openers, and a Revocable Encroachment Permit for all improvements in the right of way.  
**Contact: Kimble Corbridge, 775.328.2041, kcorbridge@washoecounty.us**
- Washoe County Engineering and Capital Projects Division, Traffic Engineering responded by recommending that no car park in front of the garage in a manner that would result in the back end of the vehicle projecting into the right of way.  
**Contact: Clara Lawson, 775.328.3603, clawson@washoecounty.us**

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

Washoe County Code Section 110.804.25 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: Special circumstances exist on the property. The property contains exceptional topographic conditions sloping downwards at approximately 43%. The property also contains an unusually large diameter old growth pine tree that must be worked around. Undue hardship and environmental impact would therefore result from strict application of the setback regulations.

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: No detriment to the public good will result from granting of the variance. In fact, public safety would be improved by providing enclosed off-street parking where none currently exists, resulting in fewer cars potentially parked in the travel right of way. In addition, an unusually large diameter old growth pine tree will be preserved, which will help mitigate impact to natural resources.

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: Granting of the variance will not constitute a grant of special privileges not enjoyed by similarly situated properties. Both of the adjacent properties have the identical regulatory zone designation, similarly steep slopes, and structures within the front yard setback.

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: The proposed construction of a garage with a bedroom below, which is the purpose of the variance, is an allowed accessory use on the 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.

Staff Comment: There are no military installations within the required noticing distance; therefore, this finding is not required.

### **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 Number WPVAR16-0001 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 Variance Case Number WPVAR16-0001 for Meyer-McSherry, with the Conditions of Approval included as Exhibit A for this matter, having made all four required 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;

**Appeal Process**

Board of Adjustment action will be effective 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Development Division within 10 calendar days after the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Property Owner: Meyer-McSherry Family Trust  
Charles Meyer and Suzanne McSherry  
Post Office Box 518  
Crystal Bay, NV 89402

Representatives: Smith Design Group  
Peggy L. Colombo  
120 Country Club Drive, No. 17  
Incline Village, NV 89451



# Conditions of Approval

Variance Case Number WPVAR16-0001

The project approved under Variance Case Number WPVAR16-0001 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on February 2, 2017. 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 or to abide by all other generally applicable Codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

**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 institution 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.

## **Washoe County 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 Name – Chad Giesinger, Senior Planner 775.328.3626,  
cgiesinger@washoecounty.us**

- a. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance permit. 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. Compliance with this condition shall be determined by Planning and Development.
- 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 and side property lines 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 the 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. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any prehistoric or historic remains/artifacts be discovered during site development, work shall temporarily be halted at the specific site and the State Historic Preservation Office of the Department of Museums, Library and Arts shall be notified to record and photograph the site. The period of temporary delay shall be limited to a maximum of two (2) working days from the date of notification.

- 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.

**Washoe County Engineering and Capital Projects Division**

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

**Contact Name – Kimble Corbridge, Engineer, 775.328.2041,  
KCorbridge@washoecounty.us**

- a. Prior to issuance of a building permit, the applicant shall execute a 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. A Revocable Encroachment permit is required for any improvements (pavers, landscaping, etc.) in the county right of way. (Application information is on the County CSD website or contact Beau Duc at 328-2041).
- c. 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 \*\*\*

Eng\_Kimble\_Comments.txt

From: Corbridge, Kimble  
Sent: Wednesday, January 04, 2017 3:24 PM  
To: Giesinger, Chad  
Cc: Vesely, Leo; Smith, Dwayne E.; Thomsen, Richard; Crump, Eric S  
Subject: WPVAR16-0001  
[https://www.washoecounty.us/csd/planning\\_and\\_development/applications/files-planning-development/comm\\_dist\\_one/WPVAR16-0001ap.pdf](https://www.washoecounty.us/csd/planning_and_development/applications/files-planning-development/comm_dist_one/WPVAR16-0001ap.pdf)

Chad,  
I have reviewed the referenced variance and recommend the following conditions:

1. A Revocable Encroachment permit is required for any improvements (pavers, landscaping, etc.) in the County right of way. Application information is on the County CSD website or contact Beau Duc at 328-2041.
2. An Hold Harmless agreement approved by the DA's office shall be recorded for the reduced setback.
3. An automatic garage door opener shall be required on the garage.

Thx,  
Kimble

Kimble O. Corbridge, P.E., CFM  
Washoe County Community Services Department  
KCorbridge@washoecounty.us | o 775.328.2041 | f 775.328.3699 | 1001 E. Ninth St.,  
A-255,  
Reno, NV 89512

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Development Review Status Sheet

Date: 12-21-16

Attention: cgiesinger@washoecounty.us

RE:	380 Tuscarora Road	
APN:	123-142-15	
Service Address:	380 Tuscarora Road Incline Village NV 89451	
Owner:	Charles Meyer and Suzanne McSherry	
Phone: 328-3626	Fax:	Email:
		cgiesinger@washoecounty.us
Mailing Address:		

**Case Number WPVAR16-0001 (Meyer-McSherry**  
Hearing, discussion, and possible action to approve a variance to the front and side yard setbacks to allow for the construction of a garage and associated hallway connection. The front yard setback would be reduced from 20 feet to 7.1 feet and the side yard setback would be reduced from 5 feet to 3.5 feet.  
Applicant: Charles Meyer and Suzanne McSherry PropertyOwner: Meyer-McSherry Family

- Location: 380 Tuscarora Road, Crystal Bay
- Parcel Number(s): 123-142-15
- Parcel Size: 16 acres
- Master Plan Category: Suburban
- Regulatory Zone: High Density Suburban
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village / Crystal Bay
- Development Code: Article 804 (Variances)
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 19, T16N, R18E, MDM, Washoe County, NV
- Staff: Chad Giesinger, Senior Planner Washoe County Community Services Department Planning and Development Division

• Phone: 775-328-3626

**Comments and Conditions:** No impact to the Incline Village General Improvement District

Completed by: Tim Buxton, Chief Inspector  
Phone: (775) 832-1246 Fax: (775) 832-1260  
Incline Village General Improvement District, 1220 Sweetwater Road, Incline Village NV 89451

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NLTFPD\_No\_Comment.txt

From: Emerson, Kathy  
Sent: Tuesday, December 20, 2016 12:01 PM  
To: Mark Regan  
Cc: Pelham, Roger; Giesinger, Chad; Krause, Eva  
Subject: RE: December Agency Review Memo II - WC Planning & Development

Thank you, Mark!

From: Mark Regan [mailto:mregan@nltfpd.net]  
Sent: Tuesday, December 20, 2016 11:52 AM  
To: Emerson, Kathy  
Subject: RE: December Agency Review Memo II - WC Planning & Development

Morning,

NLTFPD is good with all 3 Items

From: Emerson, Kathy [mailto:KEmerson@washoecounty.us]  
Sent: Tuesday, December 20, 2016 11:40 AM  
To: Mark Regan  
Subject: December Agency Review Memo II - WC Planning & Development

Good Morning,

Please find the attached Agency Review Memo II with cases received in December by Washoe County Community Services Department, Planning & Development.

You've been asked to review the below-listed application as indicated. The item descriptions and links to the applications are provided in the memo. Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

NLTFPD: Items 1, 2, 4

Thank you!

Kathy Emerson  
Administrative Secretary Supervisor | Community Services Department  
kemerson@washoecounty.us | 775-328-3615 | 1001 E. 9th St., Reno, NV 89512  
www.washoecounty.us/csd





**REGIONAL TRANSPORTATION COMMISSION**

*Metropolitan Planning · Public Transportation & Operations · Engineering & Construction*  
Metropolitan Planning Organization of Washoe County, Nevada

December 21, 2016

FR: Chrono/PL 183-16

Mr. Roger Pelham, Senior Planner  
Community Services Department  
Washoe County  
P.O. Box 11130  
Reno, NV 89520

**RE: WADMIN16-0001 (Mays Building)**  
**WPVAR16-0001 (Meyer-McSherry)**  
**WPVAR16-0002 (Sierra RV Storage Lot)**  
**WPVAR16-0003 (Snyder Residence)**  
**WSUP16-0001 (Ophir Hill)**

Dear Mr. Roger Pelham,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or [rkapuler@rtcwashoe.com](mailto:rkapuler@rtcwashoe.com) if you have any questions or comments.

Sincerely,

Rebecca Kapuler  
Planner

RK

Copies: Bill Whitney, Washoe County Community Services  
Chad Giesinger, Washoe County Community Services  
Eva Krause, Washoe County Community Services  
Jae Pullen, Nevada Department of Transportation, District II  
Tina Wu, Regional Transportation Commission  
Daniel Doenges, Regional Transportation Commission  
Julie Masterpool, Regional Transportation Commission  
David Jickling, Regional Transportation Commission

Washoe County no comment 01032017

Traffic\_Comments.txt

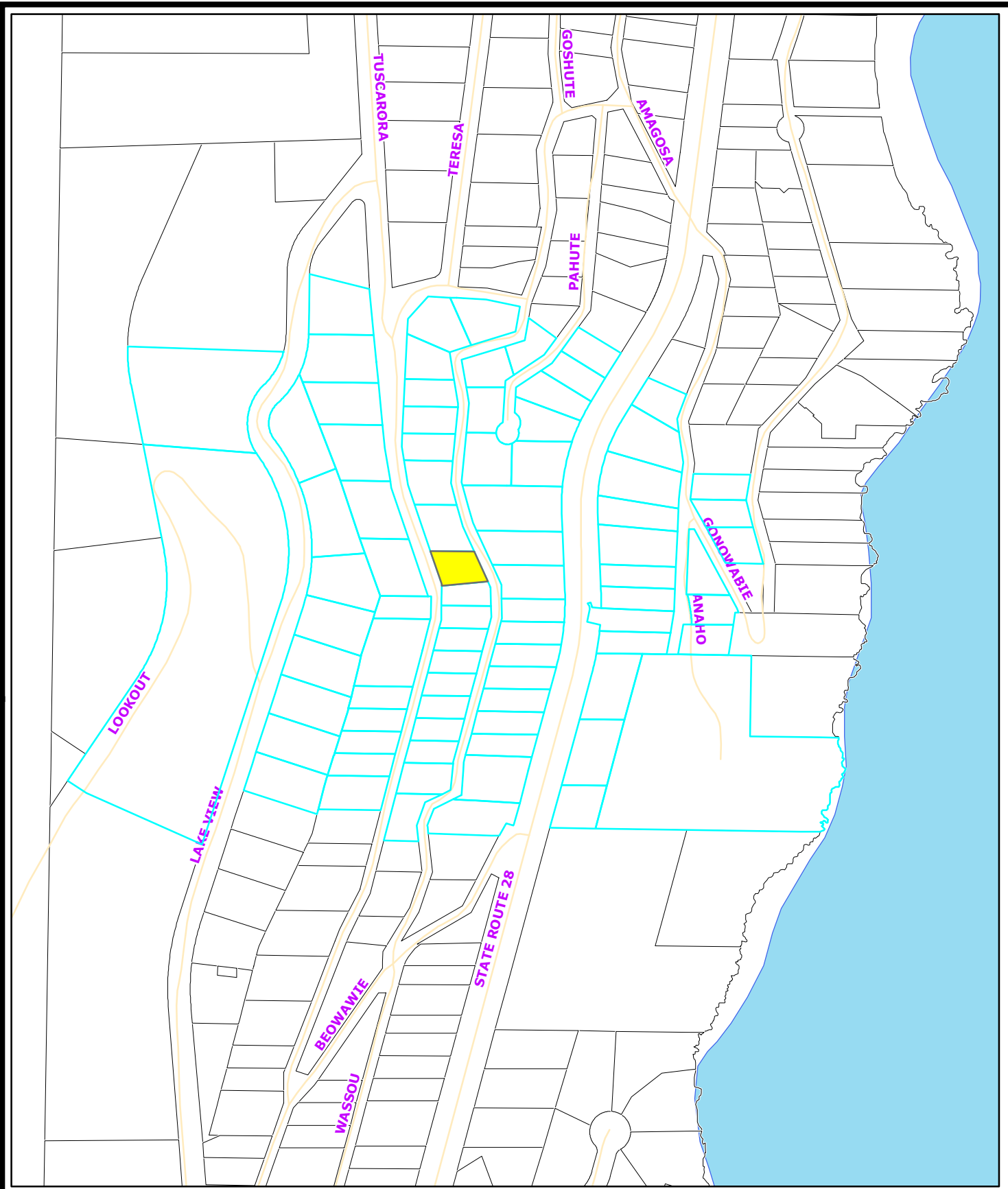
From: Lawson, Clara  
Sent: Tuesday, January 03, 2017 12:07 PM  
To: Giesinger, Chad  
Subject: 380 Tuscarora Rd

I'm Ok with the proposal so long as no car parks in front of the garage with the back end of the vehicle in the right of way.

Clara Lawson, PE, PTOE, Licensed Engineer  
Washoe County | Community Services Dept | Engineering Division 1001 E. Ninth  
St., Reno NV  
89520

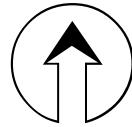
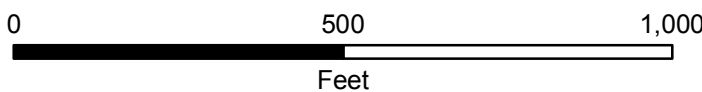
clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699

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**WPVAR16-0001 Public Notice Map**  
 Parcels noticed within 500 feet of subject property

- Noticed Parcels
- Subject Parcel



**Community Services  
 Department, Planning  
 and Development**

**WASHOE COUNTY  
 NEVADA**

Post Office Box 695  
 Reno, Nevada 89520 (775) 328-3000

**WPVAR16-0001**  
**EXHIBIT C**

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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Meyer-McSherry Garage</b>			
Project Description: Provide a garage and "bridge" to existing residence located partially in the front and side setbacks			
Project Address: 380 Tuscarora Road			
Project Area (acres or square feet): 7,168 SF			
Project Location (with point of reference to major cross streets <b>AND</b> area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-142-15	0.16 acres		
Section(s)/Township/Range: T16/R18			
Indicate any previous Washoe County approvals associated with this application: Case No.(s). None			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b> Meyer-McSherry Family Trust		<b>Professional Consultant:</b>	
Name: Charles Meyer and Suzanne McSherry		Name: Smith Design Group - Dale E Smith	
Address: Post Office Box 518, Crystal Bay		Address: 120 Country Club Drive, No.17, Incline Village	
Zip: 89402		Zip: 89451	
Phone: 530-263-2244	Fax:	Phone: 775 831-7158	Fax:
Email: Chassmeyer@yahoo.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person: Charles Meyer		Contact Person: Dale E Smith	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name:		Name: Peggy L Colombo - Smith Design Group	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email: Peggy@smithdesigngroup.com	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: MEYER-McSHERRY FAMILY TRUST

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )
COUNTY OF WASHOE )

I, Charles S Meyer, Trustee
(please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

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

Assessor Parcel Number(s): 123-142-15

Printed Name Charles S Meyer

Signed [Signature]

Address 380 Tuscarora Rd

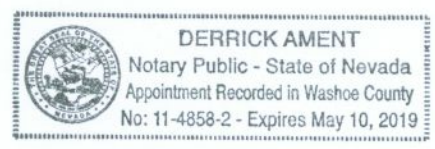
Crystal Bay, NV 89402

(Notary Stamp)

Subscribed and sworn to before me this 30 day of November, 2016.

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

My commission expires: May 10, 2019



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

- Owner
Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
Power of Attorney (Provide copy of Power of Attorney.)
Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
Property Agent (Provide copy of record document indicating authority to sign.)
Letter from Government Agency with Stewardship



Property Owner Affidavit

Applicant Name: MEYER-McSHERRY'S FAMILY TRUST

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA )
COUNTY OF WASHOE )

I, SUZANNE M. McSherry (please print name)

being duly sworn, depose and say that I am the owner\* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Development.

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

Assessor Parcel Number(s): 123-142-15

Printed Name SUZANNE M. McSHERRY

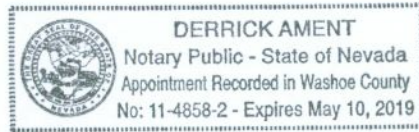
Signed [Signature]

Address 380 Tuscarora Rd
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Property Agent (Provide copy of record document indicating authority to sign.)
Letter from Government Agency with Stewardship

## 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?

Variance for Front and North side yard setbacks per Article 406, Table 110.406.05.1, Part Three: Yard and Setback Dimensions

**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?

1. The existing residence does not have a garage. The site is a severely downsloping lot (43%). Complying with the front setback of the requirements of the Development Code given the exceptional slope creates a hardship in development costs and detrimental visual quality when viewed from downslope. The unusually narrow Right-of-Way for Tuscarora Road (25") leaves the 20' wide traveled way very close to the property line and limits parking for this residence to a narrow (10' wide) partially off-site parking pad.

2. The front door is on the south end of the residence and the only parking is on the north side. This requires walking a minimum of 40' from the parking pad to the front door of the residence, directly adjacent to and in close proximity to the traveled way.

3. There is a 43" dbh old growth tree 10' north of the residence. The new garage will be located 8' north of the tree to minimize potential root interference. This clearance requires siting the garage 18" into the north Side Yard Setback.

4. The Site Assessment for this parcel has not been completed by the Tahoe Regional Planning Agency. The slope of the parcel and review of completed Site Assessments for nearby parcels indicate this site is a LCD 1a. Locating the Garage partially in the 20' Front Setback will shorten the driveway, minimizing the amount of new coverage created in this sensitive watershed. It will also reduce the overall height of the structure, bringing it into conformance with the TRPA height requirements and reducing the size, cost, and visual impact of the structure. The resulting driveway is 14'-10" at the centerline of the garage door. Parking for a second car is accommodated on the existing adjacent parking pad.



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?

1. Providing enclosed off-street parking reduces clutter and enhances the scenic environment
2. Reducing the front and side setbacks to build the garage would protect the roots of the existing old growth tree located adjacent to the residence.
3. Traffic and pedestrian safety is improved by the addition of the bridge between the garage and the residence to provide access to the residence with out traversing the area adjacent to the traveled way.
4. The use of a bridge in lieu of conventional construction further protects the tree roots because it is suspended over the most sensitive part of the root system. It also preserves the existing drainage system.
5. The proposed location of the garage will have no effect on the views from the neighboring properties. The existing residence and the adjacent residences on either side currently encroach on the front yard setback. The two parcels directly upslope from this parcel are undeveloped land owned by the State of Nevada.
6. There will be no detrimental impact on the neighbors privacy given the location of adjacent homes and the absence of view windows on wall(s) adjacent to the garage.
7. Sliding snow from the new garage roof will not damage the adjacent residence located a minimum of 17' away.

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.)?

1. Building a garage will enhance the scenic environment by providing enclosed off street parking and reducing clutter
2. Locating the garage in the front setback will shorten the driveway thus minimizing the amount of new land coverage created minimizing the impact of the structure on the environmentally sensitive parcel. It will significantly reduce the size of the structure lessening its visual impact on this neighborhood.
3. The proposed location of the garage and bridge protects the existing old growth tree.

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

1. Safe ingress and egress from parking to the existing residence.
2. Safe enclosed parking
3. Preservation of unobstructed views downslope for this residence as well as adjacent properties.

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?

Community Water - Incline Village General Improvement District

8. What is your type of sewer service provided?

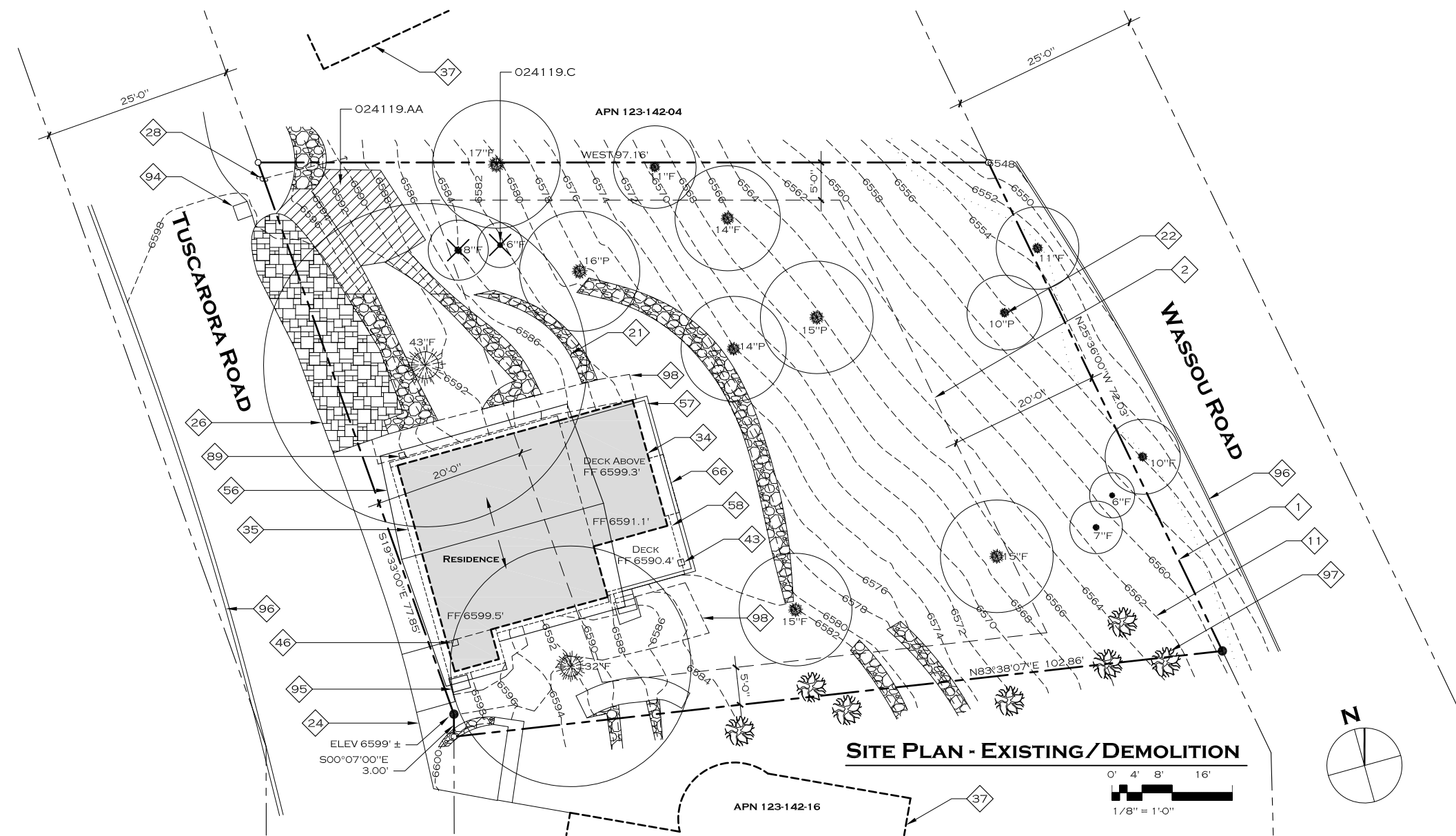
Community Sanitary Sewer - Incline Village General Improvement District





**NORTH AND EAST ELEVATIONS**

SHOWING 43" DBH OLD GROWTH TREE AND PARKING PAD



**SITE PLAN - EXISTING/DEMOLITION**

**PROJECT KEYNOTES**

- 024119.AA REMOVE (E) ROCKERY RETAINING WALL, SHOWN HATCHED
- 024119.C REMOVE (E) TREE, SHOWN WITH AN "X", TYPICAL

**SMITH**  
architecture  
**DESIGN**  
planning  
**GROUP**

120 COUNTRY CLUB DRIVE, No.17  
INCLINE VILLAGE, NEVADA 89451

TEL 775.831.7158  
FAX 775.831.7161

[www.smithdesigngroup.com](http://www.smithdesigngroup.com)

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**PROJECT**

GARAGE ADDITION FOR  
CHARLES AND SUZANNE  
**MEYER AND MCSHERRY**  
380 TUSCARORA ROAD  
CRYSTAL BAY, NEVADA 89402  
WASHOE COUNTY, APN 123-142-15

**REFERENCE NOTES**

1. PROPERTY LINE
2. BUILDING SETBACK LINE
11. CONTOUR LINE, EXISTING, INDICATED DASHED
21. ROCKERY WALL
22. TREE, EXISTING TO REMAIN
24. EDGE OF TRAVELED WAY
26. DRIVEWAY, BRICK PAVING
28. JOINT POLE
34. RESIDENCE
35. STONE VENEER
37. ADJACENT STRUCTURE, EXISTING, TO REMAIN
43. NATURAL GAS METER
46. MAIN PANEL FOR ELECTRICAL SERVICE
56. ROOF
57. DECK, ABOVE
58. DECK, BELOW
66. CANTILEVER/ARCHITECTURAL PROJECTION, BELOW DECK
89. CABLE SERVICE BOX AND TELEPHONE SERVICE BOX
94. WATER METER
95. BEAR BOX, TRASH BIN
96. CONCRETE CURB
97. LANDSCAPING TREES
98. TERRACED LANDSCAPING

REVISIONS:

DATE OF ISSUE: 13 DEC 2016

ISSUED FOR: VARIANCE

DRAWN BY: RKP

CHECKED BY:

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

PROJECT NO.: 1613.00

**SHEET CONTENTS**

SITE PLAN -  
EXISTING/DEMOLITION

**SHEET NUMBER**

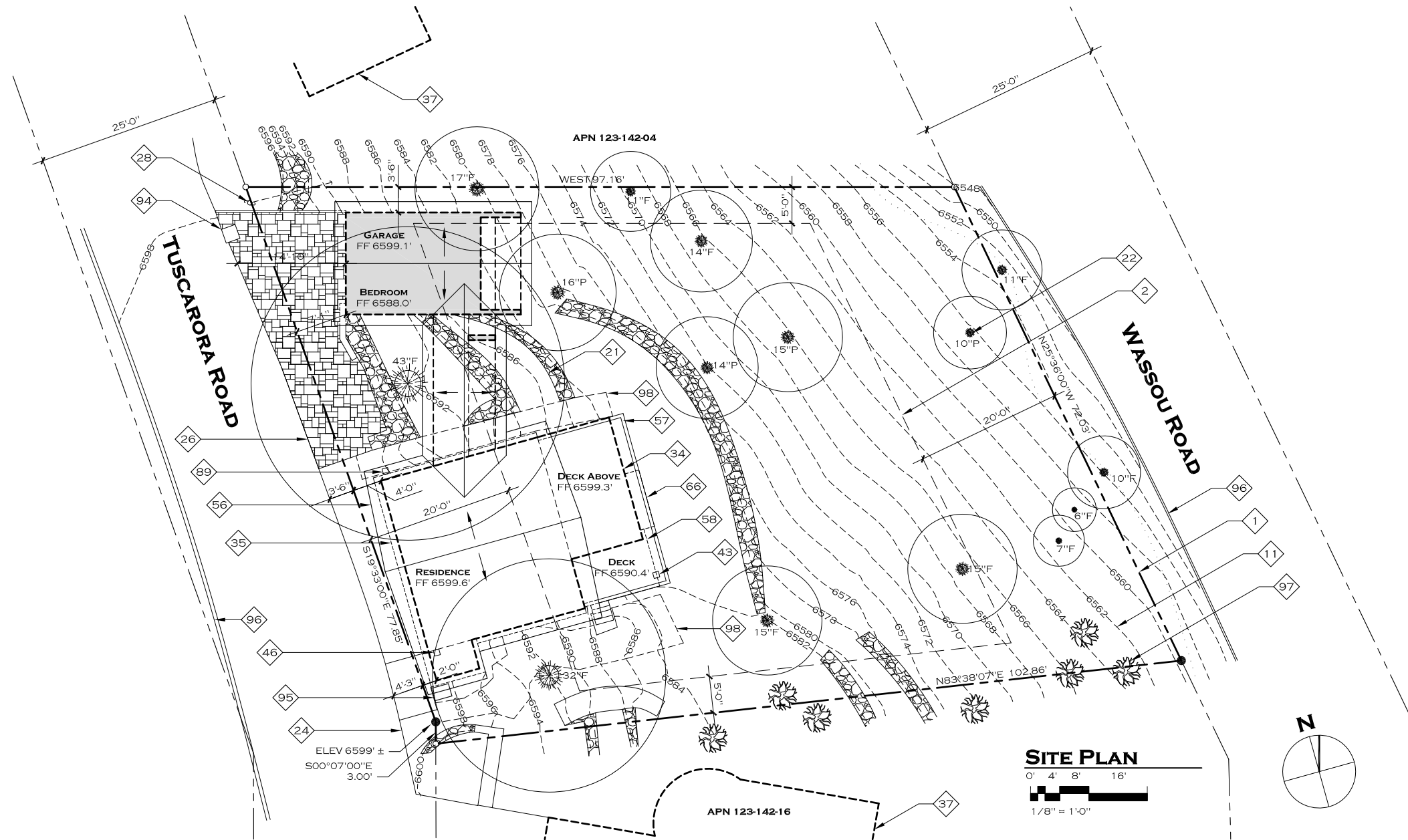
**A1.1**  
WPVAR16-0001  
EXHIBIT D





**PROPOSED NORTH - EAST ELEVATION**

SHOWING 43" DBH OLD GROWTH TREE, PARKING PAD, GARAGE, AND BRIDGE



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

PROJECT

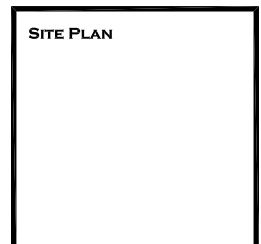
GARAGE ADDITION FOR  
 CHARLES AND SUZANNE  
**MEYER AND MCSHERRY**  
 380 TUSCARORA ROAD  
 CRYSTAL BAY, NEVADA 89402  
 WASHOE COUNTY, APN 123-142-15

REVISIONS:

**REFERENCE NOTES**

1. PROPERTY LINE
2. BUILDING SETBACK LINE
11. CONTOUR LINE, EXISTING, INDICATED DASHED
21. ROCKERY WALL
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24. EDGE OF TRAVELED WAY
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94. WATER METER
95. BEAR BOX, TRASH BIN
96. CONCRETE CURB
97. LANDSCAPING TREES
98. TERRACED LANDSCAPING

**SHEET CONTENTS**



**SHEET NUMBER**

**A1.2**

WPVAB16-0001  
**EXHIBIT D**



**PRELIMINARY**  
 NOT FOR CONSTRUCTION

**PROJECT**

A GARAGE ADDITION FOR  
**CHARLES AND SUZANNE  
 MEYER/MCSHERRY**  
 380 TUSCARORA ROAD  
 CRYSTAL BAY, NEVADA 89402  
 WASHOE COUNTY APN 123-142-15

REVISIONS:

DATE OF ISSUE: 13 DEC 2016  
 ISSUED FOR: VARIANCE  
 DRAWN BY: AUTHOR  
 CHECKED BY: CHECKER  
 SCALE: 1/8" = 1'-0"  
 PROJECT No.: 1613.00

**SHEET CONTENTS**

EXTERIOR ELEVATIONS

SHEET NUMBER

**A1.3**



**STREET ELEVATION**

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



**BACK ELEVATION**

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

**PRELIMINARY**  
NOT FOR CONSTRUCTION

**PROJECT**

A GARAGE ADDITION FOR  
**CHARLES AND SUZANNE MEYER/MCSHERRY**  
380 TUSCARORA ROAD  
CRYSTAL BAY, NEVADA 89402  
WASHOE COUNTY APN 123-142-15

REVISIONS:

DATE OF ISSUE: 13 DEC 2016

ISSUED FOR: VARIANCE

DRAWN BY: AUTHOR

CHECKED BY: CHECKER

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

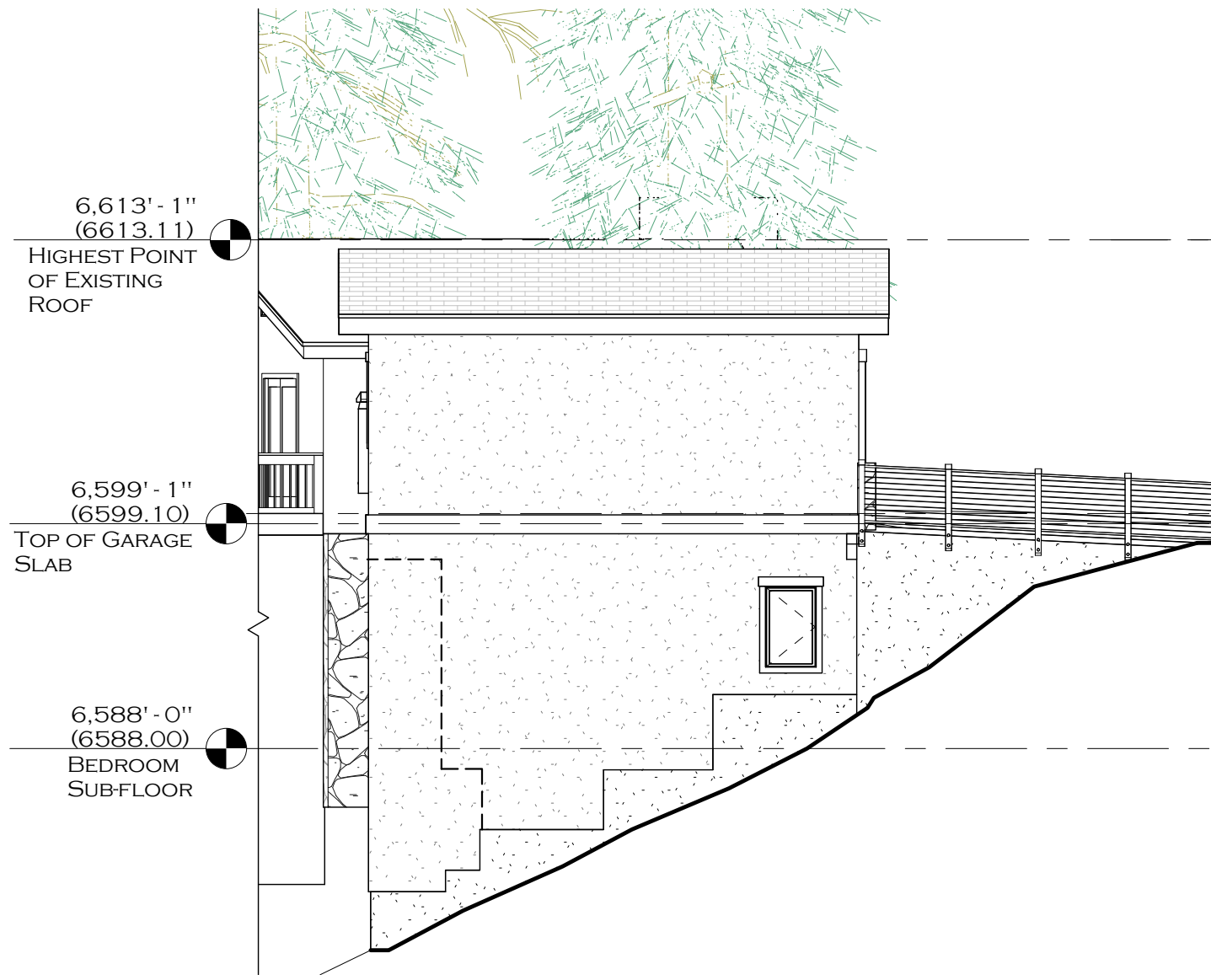
PROJECT No.: 1613.00

**SHEET CONTENTS**

EXTERIOR ELEVATIONS

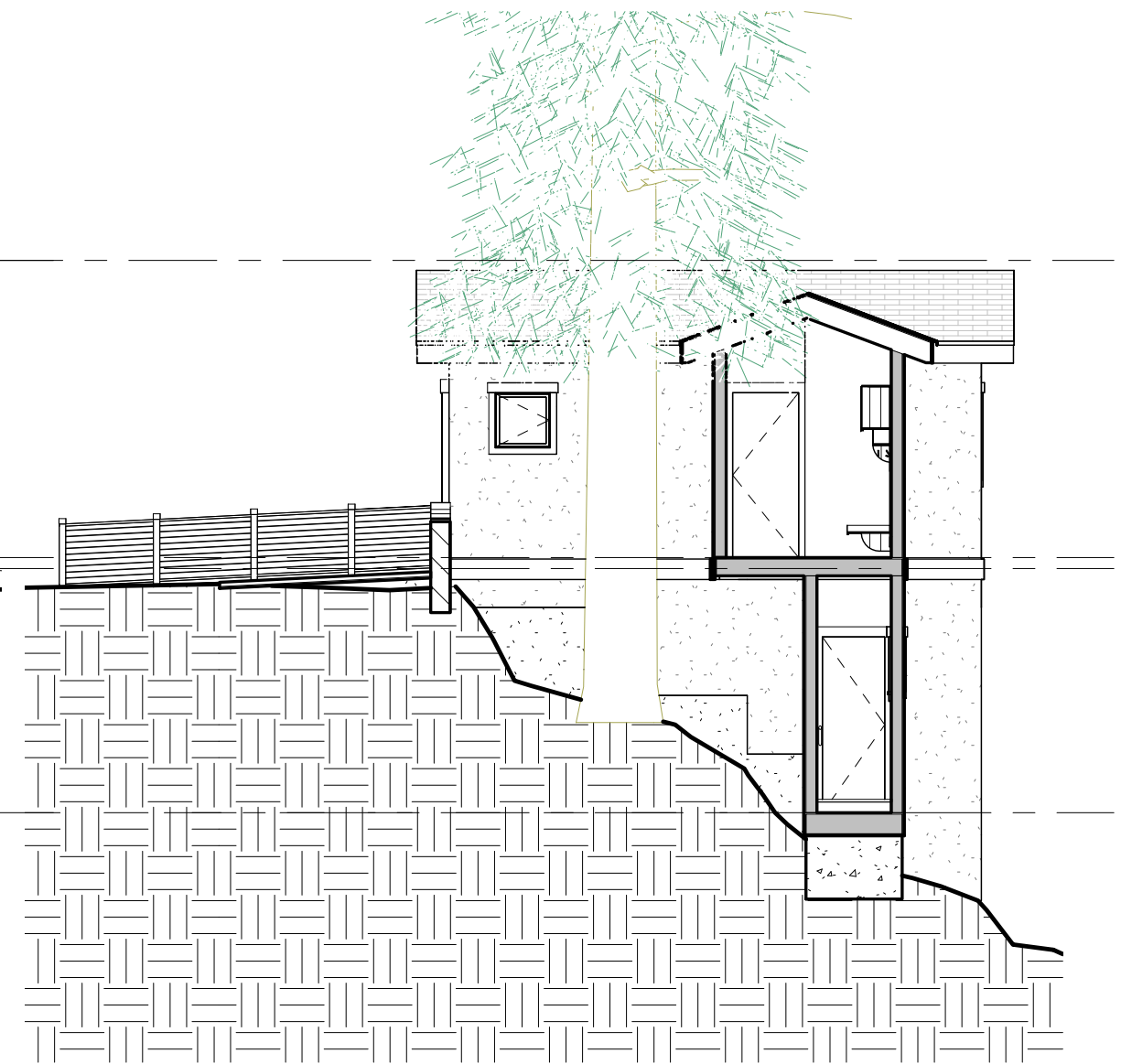
SHEET NUMBER

**A1.4**



**NORTH GARAGE ELEVATION**

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



**SOUTH GARAGE ELEVATION**

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



Bill Detail

Washoe County Parcel Information		
Parcel ID	Status	Last Update
12314215	Active	11/30/2016 2:09:39 AM
<b>Current Owner:</b> MEYER-MCSHERRY FAMILY TRUST PO BOX 518 CRYSTAL BAY, NV 89402		<b>SITUS:</b> 380 TUSCARORA RD INCL NV
<b>Taxing District:</b> 5200		<b>Geo CD:</b>
Legal Description		
Township 16 SubdivisionName CRYSTAL BAY PARK 1 UNOFFICIAL Range 18 Block 8 Lot 19		

Installments						
Period	Due Date	Tax Year	Tax	Penalty/Fee	Interest	Total Due
INST 1	8/15/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 2	10/3/2016	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 3	1/2/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
INST 4	3/6/2017	2016	\$0.00	\$0.00	\$0.00	\$0.00
<b>Total Due:</b>			<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>

Tax Detail			
	Gross Tax	Credit	Net Tax
<u>Incline Recreati</u>	\$730.00	\$0.00	\$730.00
<u>Incline Village</u>	\$159.87	(\$100.34)	\$59.53
<u>North Lake Tahoe 2</u>	\$850.17	(\$410.85)	\$439.32
<u>State of Nevada</u>	\$229.74	(\$82.43)	\$147.31
<u>Washoe County</u>	\$1,880.75	(\$674.84)	\$1,205.91
<u>Washoe County Sc</u>	\$1,538.58	(\$552.05)	\$986.53
<u>LAKE TAHOE WATER BASIN</u>	\$0.20	\$0.00	\$0.20
<b>Total Tax</b>	<b>\$5,389.31</b>	<b>(\$1,820.51)</b>	<b>\$3,568.80</b>

Payment History				
Tax Year	Bill Number	Receipt Number	Amount Paid	Last Paid
2016	2016097170	B16.138965	\$1,784.40	10/24/2016
2016	2016097170	B16.52871	\$892.20	8/16/2016
2016	2016097170	B16.59191	\$892.20	8/18/2016

**Pay By Check**

Please make checks payable to:  
**WASHOE COUNTY TREASURER**

**Mailing Address:**  
P.O. Box 30039  
Reno, NV 89520-3039

**Overnight Address:**  
1001 E. Ninth St., Ste D140  
Reno, NV 89512-2845

**Change of Address**

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

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

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

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

The Washoe County Treasurer's Office makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation. If you have any questions, please contact us at (775) 328-2510 or [tax@washoecounty.us](mailto:tax@washoecounty.us)

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