

From: DJ djsmith102047@gmail.com
Subject: Case#WPAVAR17-0004(Greenview HOA)
Date: Jul 31, 2017, 8:19:26 PM
To: Kim Toulouse,Chair ktoulouse@washoecounty.us, Kristina Hill
Tahoehills@att.net, Brad Stanley bstanley@washoecounty.us, Lee
Lawrence llawrence@washoecounty.us, Clay Thomas
ClayThomas@washoecounty.us
Cc: Eva Krause ekrause@washoecounty.us, Diane Smith
hagenheightsvineyards@yahoo.com, Rick Hutchins
rick.hutchins@novoco.com

All Members, Washoe County Board of Adjustment,

By copy of this letter, D.J. And Diane Smith, homeowners located at 687 Palmer Court, Unit#1, Incline Village wish to formally oppose granting of the zoning variance as requested in Case#WPAVAR17-0004 (Greenview HOA). Please include this letter as part of the staff report on this case. We will provide copies of the photo exhibits at your hearing on this variance on August 3.

Before we explain our opposition, the Board should be aware that at a noticed public hearing on this variance held in Incline Village on July 24, the Incline Village/Crystal Bay Advisory Committee, after a full hearing on all relevant issues, voted to recommend to your Board denial of this variance. This was after a member of the Advisory Committee actually inspected the site.

Our family have been homeowners in Incline Village since 1988. We purchased our current home in 2006. We are a part of the Cottages on the Green HOA made up of three single family detached homes at the end of the Palmer Court cul-de-sac. The Board will be receiving a formal letter from our HOA President, Rick Hutchins, stating that all three owners oppose this variance.

Currently, our neighbors in the Greenview HOA have two open parking spaces located directly in front of our home (Photo #1 attached is a picture of these spaces). As will be readily apparent, the proposed garage located in

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this location would:

1. Be "jammed" into this location between our current garage and the Greenview Condo structure. It is important to understand that the corner of the parking space is only 28 inches from the corner of our garage. The application did not include specifications as to its width, but the scale used would suggest it is 19 feet wide. We would point out that the total space between our garage and the Greenview condo is only 26 feet, 6 inches, leaving only 3-4 feet between the new garage and the existing structures!
2. This two car garage in this location is simply too much "mass" too close together. Again, with no specifications in the application as to height, it appears that the garage would be about 10 feet high and 20 feet long. This mass , if built as drawn, would totally block existing views from our kitchen and laundry room downstairs, and ruin views from a double window over our upstairs jacuzzi tub. Photo #2 shows the windows directly impacted by the proposed garage. The current configuration of our three one car garages allows for a pleasing landscape space between each garage as designed by our builder. This new garage would create a visual eyesore "wall" across the back of the cul-de-sac, with no space between the three structures for any landscape treatment.
3. In discussions with the Incline Village Fire Marshal, we have learned that the proposed garage is too close for fire safety purposes. In addition, the existing fire hydrant would have to be relocated as the proposed garage would not allow access to it. Neither of these fire safety issues are

mentioned or addressed in the application for this variance.

4. With no more than 3 to 4 feet between the new garage and existing structures, there would definitely not be adequate space for snow accumulation. In heavy snow such as this winter, the small space will quickly "fill up" as snow falls off the three buildings, causing snow to be directly up against the windows in the Greenview condo and our garage with water damage and window breakage very likely as pressure builds! Again, this issue is not mentioned or addressed in this application.

Finally, we would make the following additional information available to the County:

1. Our family previously lived in the Greenview condos for 18 years, without an enclosed garage. Every Greenview owner was very aware that the unit they were purchasing did not have a garage. Now, these owners want to create a very negative impact on our home and our HOA neighborhood by jamming this structure into a space where a garage was never intended or planned for.

2. The Board should be made aware there is a readily implementable option that the petitioner has not recommended and that is to build a four car garage at the site of the other two car garage being recommended. With the loss of one tree and a reconfiguration of the walkway, there is ample room for a 38 foot wide, four car garage. This option would mirror the four car garage located directly across the street, have no visual impacts to any of the

See photo #3

neighbors, and have the full support of our HOA.

Unfortunately, this application was filed with absolutely no communication whatsoever with the folks in our HOA and neighborhood that would be most negatively impacted. We stand ready and able to work with the Greenview HOA on the above option, but respectfully request the Board deny this variance as proposed.

To fully understand the impact of this variance, we would like to invite all of you to visit the site if at all possible to inform your decision.

We thank you for your consideration of our request and stand ready to discuss it further with you at your public hearing on August 3.

Sincerely,
DJ & Diane Smith

D.J. Smith
Smith, Watts & Hartmann
925 L Street, Suite 220
Sacramento, CA. 95814
Phone: (916) 446-5508

Sent from my iPhone





3 August 2017

Washoe County Board of Adjustment
Washoe County Community Services
Planning and Building Division

Reference Variance Case WPVAR-17-0004

The Owners of the Green View HomeOwners Association request a Hardship Variance under NRS 278.300 (1) (c). This request is to reduce front property line set backs from 15' to 1' and side property line setbacks from 5' to 1'. The purpose is to construct 2-2 car Garages on the common area of 692 Palmer Ct. APN 128-310-05.

The variance is needed due to the exceptional grade and shape of this lot which restricts the placement of these garages within the normal county property line setbacks. The front of this lot is at ELEV 6960+/- and at the back it is at ELEV 6922+/- a 44' decline of a 217' lot. The lot is further impacted by a 16' wide sewer easement, and a 51' wide (at its widest point) open space easement in the rear of the lot that backs to a creek separating our lot from the Incline Village Mountain Golf Course.

We are asking the Board of Adjustment to grant relief from this Hardship. It is also our belief that the Board may grant this Hardship without substantial detriment to the public good and without substantial impairment of any ordinance or resolution.

We understand that if the Board of Adjustment grants our approval, that it is subject to the various levels of approval that need to be completed during different stages of the proposed project, including but not limited to the following:

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- Approval and issuance of a building permit from the Washoe County Building Department.
- Approval by the Tahoe Regional Planning Agency.
- Coordination and approval of Washoe County and Incline Village Fire and Law Enforcement.
- Coordination and approval by all local Utilities.
- Coordination with Washoe County Snow Removal Operations.

Respectfully

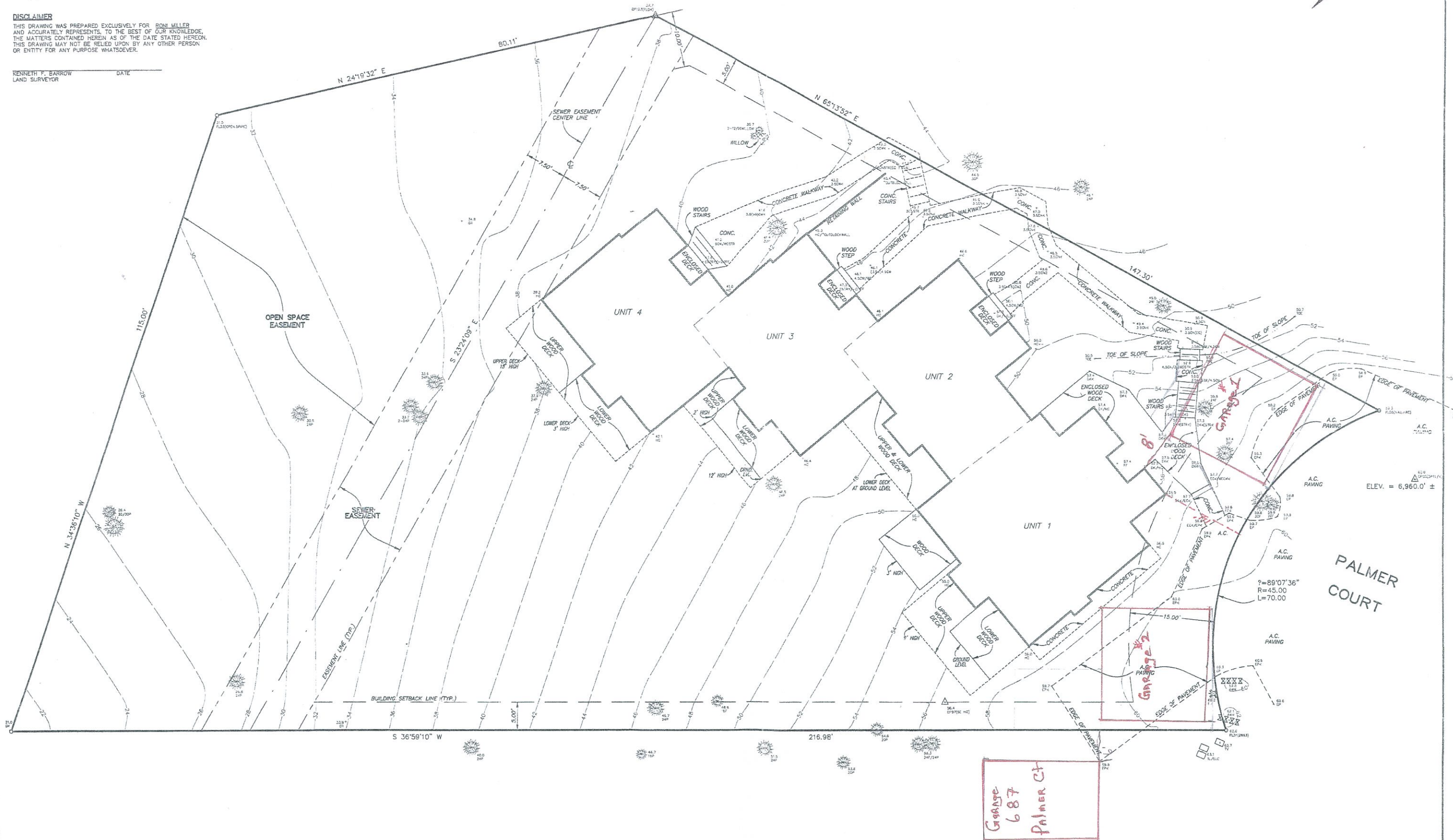
Jean Venneman
Maria & John Hash
Irene & Tao Fung
Nancy & George Learmonth

Owners 692 Palmer Ct

PARCELS SHOWN ON THIS MAP FOR THE PURPOSES OF CONSTRUCTING AND MAINTAINING SEWER AND WATER LINES, STORM DRAINS, POLES, ANCHORS AND GUYS, OVERHEAD AND UNDERGROUND WIRES AND/OR CABLES, CONDUITS AND BOXES FOR ELECTRICAL AND TELEPHONE SERVICE, TOGETHER WITH THE RIGHT TO CUT, TRIM AND REMOVE ANY TREE LIMBS OR BRUSH THEREON THAT WOULD INTERFERE WITH OR CONSTITUTE A HAZARD TO THE ABOVE MENTIONED FACILITIES. SAID EASEMENTS FIVE FEET (5') IN WIDTH ARE ALSO DEDICATED FOR SNOW STORAGE PURPOSES.

DISCLAIMER
 THIS DRAWING WAS PREPARED EXCLUSIVELY FOR BOM MILLER AND ACCURATELY REPRESENTS, TO THE BEST OF OUR KNOWLEDGE, THE MATTERS CONTAINED HEREIN AS OF THE DATE STATED HEREON. THIS DRAWING MAY NOT BE RELIED UPON BY ANY OTHER PERSON OR ENTITY FOR ANY PURPOSE WHATSOEVER.

KENNETH F. BARROW DATE
 LAND SURVEYOR



ELEV. = 6,960.0' ±

PALMER COURT

$\rho = 89^{\circ}07'36''$
 $R = 45.00$
 $L = 70.00$

LOT AREA
 21,772 SQ. FT.
 0.4998 ACRES

IMPERVIOUS SURFACE AREA	
4 UNITS	3,204 SQ. FT.
DECKS/STAIRS	944
CONCRETE	610
A.C. PAVING	718
TOTAL	5,476 SQ. FT.

- NOTES**
- 1) BUILDING SETBACKS SHALL BE CONFIRMED WITH HOMEOWNERS ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP.
 - 2) IMPERVIOUS SURFACE AREA SHALL BE CONFIRMED BY TRPA SITE ASSESSMENT.
 - 3) SOME LANDSCAPE FEATURES MAY NOT BE SHOWN ON MAP; CONTOURS ARE AVERAGED IN THESE AREAS.



KENNETH F. BARROW P.L.S.
 LAND SURVEYOR
 P.O. DRAWER 7000 INCLINE VILLAGE, NEVADA 89450
 775 - 831 - 1700 FAX, 775 - 831 - 1766

AS-BUILT CONTOUR SURVEY
 GREENVIEW, A TOWNHOUSE
 INCLINE VILLAGE, WASHOE COUNTY, NEVADA
 A.P.N.s 128-310-(01,02,03,04) 692 PALMER COURT

SCALE
 1" = 8'
 DATE
 5 JUN 02
 DRAWN
 SMD
 APPROVED
 RBL/KFB
 REVISED

JOB NO.
 03-02

WRARH-0004
 200 5/23/12
 Submission