

# 27 SOMERS LOOP

VARIANCE CASE NUMBER WPVAR20-0008



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CRYSTAL BAY, NEVADA 89402

# 27 SOMERS LOOP



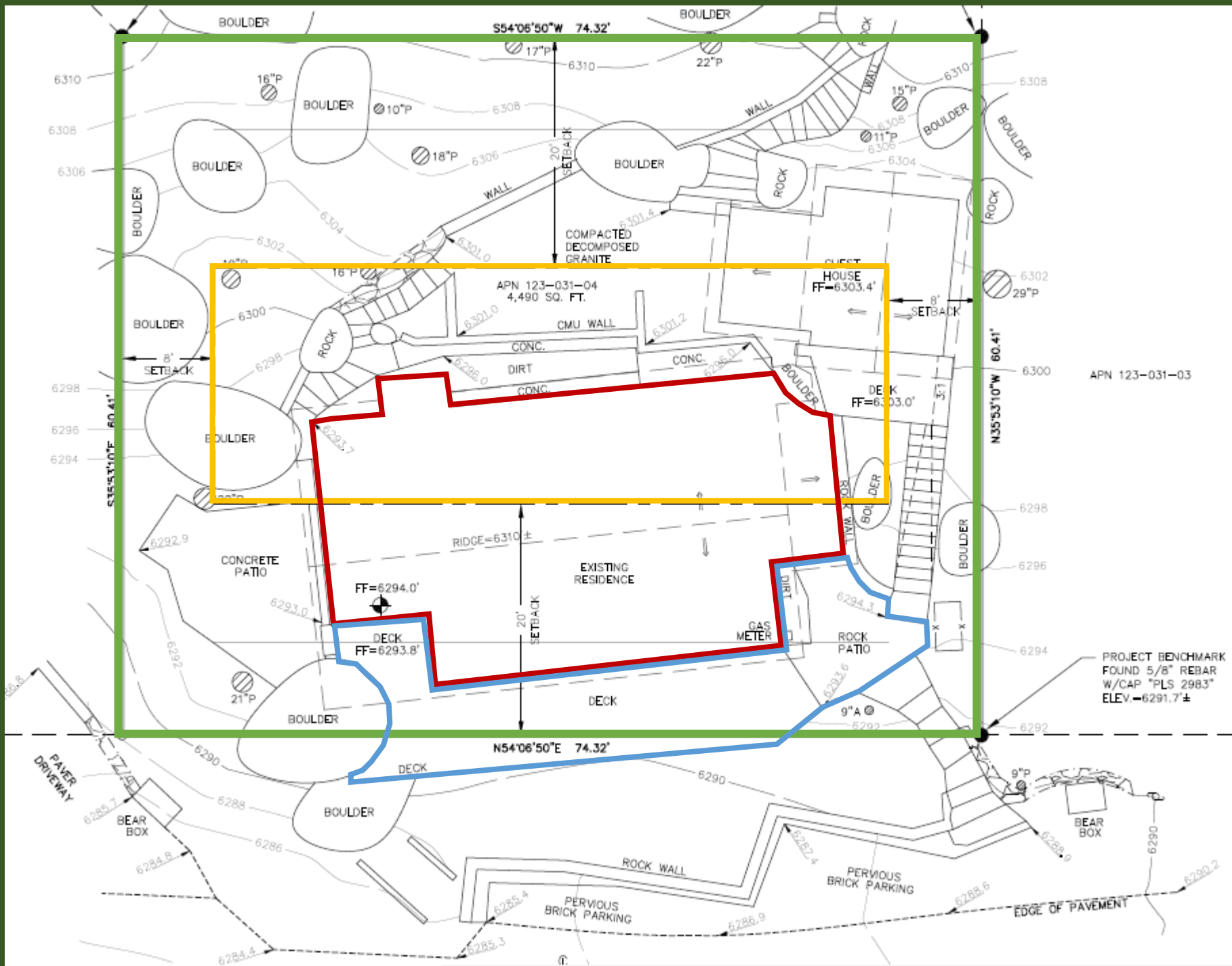
## HISTORIC 1936 LAKE TAHOE CABIN

- STEEP UPSLOPE  
LOT ~25% GRADE  
THROUGHOUT LOT
- SMALL HOUSE ON  
SMALL LOT
- LEGAL  
NONCONFORMING  
BUILDING



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# EXISTING SITE PLAN



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EXISTING HOUSE + DECK



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EXISTING HOUSE + DECK



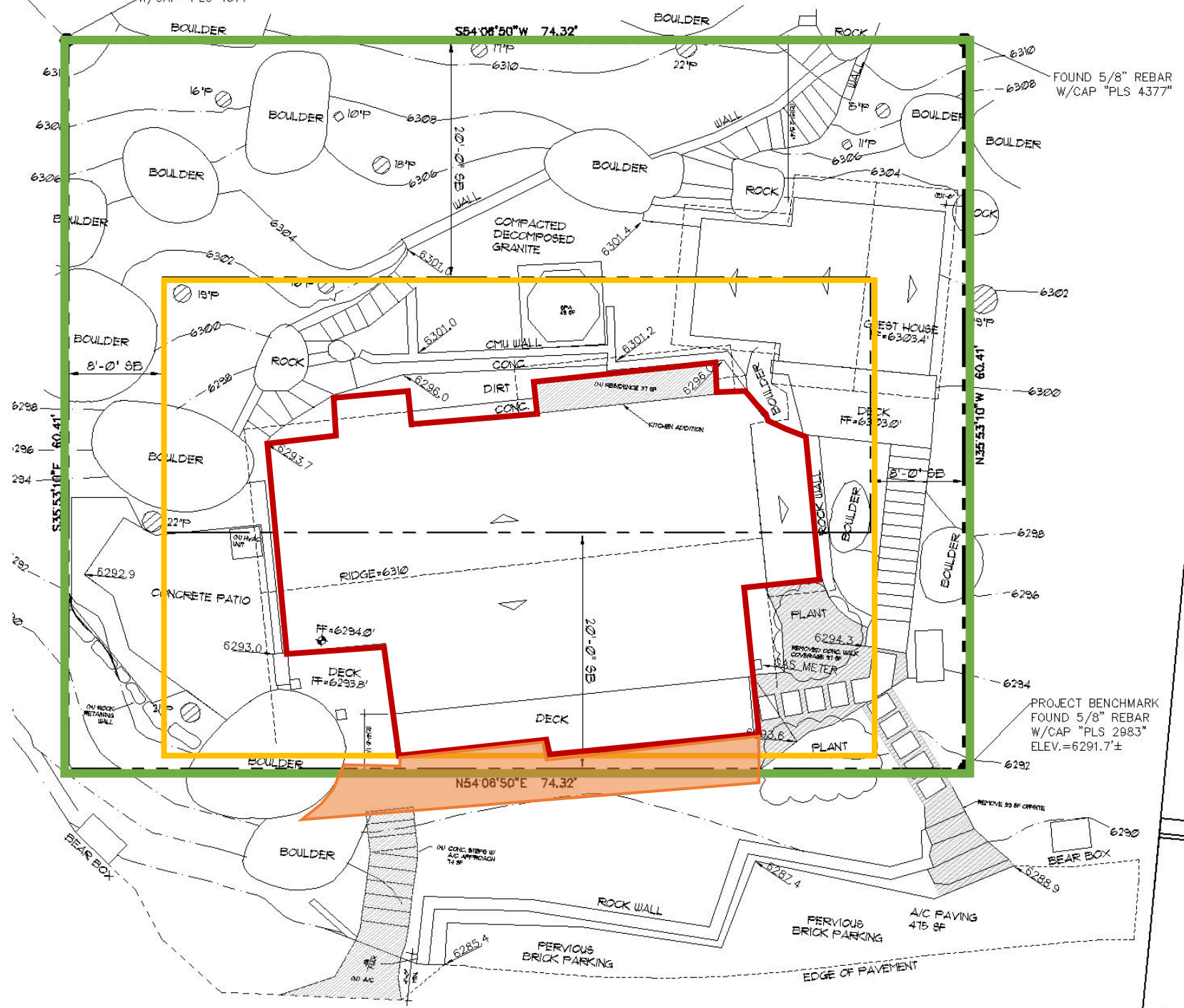
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# GOALS OF PROJECT

- MAINTAIN HISTORIC QUALITIES OF CABIN
- SMALL ADJUSTMENTS TO MAKE HOME MORE LIVEABLE 100 YEARS LATER
  - INCLUDES A SMALL ADDITION TO THE FRONT OF THE HOUSE IN THE CABIN'S ONLY BEDROOM
- REMOVE EXISTING ELEMENTS OUTSIDE OF PROPERTY LINE
  - INCLUDES THE FRONT DECK THAT CURRENTLY EXTENDS OVER THE FRONT PROPERTY LINE



# EXISTING SITE PLAN



# VARIANCE FINDINGS

## 1) SPECIAL CIRCUMSTANCES:

- i. THE LOT IS SMALL AND DOES NOT ALLOW FOR ANY MODIFICATION TO THE FRONT OF THE HOUSE OR THE EXISTING GUEST HOUSE WITH STANDARD SETBACKS
- ii. THE LOT IS QUITE STEEP AND COVERED IN LARGE BOULDERS WHICH FURTHER LIMITS MODIFICATIONS WITHIN STANDARD SETBACK

## 2) NO DETRIMENT:

- i. THE SMALL MODIFICATIONS WILL MAINTAIN CURRENT HISTORIC LOOK OF CABIN AND CAUSE NO DETRIMENT TO THE NEIGHBORHOOD
- ii. THE CURB APPEAL WILL BE IMPROVED AND DECK THAT EXTENDS PAST FRONT PROPERTY LINE WILL BE REMOVED

## 3) NO SPECIAL PRIVILEGES:

- i. IMPROVEMENTS DO NOT CONSTITUTE A GRANT OF SPECIAL PRIVILEGES
- ii. MOST HOUSES IN NEIGHBORHOOD HAVE SEVERAL BEDROOMS AND 2+ CAR GARAGES
- iii. LARGE PRECEDENT OF REDUCED FRONT SETBACKS IN CRYSTAL BAY NEIGHBORHOOD

## 4) USE AUTHORIZED:

- i. DOES NOT AUTHORIZE ANY USE OR ACTIVITY THAT IS NOT EXPRESSLY AUTHORIZED BY EXISTING REGULATIONS





# SUPPORT

- VARIANCE WAS RECOMMENDED TO BE APPROVED BY INCLINE VILLAGE CITIZEN'S ADVISORY BOARD
- SUPPORT OF NEIGHBORHOOD
- SUPPORT FROM COUNTY ROADS DEPARTMENT
- SUPPORT FROM NORTH LAKE TAHOE FIRE PROTECTION DISTRICT

# THANK YOU



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