

## 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.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>431 Valerie Addition</b>			
Project Description: We are asking for a 4'-6" front set back and a 3'-11" side setback to accommodate for living space under the paver parking deck			
Project Address: 431 Valerie Ct INCLINE VILLAGE NV 89451			
Project Area (acres or square feet): 0.738 Acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): <b>Incline Village 2, Access by Tyner Way from Mount Rose HWY past Toni CT.</b>			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
125-141-05	0.738 Acres		
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: MONNET FAMILY TRUST		Name: GilanFarr Architecture	
Address: 774 MAYS BLVD # 10-753		Address: P.O Box 6987	
<b>INCLINE VILLAGE</b>	Zip: 89451	<b>Incline Village</b>	Zip: 89451
Phone:	Fax:	Phone: 775-831-8001	Fax:
Email:		Email: office@gilanfarrarchitecture.com	
Cell:	Other:	Cell:	Other:
Contact Person: Reece		Contact Person: Reece	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: GilanFarr Architecture		Name:	
Address: P.O Box 6987		Address:	
<b>Incline Village</b>	Zip: 89451		Zip:
Phone: 775-831-8001	Fax:	Phone:	Fax:
Email: office@gilanfarrarchitecture.com		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

# Variance Application 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?

Front set back reduction from 15ft to 4ft 6" and the side set back from 8ft to 3 ft 11" to accommodate living space under the parking deck.

**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?

This property has a very narrow front property width and is over 20% down slope.

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?

This is the space below the existing parking deck that would be enclosed and utilized for living space and does not block views or negatively effect others.

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.)?

enclosing the sidewalls of the parking deck will elliminate the clutter in the view of the neighbors

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

The use of additional living square footage desired by owners

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?

IVGID

8. How is your current sewer provided?

IVGID



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09/04/2024

Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845  
Telephone: 775.328.6100

RE: 431 Valerie CT Variance Findings and Rationale

APN: 125-141-05

**Finding 110.804.25.A.1** (a) Special Circumstances. Because of the special circumstances applicable to the property, including either the: (1) Exceptional narrowness, shallowness or shape of the specific piece of property,

**Rationale:** This parcel has a narrow frontage which makes access onto the site more difficult.

**Finding 110.804.25.A.2** (2) By reason of exceptional topographic conditions, or

**Rationale:** The parcel exceeds 20% downslope starting at the property frontage for the entire parcel.

**Finding 110.804.25.A.3** (3) Other 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;

**Rationale:** Based on the position of the existing home as it relates to the narrow property frontage, it is very difficult to add living square footage without using the area between the garage and the front property line. Utilizing this area will allow the property owner to move the mechanical room and storage area out of the living space into this proposed location.

**Finding 110.804.25.B** (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;

**Rationale:** Enclosing this area will not create a detriment to the neighboring properties or natural resources.



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**Finding 110.804.25.C**

(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; and

**Rationale:**

Many of the adjacent properties utilize the area below the driveway for mechanical and storage purposes.

**Finding 110.804.25.D**

(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.

**Rationale:**

This will not create a use or activity that is not authorized by the regulation.

**Finding 110.804.25.E**

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

**Rationale:**

Not Applicable.

*GILANFARR ARCHITECTURE*

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