



Board of Adjustment Staff Report

Meeting Date: October 6, 2022

Agenda Item: 8E

VARIANCE CASE NUMBER: WPVAR22-0005 (Cernoch/Ruefer Barn)

BRIEF SUMMARY OF REQUEST: To request a variance to the side yard setback

STAFF PLANNER: Julee Olander, Planner
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a variance to reduce the side yard setback from 50 feet to 40 feet in order to facilitate the conversion of an existing permitted barn into a new detached accessory dwelling.

Applicant/Property Owner:	Barry M. Cernoch and Jeanne M. Ruefer
Location:	3095 Lakeshore Drive
APN:	050-340-06
Parcel Size:	9.657 acres
Master Plan:	Rural Residential (RR)
Regulatory Zone:	Low Density Rural (LDR)
Area Plan:	South Valleys
Development Code:	Authorized in Article 804, Variances
Commission District:	2 – Commissioner Lucey



Vicinity Map

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE 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 WPVAR22-0005 for Barry M. Cernoch and Jeanne M Ruefer, with the conditions of approval included as Exhibit A for this matter, having made all five required findings in accordance with Washoe County Development Code Section 110.804.25

(Motion with Findings on Page 9)

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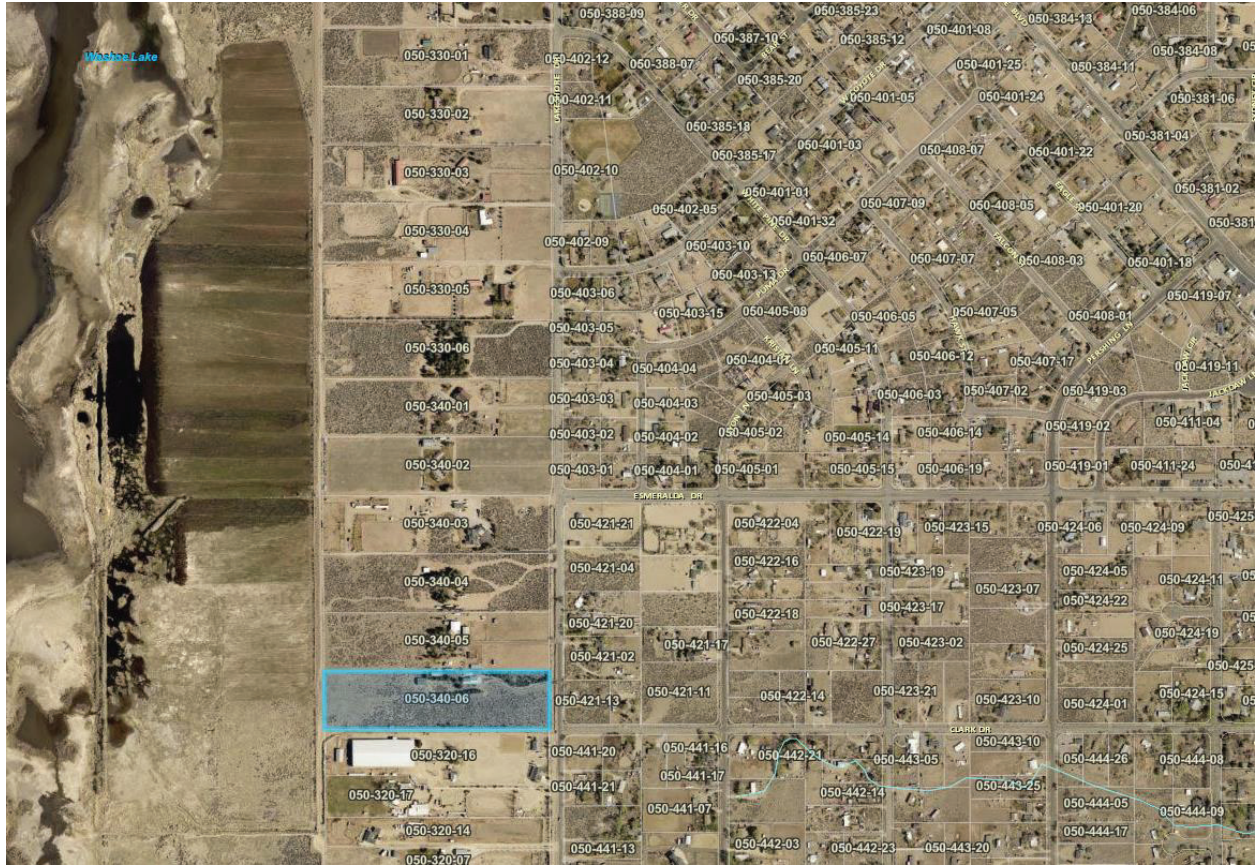
Variance Definition

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. 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:

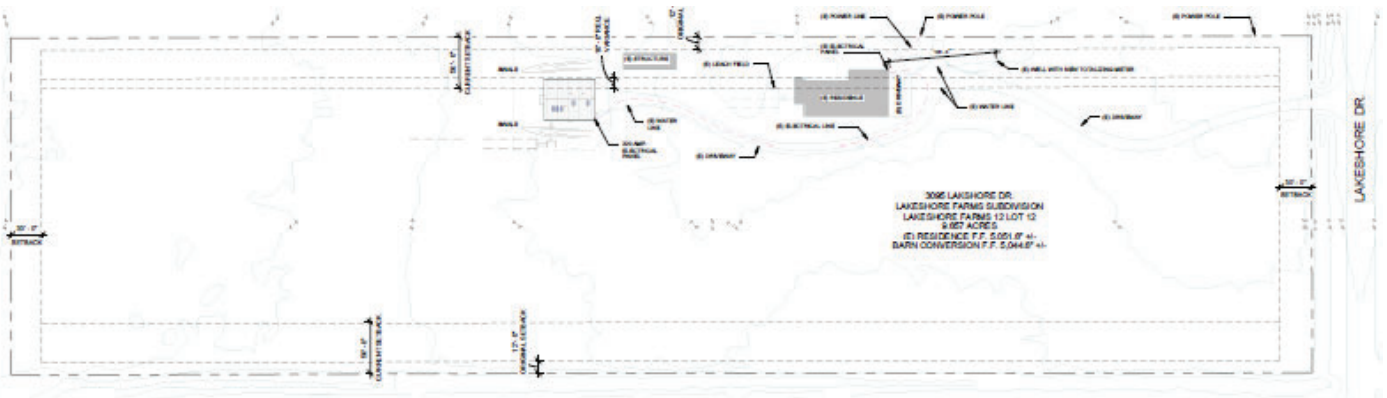
- Prior to permit issuance (i.e., a grading permit, a building permit, etc.).
- Prior to obtaining a final inspection and/or a certificate of occupancy on a structure.
- Prior to the issuance of a business license or other permits/licenses.
- Some conditions of approval are referred to as “Operational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

The conditions of approval for Variance Case Number WPVAR22-0005 are attached to this staff report and if granted approval, will be included with the action order.

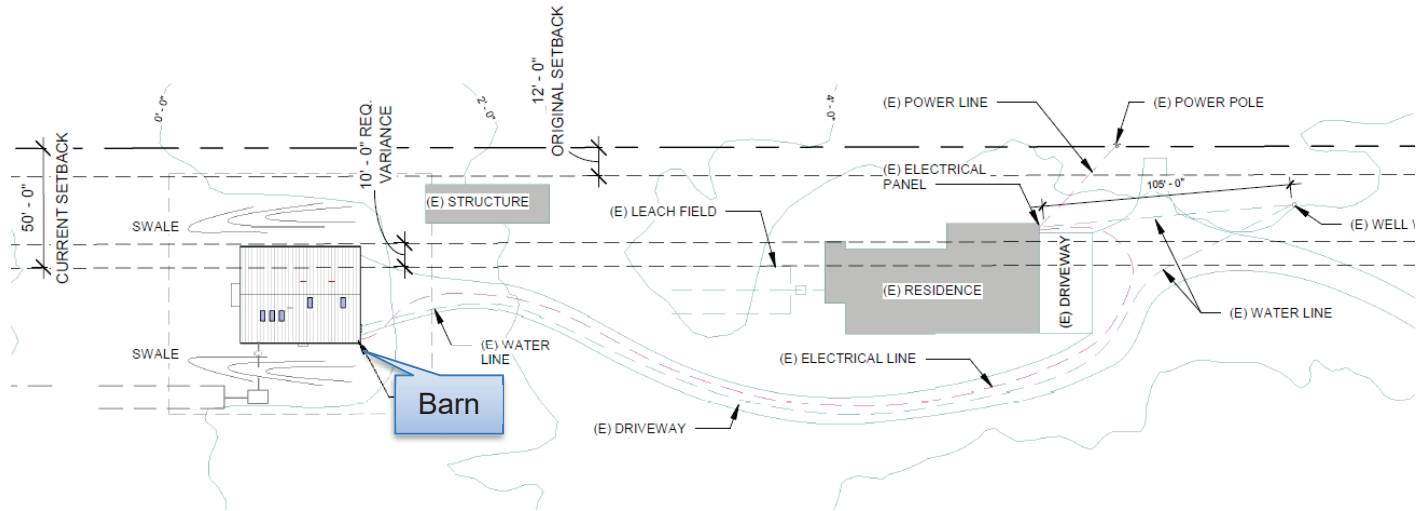
The subject property has a regulatory zone of Low Density Rural (LDR) and the setbacks are 30-feet for the front and the rear property lines and 50-feet from the side yard property lines.



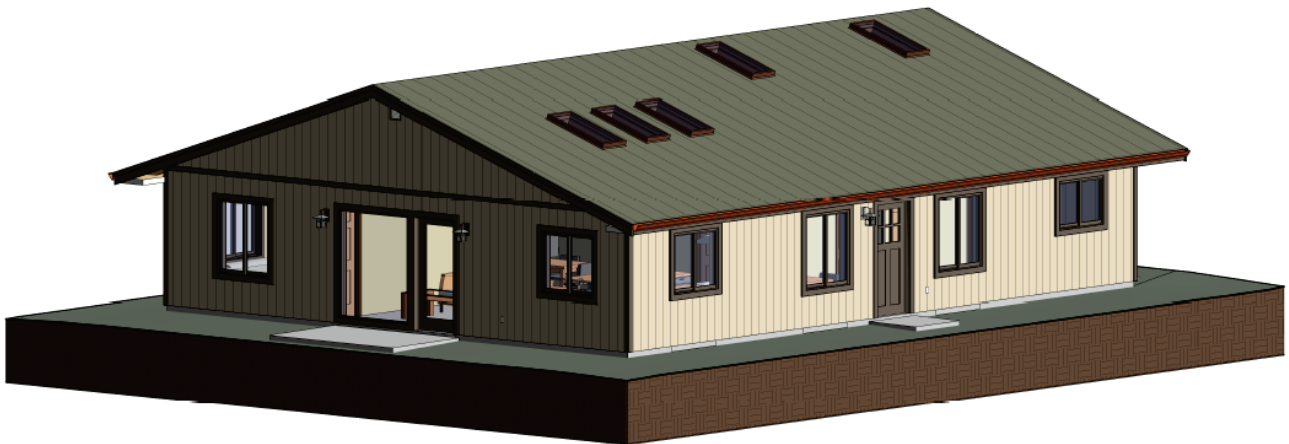
Vicinity Map



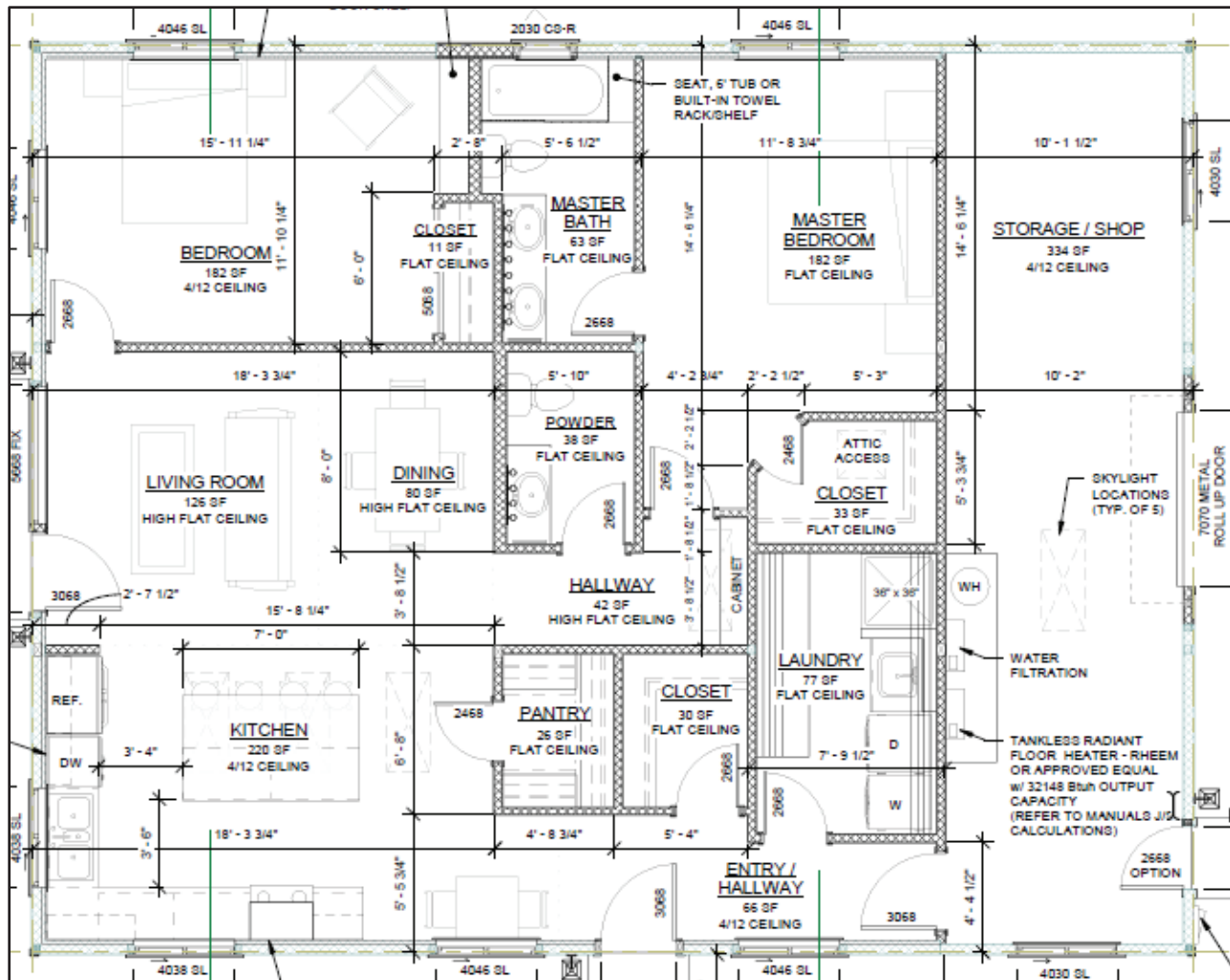
Overall Site Plan



Enlarged Site Plan



Elevation of Proposed Barn Conversion into a Detached Accessory Dwelling



Floor Plan of Proposed Barn Conversion into a Detached Accessory Dwelling

Background

The property owner submitted a permit to convert the existing 1,253 SF barn on the property into a detached accessory dwelling unit, permit WDADAR22-0005. During the review of the permit it was found that the barn was approximately 40 feet from the side property line. This does not meet the current 50-foot side yard setback requirement. The existing barn on the parcel was constructed and a permit (52985B) was issued on 11/15/1991. In 1991, the parcel’s regulatory zoning was A-1, First Agriculture District and the required side yard setbacks were 12 feet. Setbacks for a property are based on the regulatory zoning. The change of setback requirements has created the barn to be non-conforming structure per WCC 110.904.30. This section of code does allow some options to remodel and expand the structure. However, a variance is the only option, which would allow the non-conforming barn to be converted into a detached accessory dwelling, as the property owners are proposing.

In 1993, Washoe County initiated and approved the change of zoning to the property. This change was part of an overall change to the zoning and master plan designation within the County and the creation of the “one-map” system. The property’s regulatory zone was changed to Low Density Rural (LDR) and the side yard setbacks were increased to 50 feet.

Project Evaluation

The applicant is requesting a variance to reduce the side yard setback on the north side of the parcel of land from 50 feet to 40 feet, to facilitate the conversion of a non-conforming structure into a detached accessory dwelling unit. Nevada Revised Statutes (NRS 278.300) limits the power of the Board of Adjustment to grant variances and only under particular circumstances. The applicant has the responsibility to demonstrate that the subject property exhibits one or more of the following characteristics to demonstrate a hardship:

- 1) exceptional narrowness, shallowness, or shape of a specific piece of property; or
- 2) by reason of exceptional topographic conditions; or
- 3) other extraordinary and exceptional situation or condition of the piece of property.

The applicant is requesting the variance based on item 3 - other extraordinary and exceptional situation or condition of the piece of property. The applicant indicates that the change of the setback from 12 feet to 50 feet is an exceptional situation. Additionally, the applicant indicated that they should be allowed to convert a legally built structure into a detached accessory dwelling.

The proposed request to reduce the side yard setback from 50 feet to 40 feet is in keeping with the general development of the area as neighboring properties have similarly been developed utilizing the 12 foot side yard setbacks as allowed in the old A-1 regulatory zone. Currently, other properties have outbuildings that do not meet the current required 50 foot sideyard setbacks. Staff does not believe that the 10-foot reduction will be determinantal to neighboring properties. Additionally, the conversion of the barn will improve the visible appearance and construction of the existing structure. During initial discussions, staff advised the applicant an option would be to apply for a variance, basing the request on the fact the regulatory zone had changed and an argument could be made to the Board of Adjustment that the finding of “other extraordinary and exceptional situation or condition of the piece of property” could potentially be made based on the circumstances established in this staff report.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County Building & Safety	X			
Washoe County Engineering & Capital Projects	X	X	X	Robert Wimer; rwimer@washoecounty.gov
WCHD Environmental Health	X	X	X	Jim English, jenglish@washoecounty.gov
TMFPD	X	X	X	Brittany Lemon, BLemon@tmfpd.us
Regional Transportation Commission (All Apps)	X			
Washoe-Storey Conservation District (All Apps)	X	X		
AT&T	X	X		Bryson Gordon; bg1853@att.com
NV Energy	X			

All conditions required by the contacted agencies can be found in Exhibit A, Conditions of Approval.

Staff Comment on Required Findings

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

- (a) **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: The property is not exceptionally narrow, shallow or limited by the shape of the property and there are no exceptional topographic conditions. However, the property has special circumstances stemming from an extraordinary and exceptional situation or condition. The regulatory zone has been changed from A-1 to LDR by Washoe County. The existing barn was constructed and permitted in 1991 when the old A-1 zoning allowed a 12-foot side yard setback. The barn was a legal structure and was constructed to meet the 12-foot side yard setback, which has been further explained in the staff report.

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: The request to vary the side yard setback will allow the property owners to convert the existing permitted barn into a detached accessory dwelling. This conversion should not create any detriment to the public. There is already an existing structure and the variance will only allow the existing barn to be converted a detached accessory dwelling. Varying the side yard setback from 50 feet to 40 feet will not “substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies”. A 40-foot side setback will continue to provide a significant distance for any structure from the property line. Also, the conversion of the barn will require the structure to meet current building code and will improve the exterior appearance of the structure.

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 variance is for the side yard setback and a 40-foot side setback will continue to provide a significant distance from any structure to the property line. The existing barn met all code requirements when it was constructed and the change by Washoe County to the current regulatory zone created a legal non-conforming structure. The variance will restore the structure as conforming.

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 variance will allow the property owner to convert an existing barn into a detached accessory dwelling unit. The property owner has applied for a permit (WDADAR22-0005) and this permit will require review per Washoe County 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 within the required noticing area; therefore the board is not required to make this finding.

Recommendation

After a thorough analysis and review, Variance Case Number WPVAR22-0005 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 WPVAR22-0005 for Barry M. Cernoch and Jeanne M Ruefer, with the conditions of approval included as Exhibit A for this matter, having made all five required findings in accordance with Washoe County Development Code Section 110.804.25:

- (a) 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;
- (b) 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;
- (c) 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;
- (d) 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;
- (e) Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

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 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 Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Board of Adjustment and mailed to the applicant.

Applicant/Owner: Barry M. Cernoch and Jeanne M Ruefer
barrycernoch@gmail.com

Professional Consultant(s): Erika Hull-Stancliff
erika@deiengineers.com

Kristin Duvall
kristin@deiengineers.com



Conditions of Approval

Variance Case Number WPVAR22-0005

The project approved under Variance Case Number WPVAR22-0005 shall be carried out in accordance with the Conditions of Approval granted by the Board of Adjustment on October 6, 2022. 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 Building 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.

The Washoe County Commission oversees many of the reviewing agencies/departments with the exception of the following agencies.

- **The DISTRICT BOARD OF HEALTH, through the Washoe County Health District, has jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.**

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 Building Division

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

Contact Name – Julee Olander, Planner, 775.328.3627, jolander@washoecounty.gov

- a. **The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this variance.**
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this variance. The Planning and Building Division shall determine compliance with this condition.
- c. **The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and initial 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 the Planning and Building Division.**
- d. Any construction on that site shall be between the hours of 7am to 7pm Monday through Saturday.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

Washoe County Engineering and Capital Projects

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

Contact Name – Robert Wimer, P.E. 775.328.2059, rwimer@washoecounty.gov

- a. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

Washoe County Health District

3. The following conditions are requirements of the Health District, which shall be responsible for determining compliance with these conditions. The District Board of Health has

jurisdiction over all public health matters in the Health District. Any conditions set by the Health District must be appealed to the District Board of Health.

**Contact Name – James English, EHS Supervisor, 775.328.24.34
jenglish@washoecounty.gov**

- a. WCHD notes the subject parcel is served by private domestic well and onsite sewage disposal system.
- b. If variance to the setbacks are approved, structures and setbacks must meet the requirements of the Washoe County District Board of Health Regulations Governing, Sewage, Wastewater, and Sanitation.
- c. Approval of this variance does not in any way serve as approval by the WCHD for conversion of the existing barn to an additional dwelling unit. That proposed conversion must go through the building permit process and meet all of the requirements of the above referenced regulations, including the need to possibly install a meter on the domestic well per the State of Nevada for water usage.

Truckee Meadows Fire Protection District

4. The following condition is a requirement of the Truckee Meadows Fire Protection District, which shall be responsible for determining compliance with this condition.

Contact Name – Brittany Lemon, Fire Captain, 775.326.6079, blemon@tmfpd.us

- a. This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.” <https://tmfpd.us/fire-code/>.
- b. This project proposal is in a HIGH WUI zone and does not have conforming water per the 2018 International Fire Code (IFC) and International Wildland Urban Interface Code (IWUIC). Structure is already proposed at IR1 N.C., however, they listed defensible space at 30 feet. The required defensible space for a HIGH WUI zone is 50 feet.

*** End of Conditions ***

From: [GORDON, BRYSON](#)
To: [Olander, Julee](#)
Cc: [COOPER, CLIFFORD E](#)
Subject: FW: August Agency Review Memo II
Date: Monday, August 15, 2022 9:50:09 AM
Attachments: [Outlook-lucgd3uv.png](#)
[Outlook-yqc5p2li.png](#)
[Outlook-pewaofou.png](#)
[Outlook-5kghxlhs.png](#)
[Outlook-hfwegust.png](#)
[August Agency Review Memo II.pdf](#)

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Hello Julee,

AT&T has no adverse comments regarding both –

**Variance Case Number WPVAR22-0005 (Cernoch Variance) &
Special Use Permit Case Number WSUP22-0019 (Safe Embrace)**

Thank you,

Bryson Gordon

MGR OSP PLNG & ENGRG DESIGN

AT&T NEVADA ROW

Office: 775-683-5223

Cell: 775-343-6655

E-mail: bg1853@att.com



Date: August 26, 2022

To: Julee Olander, Planner, Planning and Building Division
From: Robert Wimer, P.E., Engineering and Capital Projects Division

Re: Variance Case WPVAR22-0005 – Cernoch Setback Reduction Variance
APN 050-340-06

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application, prepared by DEI Engineers, is for a variance to reduce the required building side yard setback for a residence along the northern border of the parcel to 43 feet.

The Engineering and Capital Projects Division recommends approval of this variance case subject to the following conditions of approval:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP's) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.

**WPVAR22-0005
EXHIBIT B**

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WPVAR22-0005 (Cernoch Variance) Conditions of Approval
Date: Tuesday, August 23, 2022 12:14:40 PM
Attachments: [image001.png](#)

Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

This project proposal is in a HIGH WUI zone and does not have conforming water per the 2018 International Fire Code (IFC) and International Wildland Urban Interface Code (IWUIC) . Structure is already proposed at IR1 N.C., however, they listed defensible space at 30 feet. The required defensible space for a HIGH WUI zone is 50 feet.

Thank you!

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

August 26, 2022

Washoe County Community Services
Planning and Development Division

RE: Cernock Variance; 050-340-06
Variance Case; WPVAR22-0005

Dear Washoe County Staff:

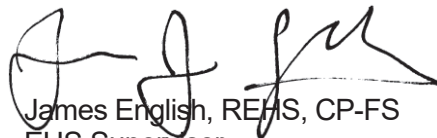
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: WCHD notes the subject parcel is served by private domestic well and onsite sewage disposal system.
- b) Condition #2: If variance to the setbacks are approved, structures and setbacks must meet the requirements of the Washoe County District Board of Health Regulations Governing, Sewage, Wastewater, and Sanitation.
- c) Approval of this variance does not in anyway serve as approval by the WCHD for conversion of the existing barn to an additional dwelling unit. That proposed conversion must go through the building permit process and meet all of the requirements of the above referenced regulations, including the need to possibly install a meter on the domestic well per the State of Nevada for water usage.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District





Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

August 23, 2022

Washoe County Community Services Department

C/O Julee Olander, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WPVAR22-0005 Cernoch Variance

Dear Julee

In reviewing the variance for a 10-foot encroachment into the 50-foot side yard setback for a detached accessory dwelling, the Conservation District has the following comments.

We recommend the permitted barn to be used as an accessory unit, exterior and roof materials match the structure of the main house.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775) 750 8272.

Sincerely,

Jim Shaffer

From: [Weiss, Timber A.](#)
To: [Olander, Julee](#)
Cc: [Behmaram, Vahid](#)
Subject: No Water Rights Comments - WPVAR22-0005 (Cernoch Variance)
Date: Wednesday, August 24, 2022 2:46:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello, no water rights comments for this variance.

Thank you,



Timber Weiss, PE | Professional Engineer

Engineering & Capital Projects Division | Community Services Department

1001 E. 9th Street, Bldg A Reno, NV 89512

tweiss@washoecounty.gov | Office Voice Mail: 775.954.4626 or 775.433.0769

Visit us first online: www.washoecounty.us/csd

For additional information, email engineering@washoecounty.us or call 775.328.2040



From: [Bonnie Evans](#)
To: [Olander, Julee](#)
Subject: Cernoch Variance WPVAR22-0005
Date: Monday, September 5, 2022 1:22:19 PM

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

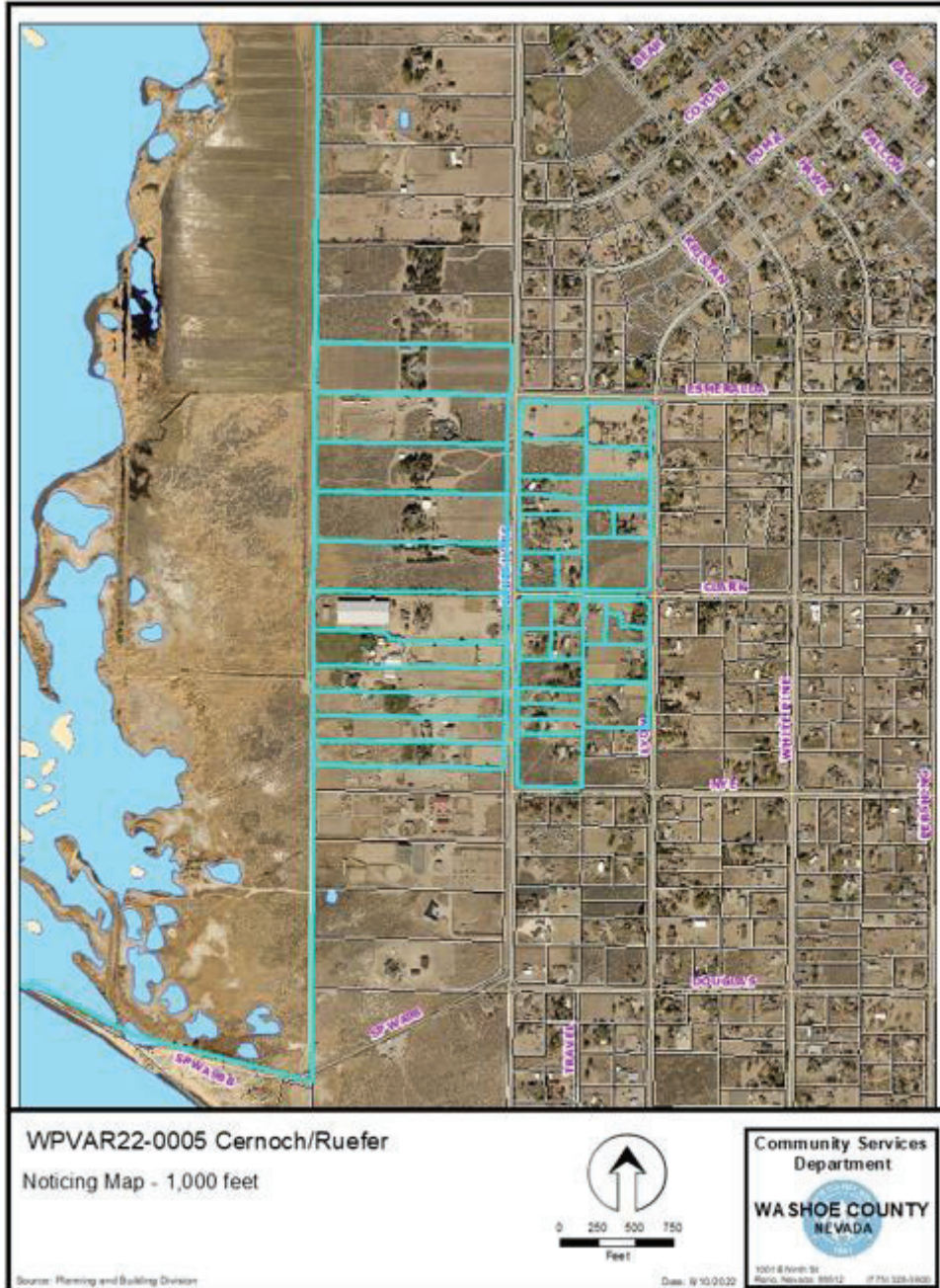
Dear Ms Olander

I have lived across the street from Jeanne and Barry since 1995. They have been excellent neighbors. I fully support their plans to build an accessory dwelling at 3095 Lakeshore Drive.

Sincerely,
Bonnie Evans
3110 Lakeshore Drive
Washoe Valley

Public Notice

Pursuant to Washoe County 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. This proposal was noticed within a 1,000 foot radius of the subject property, noticing 37 separate property owners.



NOTICING MAP

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name: Cernoch Barn Conversion			
Project Description: Conversion of an existing barn to an additional dwelling unit with two bedrooms, 1.5 baths, kitchen, laundry, living room, and dining room			
Project Address: 3095 Lakeshore Dr., Washoe Valley, NV 89704			
Project Area (acres or square feet): 9.657 Acres			
Project Location (with point of reference to major cross streets AND area locator): Nearest cross street is Clark Drive, the rear portion of the property faces Washoe Lake, area is Washoe Valley/ New Washoe City			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
050-340-06	9.657		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Barry M. Cernoch and Jeanne M Ruefer		Name: Erika K. Hull-Stancliff	
Address: 3095 Lakeshore Dr		Address: 4790 Caughlin Ranch Pkwy #766	
Washoe Valley, NV	Zip: 89704	Reno, NV	Zip: 89519
Phone: (775)287-3201	Fax:	Phone: (775) 329-2733	Fax:
Email: barrycernoch@gmail.com		Email: erika@deiengineers.com	
Cell:	Other:	Cell: (775) 813-1591	Other:
Contact Person: Barry		Contact Person: Erika	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Barry M. Cernoch and Jeanne M Ruefer		Name: Kristin Duvall	
Address: 3095 Lakeshore Dr		Address: 4790 Caughlin Ranch Pkwy #766	
Washoe Valley, NV	Zip: 89704		Zip:
Phone: (775)287-3201	Fax:	Phone: (775) 329-2733	Fax:
Email: barrycernoch@gmail.com		Email: kristin@deiengineers.com	
Cell:	Other:	Cell: (775) 842-5908	Other:
Contact Person: Barry		Contact Person: Kristin	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Variance Application Supplemental Information

(All required information may be separately attached)

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

The side yard setback must be varied to permit our request. The barn was built in 1991 when the side yard setback was 12'. The current setback requirement is 50', but there are only 43' from the property line to the barn to be converted into an ADU.

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?

Not applicable.

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?

The structure is existing, but does not block any views from neighboring properties nor does it impact pedestrian/traffic safety.

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.)?

The conversion will increase the visual appeal of the existing structure through the renovation of the exterior and addition of window openings to the sides of the building.

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

Due to the acreage of the surrounding properties, many of the neighbors have additional dwelling units on their properties.

6. Are there any restrictive covenants, recorded conditions or deed restrictions (CC&Rs) that apply to the area subject to the variance request?

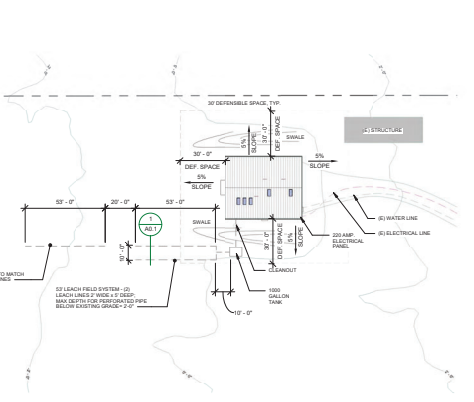
Yes No If yes, please attach a copy.

7. How is your current water provided?

Well (well meter shall be installed and usage shall be approved by the Nevada State Water Engineer)

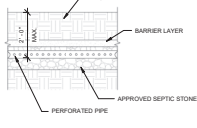
8. How is your current sewer provided?

Current Residence will continue to use the existing septic, and the proposed ADU will have a new septic system.



KEY PLAN
1" = 30'-0"

DEFENSIBLE SPACE NOTES:
 ESTABLISH AND MAINTAIN DEFENSIBLE SPACE SURROUNDING STRUCTURES ACCORDANCE WITH THE 2018 INTERNATIONAL WELLDLAND URBAN INTERFACE CODE (IWUC) SECTION 602.04. DEFENSIBLE SPACE SHALL BE ESTABLISHED WITHIN 20' OF THE PERIMETER OF THE STRUCTURE. THE DISTANCE SHALL BE MEASURED FROM THE EYES OR ANY ATTACHED APPENDAGE OF THE STRUCTURE.



1 PERFORATED PIPE DETAIL
1/2" = 1'-0"

SITE PLAN NOTES:

- DIMENSIONS TO EXISTING AND PROPOSED STRUCTURES ARE ESTIMATED TO THE NEAREST ONE FOOT INTERVAL. PROPERTY WAS NOT SURVEILED. SITE INFORMATION DERIVED FROM WASHOE COUNTY ASSESSOR PROPERTY DATA ONLINE GIS INTERNET MAP SERVICES, EXISTING DOCUMENTS AND SITE VISIT.
- EXISTING LANDSCAPING, GRADING AND DRAINAGE TO REMAIN. DO NOT DISTURB DURING CONSTRUCTION.
- PROJECT ENGINEER ASSUMES NO RESPONSIBILITY FOR ACCURACY, FUNCTION OR COMPLIANCE OF EXISTING SEPTIC SYSTEMS AS SHOWN ON THIS SITE.
- NO DOCUMENTED EXISTING WELLS ON ADJACENT PROPERTIES LOCATED WITHIN 300' OF THE SUBJECT PROPERTY. PROPERTY HAS SEPTIC PER PLAN.
- NO DOCUMENTED EXISTING SEPTIC SYSTEMS LOCATED WITHIN 200' OF THE SUBJECT PROPERTY BASED UPON INFORMATION SUPPLIED BY WASHOE COUNTY HEALTH DEPARTMENT.
- NO DOCUMENTED NATURAL DRAINAGES NOTED ON SITE OR WITHIN 100' OF SUBJECT PROPERTY.
- PROPERTY IS OUTSIDE FEMA FLOOD ZONE DESIGNATIONS AND NO 100-YEAR FLOOD PLAN BOUNDARIES WITHIN 100' OF PROPERTY.
- CONTRACTOR SHALL VERIFY LOCATION OF EXISTING SEPTIC SYSTEMS AND WELLS AND VERIFY COMPLIANCE WITH WASHOE COUNTY HEALTH DEPARTMENT GUIDELINES AND APPLICABLE BUILDING CODES.
- CONTRACTOR SHALL PROVIDE 8% SLOPE DRAINAGE AWAY FROM EXISTING AND NEW CONSTRUCTION MIN. 10' FROM STRUCTURES.
- TOTAL WATER USAGE FROM EXISTING WELL FOR EXISTING RESIDENCE AND PROPOSED DETACHED ADDITIONAL DWELLING UNIT SHALL NOT EXCEED 2 ACRE-FEET PER YEAR PER CHAPTER 584.180 OF NEVADA REVISED STATUTES.



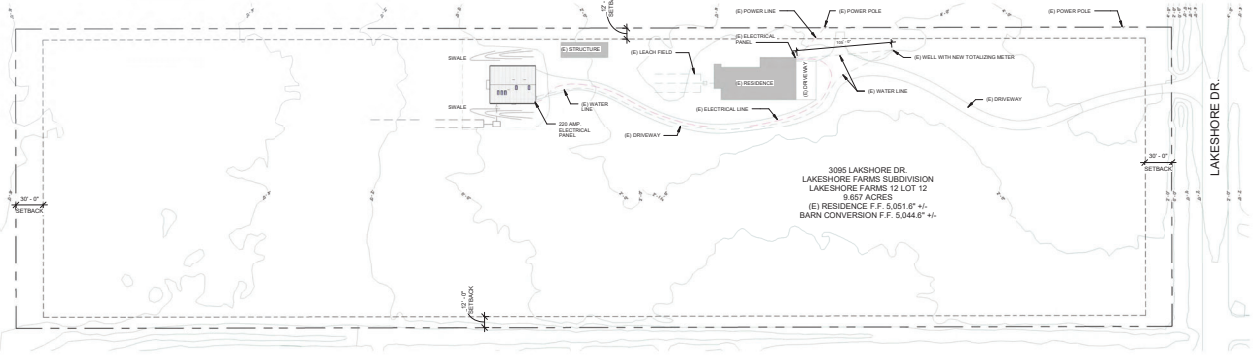
VICINITY MAP
N.T.S.

REVISIONS

NO.	DATE	DESCRIPTION

DEI
DESIGN ENGINEERING, INC.
3095 LAKESHORE DR., SUITE 100
WASHOE COUNTY, NV 89704
702.252.7111 FAX 702.252.7110

4/19/2022 10:21:54 AM



3095 LAKESHORE DR.
 LAKESHORE FARMS SUBDIVISION
 LAKESHORE FARMS 12 LOT 12
 9.657 ACRES
 (E) RESIDENCE F.F. 5,051.67 +/-
 BARN CONVERSION F.F. 5,044.67 +/-

SITE PLAN
1" = 50'-0"

BARRY CERNOCH
 BARN CONVERSION
 3095 LAKESHORE DR.
 WASHOE COUNTY, NV 89704
 APN0050-340-06

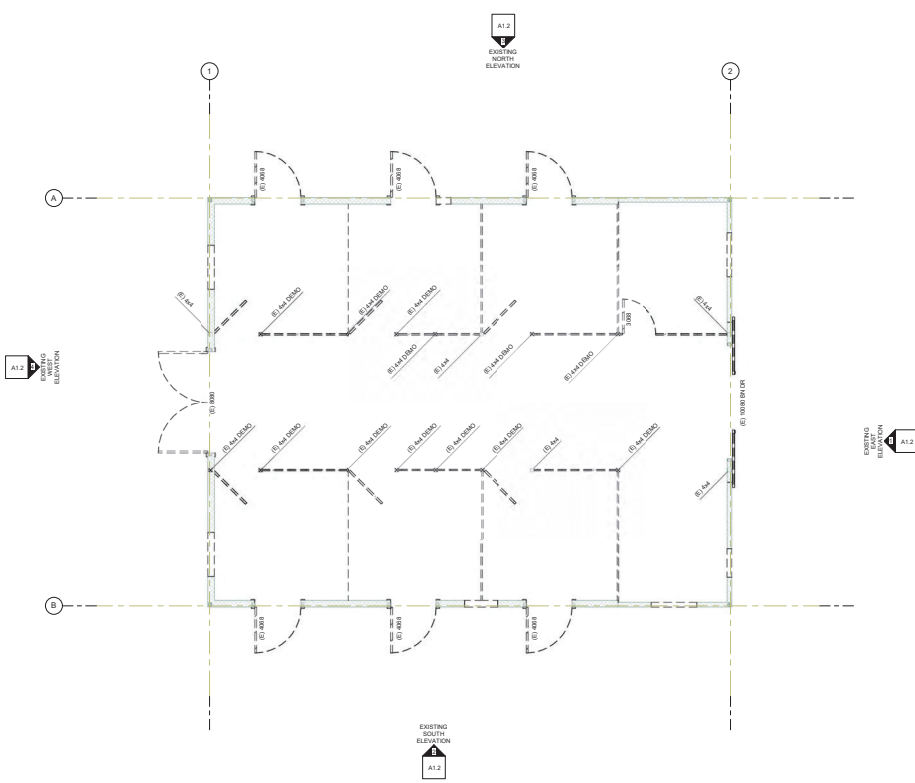
SUBMITTAL SET

DRAWN BY	CSB
CHECKED BY	BOC
DATE	04-19-2022
SCALE	AS NOTED
JOB NO.	801115
SHEET NO.	

SITE PLAN

A0.1
SHEET OF SHEETS





DEMOLITION LEGEND

	REMOVE DOOR FRAMES, WINDOWS, WALLS AND PARTITIONS AS SHOWN, TYP. U.N.O.
	REMOVE COUNTERS, SHELVES, CABINETS, APPLIANCES, FIXTURES, BUILT-INS, DECKS AND FLOORS AS SHOWN, TYP. U.N.O.

REVISIONS

NO.	DATE	DESCRIPTION

DEI ENGINEERS
Deming Engineering, Inc.
3095 Lakeshore Dr.
Washoe County, NV 89704
APN0350-340-06

4/19/2022 10:21:55 AM

EXISTING FLOOR PLAN w/ DEMOLITION
1/4" = 1'-0"

SUBMITTAL SET

DRAWN BY	CBS
CHECKED BY	BOC
DATE	04-19-2022
SCALE	AS NOTED
JOB NO.	BO1115
SHEET NO.	

EXISTING FLOOR PLAN w/ DEMOLITION

A1.1

SHEET of SHEETS

REVISIONS	

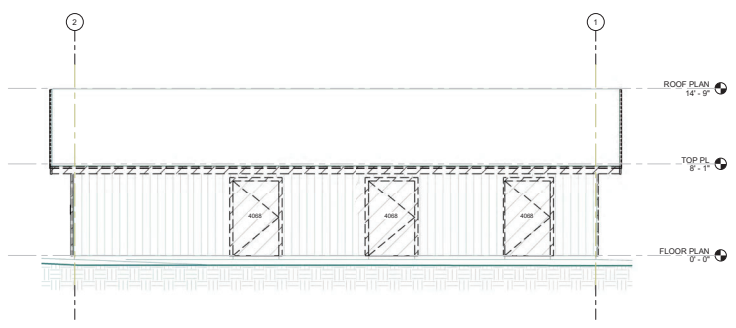
DEMOLITION LEGEND

REMOVE SCHEM, FRAMES, WINDOWS, WALLS AND PARTITIONS AS SHOWN. TYP. U.N.D.

REMOVE COUNTERTOPS, SHELVES, CABINETS, APPLIANCES, FIXTURES, BUILDING DECKS AND FLOORS AS SHOWN. TYP. U.N.D.

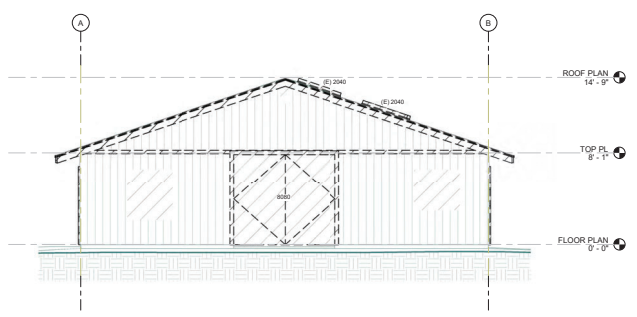
DEI
Engineering, Inc.
3095 Lakeshore Dr.
Washoe County, NV 89704
APN0050-340-06

4/19/2022 10:21:57 AM



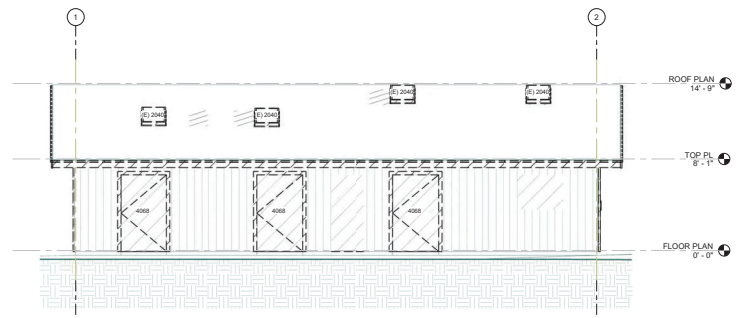
EXISTING NORTH ELEVATION w/ DEMOLITION

1/4" = 1'-0"



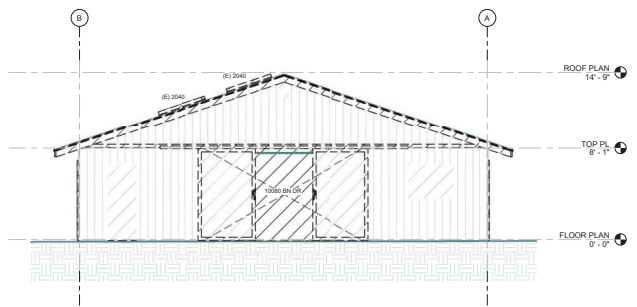
EXISTING WEST ELEVATION w/ DEMOLITION

1/4" = 1'-0"



EXISTING SOUTH ELEVATION w/ DEMOLITION

1/4" = 1'-0"



EXISTING EAST ELEVATION w/ DEMOLITION

1/4" = 1'-0"

SUBMITTAL SET

DRAWN BY	CBS
CHECKED BY	REC
DATE	04-19-2022
SCALE	AS NOTED
JOB NO.	801115
SHEET NO.	

EXISTING ELEVATIONS w/ DEMOLITION

A1.2

SHEET of SHEETS