



Board of Adjustment Staff Report

Meeting Date: March 4, 2021

Agenda Item: 8A

VARIANCE CASE NUMBER: WPVAR20-0008 (Rushing)

BRIEF SUMMARY OF REQUEST: Request to modify front yard setbacks

STAFF PLANNER: Planner's Name: Dan Cahalane
Phone Number: 775.328.3628
E-mail: dcahalane@washoecounty.us

CASE DESCRIPTION

For possible action, hearing, and discussion to approve a variance for to modify the front yard setback from 15ft to 1ft.

Applicant: GilanFarr Architecture
Property Owner: Heath and Amanda Rushing
Location: 27 Somers Loop, Crystal Bay
APN: 123-031-04
Parcel Size: 0.102 acres (4,443.12sf)
Master Plan: Suburban Residential
Regulatory Zone: Low Density Suburban
Area Plan: Tahoe
Citizen Advisory Board: Incline Village/Crystal Bay
Development Code: Authorized in Article 804
Commission District: 1 – Commissioner Hill



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 **deny** Variance Case Number WPVAR20-0008 for Heath and Amanda Rushing, having been unable to make all five required findings in accordance with Washoe County Development Code Section 110.804.25:

(Motion with Findings on Page 11)

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Washoe County Building Memo Exhibit B

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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 WPVAR20-0008 are attached to this staff report and if granted approval, will be included with the action order.

The applicant is seeking variance on the front yard setback requirements. The Board of Adjustment will be ruling on this request.

Variance Requested	Relevant Code
Reduction of front yard setback from 15ft to 1ft	WCC Table 110.406.05.1 - Setbacks



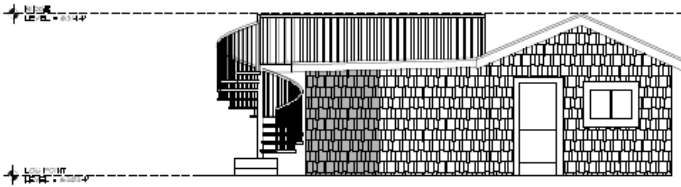
Site Plan

SITE PLAN EXHIBIT

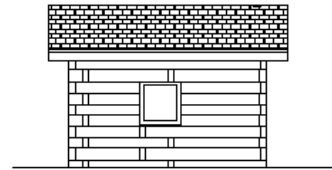


04.08.2020 - 8:59am
 C:\Users\jwood\Documents\Projects\77 Semms Loop - Architectural Drawings\20191214.dwg

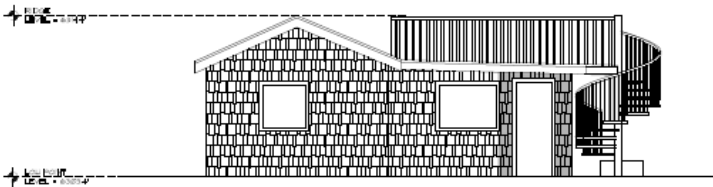
Elevations – Main Residence



SOUTH ELEVATION
SCALE: 1/8\"/>



EAST ELEVATION
SCALE: 1/8\"/>



NORTH ELEVATION
SCALE: 1/8\"/>



WEST ELEVATION
SCALE: 1/8\"/>

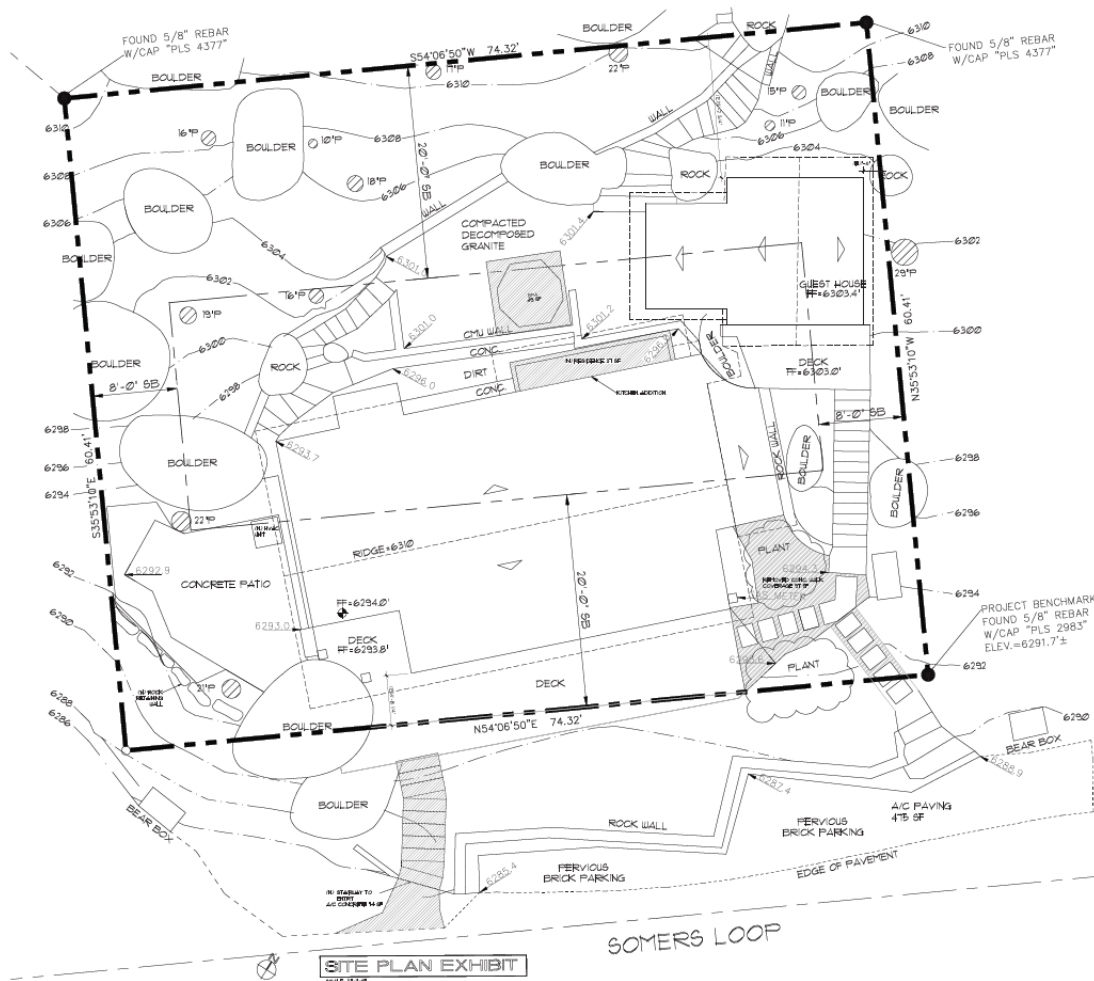
Elevations – Guest House

Project Background/Evaluation

The subject parcel contains a single story 846sf residence built in 1936 and a 223sf guest house constructed in 1946. The parcel has a regulatory zone of Low Density Suburban. The existing main residence is approximately 4ft 8in from the front property line and the existing guest house is approximately 1ft 8in from the side property line. The structures both predate the existing development code and current setback regulations and are legal non-conforming structures. The lot is also significantly smaller than the 35,000sf minimum lot size for Low Density Suburban.

The property owners, Heath and Amanda Rushing, purchased the subject parcel on December 31, 2019. They first submitted a variance application on December 9, 2020. The application originally showed a 37sf expansion on the north side of the main residence. Staff determined that this was outside of the required setbacks and therefore did not require a variance and initiated the refund process within the 3-day review period. This set of plans was submitted for review under WBLD20-104356 (approved pending issuance).

Original Site Plan



The applicant determined that they submitted the wrong set of plans for the variance and resubmitted their application for a 137sf expansion within the front yard setback and a 51sf guest house expansion (which are both within the setback envelope) for the January 8, 2021 intake cycle.

Construction within the front yard setback requires an approved variance to modify the front and rear setbacks. Staff determined that the 51sf guest house did not impact the rear setback requirements (though it does not meet expansion limitations for legal non-conforming structures). Prior to resubmittal, staff provided the applicant with a detailed outline of the code requirements for a variance and the likely denial analysis of the application.

Article 406 – Building Placement Standards

Staff Comment: The subject parcel is 0.102 acres (4,459.2sf), measuring 60ft deep and 74.32ft wide. The regulatory zone is Low Density Suburban (LDS), which has a minimum lot size of 35,000sf. Per WCC table 110.406.05.1, the front and rear setbacks for LDS parcels are 30ft. These front and rear yard setbacks would eliminate any buildable area on the parcel.

However, this parcel is a legal non-conforming parcel for LDS zoning as it is smaller than the 35,000sf minimum lot size outlined in WCC table 110.406.05.1. In accordance with WCC 110.406.05:

“If a lot does not meet the minimum lot size for the regulatory zoning for the lot, the yard requirements and setback dimensions shall be based on the lot size for the next densest regulatory zone for which the lot does meet minimum size for lots in that zone.”

The next densest regulatory zone for which this lot meets the minimum size is Low Density Urban (LDU), with a minimum lot size of 3,700sf. The below table outlines the differences between LDS and LDU setback requirements and buildable area for the subject parcel:

Zoning	Min. Lot Size	Project Lot	Front Setback	Side Setback	Rear Setback	Buildable Area
LDS	35,000sf	4,443.12sf	30	12	30	0 sf
LDU	3,700sf	4,443.12sf	15	5	10	2,251.2sf

A strict application of code provides the applicant with 2,251.2sf of legal buildable area in which to expand their home while maintaining their required setbacks. Therefore, staff believes that building within the front yard setback is a self-imposed hardship.

Article 804 – Variances

Staff Comment: Variances have some of the strictest legal requirements to allow staff to make a recommendation of approval. The Board must be able to make **all** five of the findings outlined in WCC.110.804.25. Staff is unable to make the finding a) Special Circumstances and finding c) no special privileges as outlined below.

Special Circumstances – Special Circumstances can be broken down into one of three types of special circumstances – exceptional narrowness, shallowness, or shape of the property; exceptional topographic conditions; or other extraordinary or exceptional situation.

1. Shape of property - Staff outlined that there are not special circumstances precluding the applicant from building elsewhere on their property due to the shape of the parcel in the discussion of Article 406, above. The applicant has 2,251.2sf of area in which to build that is within the setbacks required under WCC 110.406.05.
2. Topographic Conditions - The proposed parcel contains slopes that range from 4:1 to 3:1 slopes. There is an argument that there are exceptional topographic circumstances as these slopes are greater than 15%. However, this parcel is identified as most suitable for development according to the Tahoe Area Plan Suitability Map which identifies slopes greater than 15% and slopes greater than 30%. Staff believes that this parcel is indeed buildable regardless of the slopes given that the parcel already contains a single-family residence (864sf) and guest house (223sf). Further, the applicant is proposing a 37sf expansion within the buildable area under WBLD20-104356 and 51sf expansion of the guest house within the buildable area within this application. Therefore, staff defers to the comprehensively planned area plan as a guide for the suitability of future development and does not believe there are exceptional topographic conditions precluding development on the subject parcel.
3. Exceptional Situation - Staff does not identify any other extraordinary or exceptional situation requiring a variance. The legal non-conforming placement of the house does not preclude the applicant from living in and using their property within the bounds of the development code. Failure to grant a variance in this case **will not** result in the destruction of the economic value of the property right in its totality nor interfere with the investment backed expectations for the use of the house.

Special Privileges - The structures located on this property are legal non-conforming structures built prior to the 1993 adoption of the current development code. The proposed expansion of the main residence will total 137sf entirely within the existing front yard setback.

Per WCC 110.904.30(a).1, a legal non-conforming structure is not allowed to be expanded by more than 10%. The proposed 137sf expansion exceeds 10% of the 864sf (86.4sf) legal nonconforming main residence. Moreover, this does not include a 37sf proposed expansion (WBLD20-104356) that conforms with the required LDU setbacks. If this was included, the maximum remaining expansion of the main residence would be 49.4sf. The proposed 137sf expansion of the main residence and

51 sf expansion of the guest house are not in conformance with the 10% expansions permissible under 110.904.30(a)1.

Moreover, WCC 110.904.30(b) states:

*Adding New Uses or Structures. When a nonconforming **structure** exists on any lot, no new use or structure shall be established or built on such land unless the lot area, dimensions and yards provided for each existing and proposed use or structure conform to the requirements of this Development Code for the regulatory zone in which the lot is located.*

This requires that any new structure must be in conformance with the existing development code. WCC 110.902.10 defines structure as:

"Structure" means a walled and roofed building or manufactured home, including a gas or liquid storage tank that is primarily above ground. "Structure" does not include a tent, trailer or vehicle.

The proposed addition necessitates adding several walls and extending the roof of the existing main residence, making it an addition to the existing structure. This requires that any addition be constructed within the requirements of the development code, as outlined in Article 406, above.

Therefore, staff believes that granting this variance will constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone which contain both legal and legal non-conforming structures.

Incline Village/Crystal Bay Citizen Advisory Board (IVCAB)

The proposed project was presented by the applicant’s representative at the regularly scheduled citizen advisory board meeting on February 1. The CAB voted unanimously in favor of the proposed application.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions or Comment	Contact
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dan Holly, Plans Examiner Supervisor dholly@washoecounty.us
Washoe County Parks & Open Spaces	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Leo Vesely, PE lvesely@washoecounty.us
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe Storey Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
IVGID	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
North Lake Tahoe FPD	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Tahoe Regional Planning Agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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 not 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: Staff **cannot** make the finding that there are special circumstances warranting a variance. There is adequate space to build within the legally required setbacks and the lot appears to be suitable for development regardless of the terrain. Staff provided a detailed analysis of these circumstances in Article 804, above.

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: Engineering staff provided conditions limiting county liability for damages which might arise out of normal snow removal operations. Building staff provided conditions of approval requiring meeting the 2018 IRC based upon location and potentially limiting the number of openings. These mitigating conditions can be found in Exhibit A, Conditions of Approval.

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: Staff **cannot** make the finding that there are no special privileges. Granting this variance would be in contravention to WCC 110.904.30(b) and the proposed expansion as outlined in this application would exceed the 10% expansion in contravention to WCC 110.904.30(a)1. Staff provided a detailed analysis of this issue in Article 804, above.

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 use of a residential addition is allowed in the Low Density Suburban regulatory zone.

5. 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.

Staff Comment: There are no military installations within the noticing area. This variance would not have an impact on military installations.

Recommendation

After a thorough analysis and review, Variance Case Number WPVAR20-0008 is being recommended for denial. 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 **deny** Variance Case Number WPVAR20-0008 for Heath and Amanda Rushing, having been **unable** to make all five 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;
5. 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 mailed to the applicant.

Owner: Heath and Amanda Rushing
125 Roger Stone Rd.
Madisonville, LA 70447

Representatives: GilanFarr Architecture
PO BOX 446
Crystal Bay, NV 89402



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

Date: January 27, 2020

To: Dan Cahalane, Planner, Planning and Building Division

From: Leo Vesely, P.E., Engineering and Capitol Projects Division

Re: Variance Case **WPVAR20-0008 – Rushing Front Setback Variance**
APN 123-031-04

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application is for a variance to reduce the front yard building setback from 15 feet to 1 foot. The Engineering and Capital Projects Division recommends approval with the following comments and conditions of approval which supplement applicable County Code and are based upon our review of the application prepared by GilanFarr Architecture. The County Engineer shall determine compliance with all the following conditions of approval.

For questions related to sections below, please see the contact name provided.

GENERAL ENGINEERING CONDITIONS

Contact Information: Leo Vesely, P.E. (775) 328-2041

1. Provide a hold-harmless agreement, that holds harmless the County for damage to said Owners' property which might arise out of normal snow removal operations by reason of any structures being constructed closer than fifteen (15) feet to the property line, to the satisfaction of the District Attorney and the Engineering Division.

DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Leo Vesely, P.E. (775) 328-2041

There are no Drainage related comments.

TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink (775) 328-2050

There are no Traffic related comments.

UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no utility related conditions of approval.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

From: [Holly, Dan](#)
To: [Cahalane, Daniel](#)
Subject: WAVAR 20-0008 (Rushing)
Date: Tuesday, January 26, 2021 11:06:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good Morning Dan: I have reviewed the above referenced variance and have the following comments: 1. Depending on the final location of the proposed project all walls located within 5 feet of the property line will be required to meet the requirements of the 2018 IRC based upon location and may have limitations on the amount of allowable openings. Thank You



Please tell us how we did by taking a quick [survey](#)

Dan Holly

Plans Examiner Supervisor, Planning and Building Division | Community Services Department

dholly@washoecounty.us | Office: (775) 328-2027

1001 E. Ninth St., Bldg. A, Reno, NV 89512



OFFICIAL NOTICE OF PUBLIC HEARING

DATE: February 19, 2021

You are hereby notified that the **Washoe County Board of Adjustment** will conduct a public hearing at the following time and location:

1:30 p.m., Thursday, March 4, 2021
Washoe County Commission Chambers
1001 East Ninth Street, Building A, Reno, NV 89512

Variance Case Number WPMAR20-0008 (Rushing) – For possible action, hearing, and discussion to approve a variance for to modify the front yard setback from 15ft to 1ft.

- Applicant: GilanFarr Architecture
- Property Owner: Heath and Amanda Rushing
- Location: 27 Somers Loop, Crystal Bay
- APN: 123-031-04
- Parcel Size: 0.102 acres (4,443.12sf)
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804
- Commission District: 1 – Commissioner Hill
- Staff: Dan Cahalane, Planner
- Washoe County Community Services Department
- Planning and Building Division
- Phone: 775.328.3628
- Email: dcahalane@washoecounty.us

As an owner of property in the vicinity, you are invited to present testimony relative to these matters. **Unless and until the Governor issues a Directive or Order requiring a physical location be designated for meetings of public bodies where members of the public are permitted to attend and participate, no members of the public will be allowed in the Washoe County Commission Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada’s Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only. The meeting will be televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> and, also, on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>. As required by the Governor’s Declaration of Emergency Directive 006 Section 2, members of the public may submit live public comment or testimony during the hearing on this item by logging into the ZOOM webinar by accessing the following link: <https://us02web.zoom.us/j/83265358813> As an alternative to this link, you can join the ZOOM meeting by typing zoom.us in your computer browser, clicking “Join a Meeting” on the ZOOM website, and entering this Meeting ID: **83265358813**. NOTE: This option will require a computer with audio and video capabilities. Additionally, public comment or testimony can be submitted via email to washoe311@washoecounty.us or by leaving a voice message at: (775) 954-4664. Voice messages received will either be broadcast into the Commission Chamber during the meeting or transcribed for entry into the record. The County will make reasonable efforts to include all comments received for public comment by email and voicemail into the record. Please try to provide email or voicemail comments or testimony by 4:00 p.m. on March 3, 2021. Comments or testimony are limited to 3 minutes per person.**

If the Governor has issued a Directive or Order requiring a physical location be designated for meetings of public bodies where members of the public are permitted to attend and participate and if this Directive or Order is in effect on March 3, 2021, then public comment and testimony will be handled under standard procedures for

people to appear at the location of the meeting and speak in accordance with the meeting agenda. In such case, comments will also be limited to 3 minutes per person.

To access additional information about this item, please visit our website at www.washoecounty.us/csd/planning_and_development/, choose **Boards and Commissions**, then **Board of Adjustment**, click on **2021** and choose the meeting date. A staff report related to this public hearing will be posted on Monday, three days prior to the meeting.

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: 27 Somers Loop			
Project Description: Remodel of single story wood framed building with loft.			
Project Address: 27 Somers Loop, Crystal Bay NV 89402			
Project Area (acres or square feet): 530 sq ft			
Project Location (with point of reference to major cross streets AND area locator): 27 Somers Loop, Crystal Bay, NV 89402 / closest cross street is Somers Drive.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
123-031-04	.102		
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: Heath & Amanda Rushing		Name: GilanFarr Architecture	
Address: 125 Roger Stone Rd		Address: PO Box 446	
Madisonville, LA	Zip: 70447	Crystal Bay, NV	Zip: 89402
Phone: 601.876.7659	Fax:	Phone: 775.831.8001	Fax:
Email: heath@newnr.com		Email: phil@gilanfarrarchitects.com	
Cell:	Other:	Cell:	Other:
Contact Person: Heath Rushing		Contact Person: Phil GilanFarr	
Applicant/Developer:		Other Persons to be Contacted:	
Name: GilanFarr Architecture		Name:	
Address: PO Box 446		Address:	
Crystal Bay, NV	Zip: 89402		Zip:
Phone: 775.831.8001	Fax:	Phone:	Fax:
Email: aleks@gilanfarrarchitecture.com		Email:	
Cell: 925.557.8780	Other:	Cell:	Other:
Contact Person: Aleks Soto		Contact Person:	
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?

Front & Rear Setback

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?

The size of the lot with standard setbacks does not allow for any modification to the front of the main house or the existing guest house.

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?

Additions are kept small and at or below the height of the existing house or guest house.

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.)?

Will provide an updated front of the house improving the curb appeal. Update will also remove a portion of deck that is beyond the extent of the property line.

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

The ability to improve the existing house function and utilizing the allowable coverage.

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?

East Stateline Point Watershed / MUNICIPAL

8. How is your current sewer provided?

IVGID Public Works / MUNICIPAL

Property Owner Affidavit

Applicant Name: GilanFarr Architecture

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.

Louisiana
STATE OF NEVADA)
St Tammany Parish
COUNTY OF WASHOE)

I, HEATH A. RUSHING
(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 Building.

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

Assessor Parcel Number(s): 123-031-04

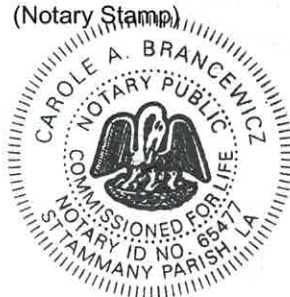
Printed Name HEATH A. RUSHING

Signed [Signature]

Address 27 Somers Loop
Crystal Bay, NV 89402

Subscribed and sworn to before me this
12 day of November 2020

[Signature]
Notary Public in and for said county and state
My commission expires: 4/30/2021



*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

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

[Print this Page](#)

CollectionCart

Collection Cart	Items	Total	Checkout	View
Collection Cart	0	\$0.00		

Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
12303104	Active	11/17/2020 1:40:47 AM

Current Owner:
 RUSHING, HEATH A & AMANDA R
 PO BOX 1608
 CRYSTAL BAY, NV 89402

SITUS:
 27 SOMERS LOOP
 INCLINE VILLAGE NV

Taxing District
 5200

Geo CD:

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2020	\$2,215.19	\$2,237.35	\$0.00	\$0.00	\$0.00
2019	\$2,500.43	\$2,500.43	\$0.00	\$0.00	\$0.00
2018	\$2,448.14	\$2,448.14	\$0.00	\$0.00	\$0.00
2017	\$2,397.44	\$2,397.24	\$0.00	\$0.00	\$0.00
2016	\$2,379.56	\$2,379.56	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

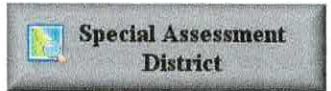
- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

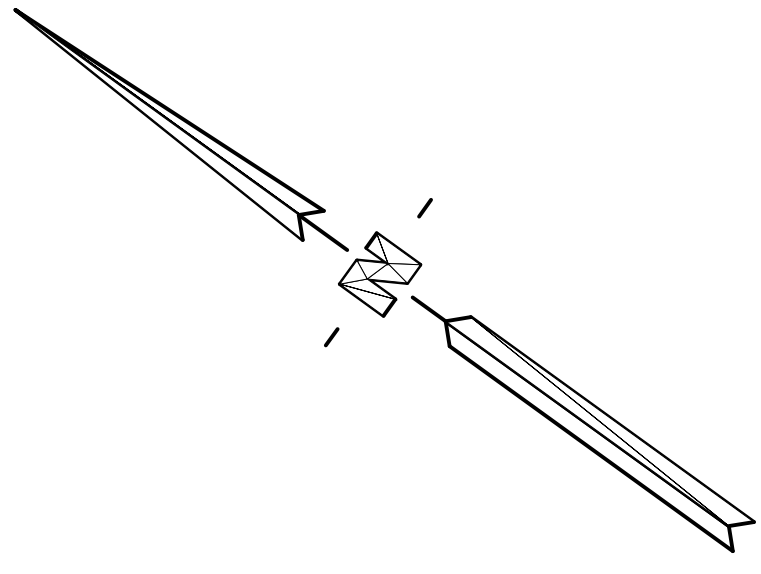
Pay By Check

Please make checks payable to:
 WASHOE COUNTY TREASURER

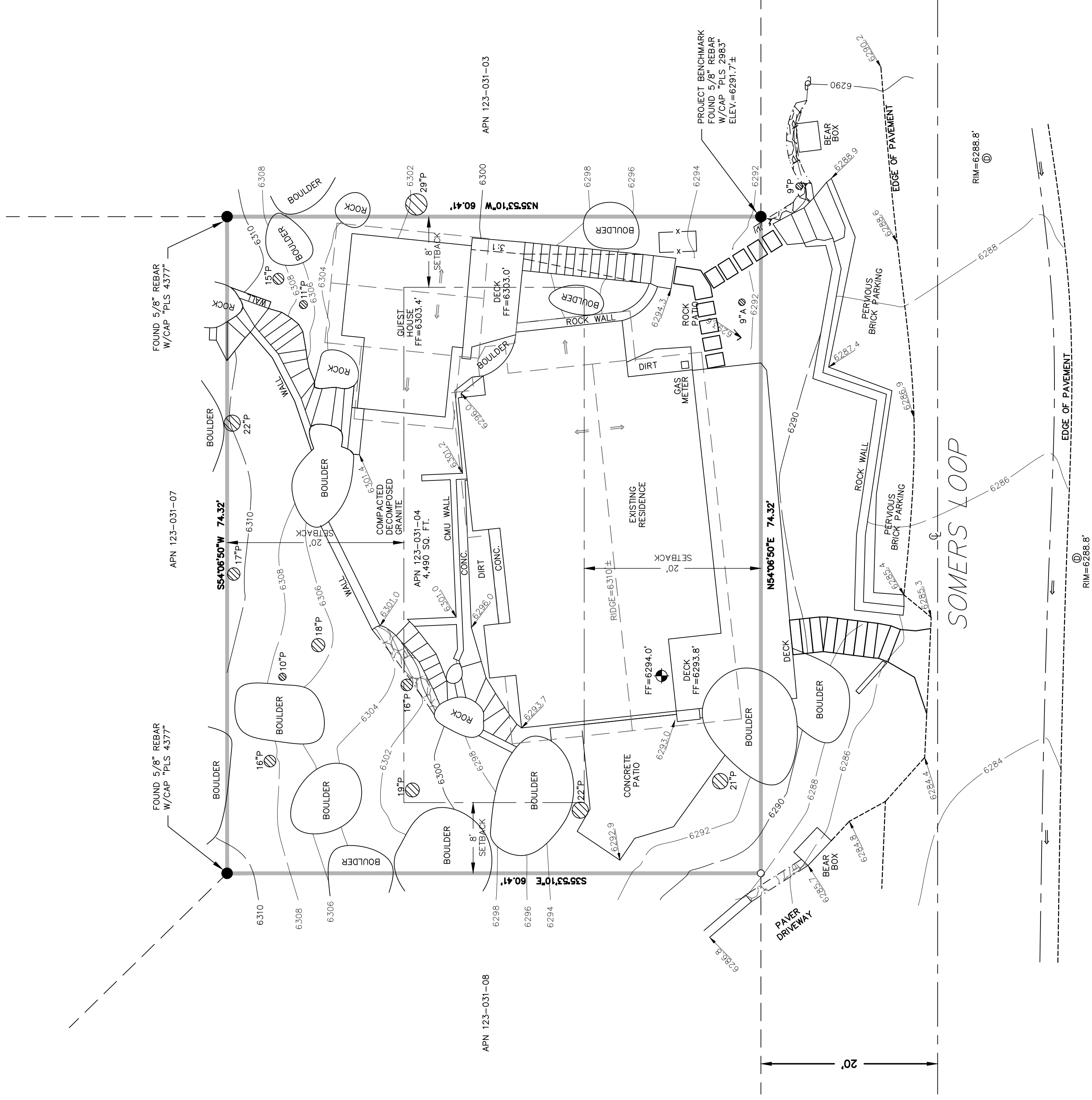
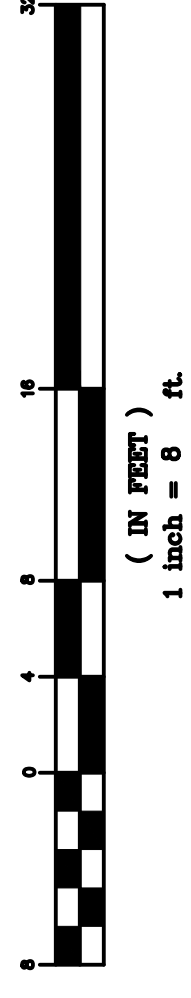
Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

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



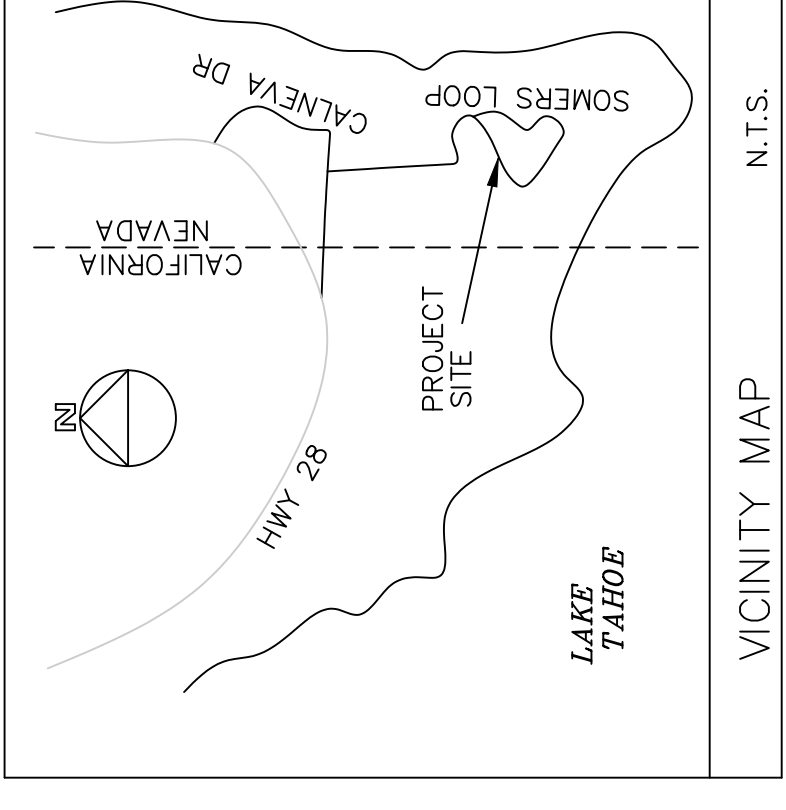


GRAPHIC SCALE



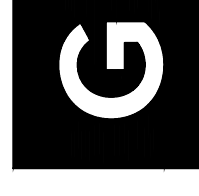
- LEGEND**
- FOUND MONUMENT AS NOTED
 - NOTHING FOUND OR SET
 - SPOT ELEVATION
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ POWER POLE
 - UTILITY AS NOTED
 - TREE, DIAMETER & TYPE
P=PINE, F=FIR, C=CEDAR

104.9



VICINITY MAP

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CRYSTAL BAY, NEVADA 89402
VOICE: (775) 851-8001
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HEATH AND AMANDA RUSHING
CUSTOM RESIDENCE FOR:
EXISTING SITE PLAN

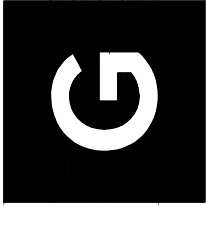
COVERAGE CALCULATIONS	
AREA OF LOT	4.4820 SF / 0.10 AC
LAND CLASSIFICATION	4 (10%)
ALLOWABLE COVERAGE	898 SF
EXISTING COVERAGE	
RESIDENCE	893 SF
DECKS / STAIRS	126 SF
CONCRETE / ROCK	516 SF
GUEST HOUSE	239 SF
TOTAL	1874 SF
BANKED COVERAGE	236 SF
TOTAL OFFSITE A/C PAVING	543 SF
* CALCULATED WITH 3" HEIGHT REDUCTION	
** SEE EXISTITION WORKSHEET	

REVISIONS	
FILE: 21 SOMERS LOOP	
DATE: October 21, 2020	
SCALE: 1/8" = 1'-0"	
DRAWN: GFA	
SHEET: C1.e	
OF 71 SHEETS	

HEATH AND AMANDA RUSHING
CUSTOM RESIDENCE FOR:
SITE PLAN EXHIBIT

REVISIONS	FILE: 21 SOMERS LOOP
	DATE: October 21, 2020
	SCALE: 1/4" = 1'-0"
	DRAWN: GFA
	SHEET: C1.b
	OF 11 SHEETS

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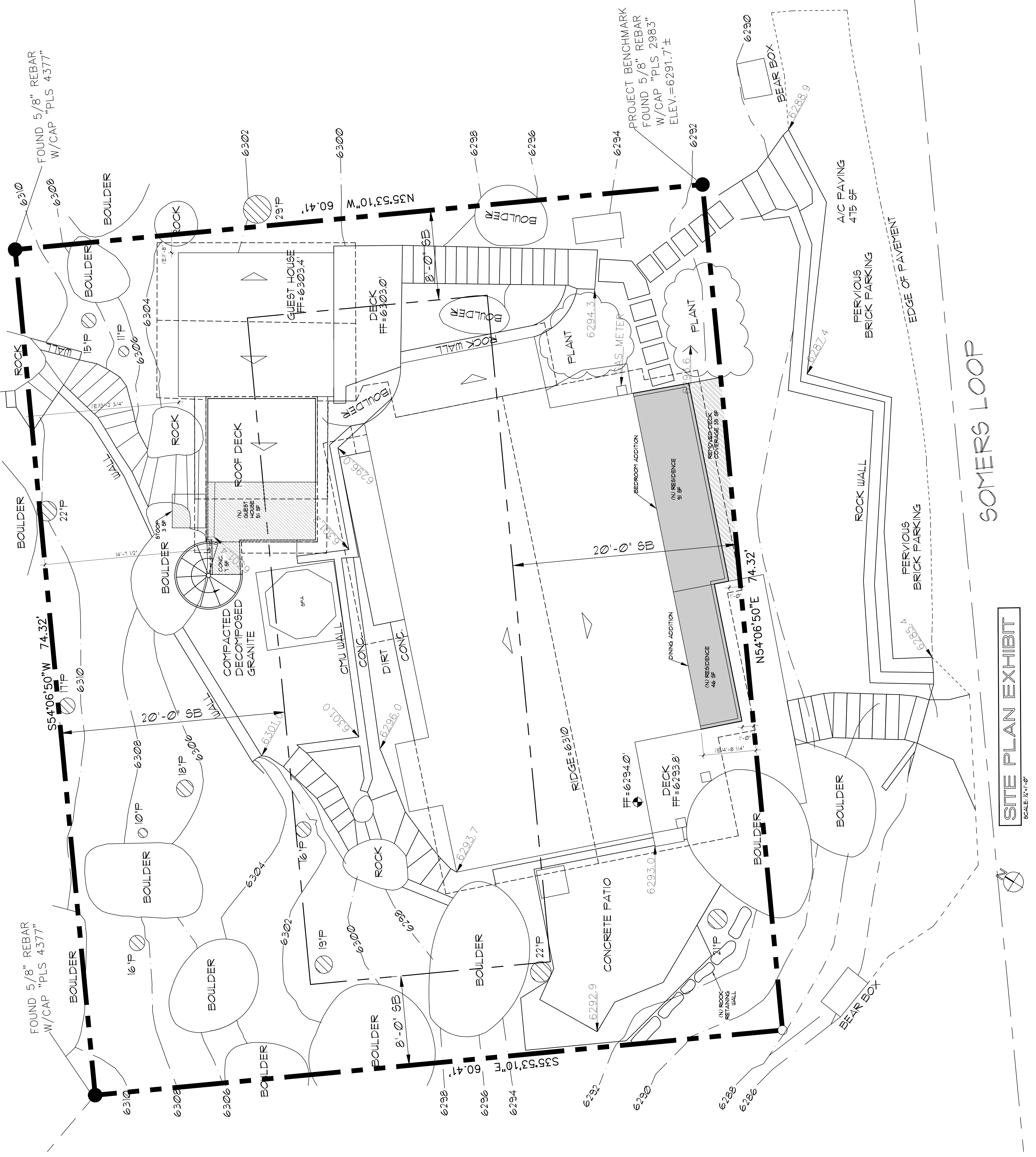


COVERAGE CALCULATIONS (M)	
AREA OF LOT	4,490 SF / 0.10 AC
LAND CLASSIFICATION	4 (100%)
ALLOWABLE COVERAGE	898 SF
EXISTING COVERAGE	
RESIDENCE	932 SF
DECKS / STAIRS	126 SF
CONCRETE / ROCK / SPA	516 SF
GUEST HOUSE	239 SF
TOTAL EXISTING COVERAGE	1,813 SF
PROPOSED COVERAGE	
RESIDENCE	119 SF
DECKS / STAIRS	175 SF
CONCRETE / ROCK / SPA	516 SF
GUEST HOUSE	293 SF
TOTAL PROPOSED COVERAGE	2,210 SF
BANKED COVERAGE	178 SF
TOTAL OFFSITE COVERAGE	11 SF
TOTAL PROPOSED COVERAGE	2,210 SF
BANKED COVERAGE	178 SF
TOTAL OFFSITE COVERAGE	11 SF
TOTAL PROPOSED COVERAGE	2,210 SF
* CALCULATED WITH 31' HEIGHT REDUCTION	
** SEE EXCEPTION WORKSHEET	

CUT	0 FT	NUMBER OF TREES FOR REMOVAL	(0)
FILL	0 FT		

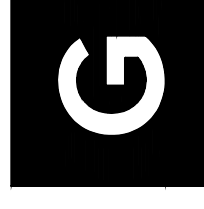
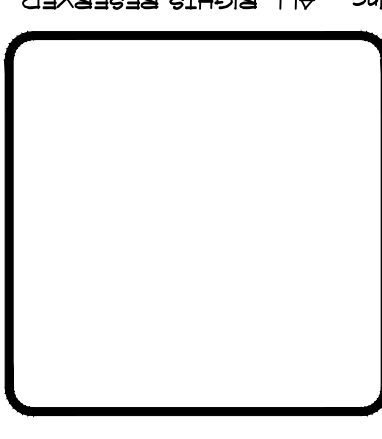
- SITE NOTES**
- CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA (800-271-3620) PRIOR TO ANY DIGGING.
 - TOPOGRAPHICAL INFORMATION IS BASED ON TRFPA APPROVED SITE INSPECTION AND LETTER DATED 05/02/2018 BY ARNETT 1 ASSOCIATES, INC. JOB #19-03-04.
 - ALL BARREN AND DISTURBED AREAS TO BE REVEGETATED PER TRFAPRP STANDARDS.
 - ALL SLOPES GREATER THAN 1:1 ROAD SIDE DITCHES AND BANKS SHALL BE REVEGETATED & STABILIZED WITH EROSION CONTROL MEASURES OR VEGETATION. REVEGETATION SHALL BE MAINTAINED FOR A PERIOD OF 1 YEAR.
 - ROCK MANAGEMENT AND DEFENSIBLE SPACE REQUIREMENTS PER THE CONTRACT SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
 - CONTRACTOR SHALL MAINTAIN PROPER PLACEMENT OF ADDITION WITHIN THE BOUNDARY SETBACKS PER SITE PLAN.
 - CONTRACTORS TO VERIFY LOCATIONS, CONNECTIONS OF WATERS / SEWERS / GAS / ELECTRIC / TELEVISION / TELEPHONE UTILITIES WITH APPROPRIATE SERVICE PROVIDERS PRIOR TO DIGGING. INSTALL ALL UTILITIES IN AN ORGANIZED MANNER IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES.
 - ALL IMPROVEMENTS WITHIN USAGE CO RIGHT OF WAY SHALL BE CONSTRUCTED WITH THE LATEST COUNTY CODES AND COUNTY STANDARD SPECIFICATIONS AND DETAILS.
 - AN ENCROACHMENT STREET CUT AND EXCAVATION PERMIT SHALL BE OBTAINED PRIOR TO ANY EXCAVATION WORK. ALL EXCAVATION SHALL BE REINFORCED WITH APPROVED RETAINMENT WALLS AND SHALL BE PROTECTED FROM ANY IMPROVEMENTS (PAVERS, CONCRETE, LANDSCAPING, WALLS, ETC.) IN THE COUNTY RIGHT-OF-WAY.
 - FINISH GRADE AROUND RESIDENCE SHALL SLOPE AWAY FROM STRUCTURE 5% MIN FOR 8' TYPICAL.
 - 8" PVC CONTRIBUTING SURFACES AND TREATMENTS ARE LABELED IN THE ATTACHED DOCUMENT "8"PV AREAS".
 - ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE MAINTAINED IN THE ATTACHED DOCUMENT "BMP AREAS".
 - TEMPORARY AND PERMANENT BMPs MAY BE FIELD SET BY THE ENVIRONMENTAL COMPLIANCE INSPECTOR WHERE APPROPRIATE.
 - EXISTING NATURAL FEATURES OUTSIDE OF THE BUILDING SITE SHALL BE RETAINED AND INCORPORATED INTO THE SITE DESIGN TO THE GREATEST EXTENT POSSIBLE. ALL EXISTING NATURAL FEATURES SHALL BE MAINTAINED TO ORIGINAL SLOPE AND TO MINIMIZE VEGETATION REMOVAL AND MAINTAIN THE NATURAL SLOPE OF THE PROJECT SITE.
 - ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT AND APPROVED BY TRFPA PRIOR TO USE ON PROJECT.
 - CONTRACTOR SHALL UTILIZE AN APPROVED DISPOSAL LOCATION FOR ALL MATERIAL EXPORTED FROM SITE.
 - A HOT WORK OPERATIONS PERMIT IS REQUIRED WHEN OPERATIONS INCLUDE CUTTING, WELDING, THERMITE BRAZING, SOLDERING, GRINDING, GRINDING WHEELS, OR ANY OTHER SIMILAR ACTIVITY. PERMITS SHALL BE OBTAINED THROUGH NLTDP.

- DEFENSIBLE SPACE NOTES**
- ALL DEAD VEGETATION INCLUDING TREES BRUSH AND OTHER VEGETATION MUST BE REMOVED.
 - ALL RESIDUAL TREES WILL BE LIMITED TO A HEIGHT OF TEN FEET (10'). TREES SHOULD NOT EXCEED ONE-THIRD OF THE TOTAL TREE HEIGHT. IF MORE THAN ONE-THIRD OF THE LIVE CROWN MUST BE REMOVED TO ACCOMPLISH THIS HEIGHT REDUCTION, THE TREE SHALL BE REMOVED. REMOVAL OF TREES SHALL BE LIMITED TO THE BRUSH UNDER ITEM 6 BELOW.
 - ALL RESIDUAL TREES WILL BE LIMITED TO ACQUIRE A TEN-FOOT (10') CLEARANCE FROM ANY PART OF THE HOUSE TO THE BRANCHES OF THE TREE. IF LESS THAN 60% OF THE LIVE CROWN WOULD BE LEFT AFTER CUTTING, THE TREE SHOULD BE REMOVED.
 - ALL BRUSH TREES AND FLAMMABLE MATERIALS MUST BE REMOVED FROM THE DEFENSIBLE SPACE OF RESIDUAL TREES OR TREE GROUPINGS.
 - WITHIN THE DEFENSIBLE SPACE OF ANY BUILDING, REMOVE ALL FLAMMABLE VEGETATION AND MATERIALS.
 - WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE TREE CANOPIES WILL BE SPACED AT LEAST 10 FEET (10') APART. IF TREES ARE GROUDED CLOSE TOGETHER, THE THIRTY-FOOT (30') ZONE TREE CANOPIES SHOULD BE SPACED AT LEAST 10 FEET (10') APART. STANDS OF LARGE TREES DO NOT HAVE TO BE REMOVED SO LONG AS THE STANDS ARE SPACED AT LEAST 10 FEET (10') APART. PLEASE SEE SPACING GUIDELINES BELOW FOR TREE SPACING.
 - WITHIN THE FIVE-FOOT (5') TO THIRTY-FOOT (30') ZONE BRUSH FIELDS MUST BE SPACED HORIZONTALLY A MINIMUM DISTANCE EQUAL TO OR GREATER THAN TWICE THE HEIGHT OF THE BRUSH. INDIVIDUAL BRUSH PLANTS CANNOT EXCEED 60-SQUARE FEET (1600') IN AREA AND THREE (3') IN HEIGHT. FOR SLOPING PROPERTIES USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUISITES:
- | | | |
|-------|-----------|--------------------------------------|
| TREES | SLOPE | SPACING |
| | 0% - 20% | 10'-FEET BETWEEN EDGES OF CROUN |
| | 20% - 40% | 20'-FEET BETWEEN EDGES OF CROUN |
| | 40% - 60% | 30'-FEET BETWEEN EDGES OF CROUN |
| BRUSH | 0% - 20% | 2'-FEET THE HEIGHT OF RESIDUAL BRUSH |
| | 20% - 40% | 3'-FEET THE HEIGHT OF RESIDUAL BRUSH |
| | 40% - 60% | 6'-FEET THE HEIGHT OF RESIDUAL BRUSH |
- SITE LEGEND**
- | | |
|--------------|--|
| [Solid Line] | EXISTING COVERAGE |
| [Hatched] | REMOVED COVERAGE/CHENS ALL CEILING HALF TONE |
| [Dotted] | NEW COVERAGE |



SITE PLAN EXHIBIT
 SCALE: 1/4" = 1'-0"

SOMERS LOOP

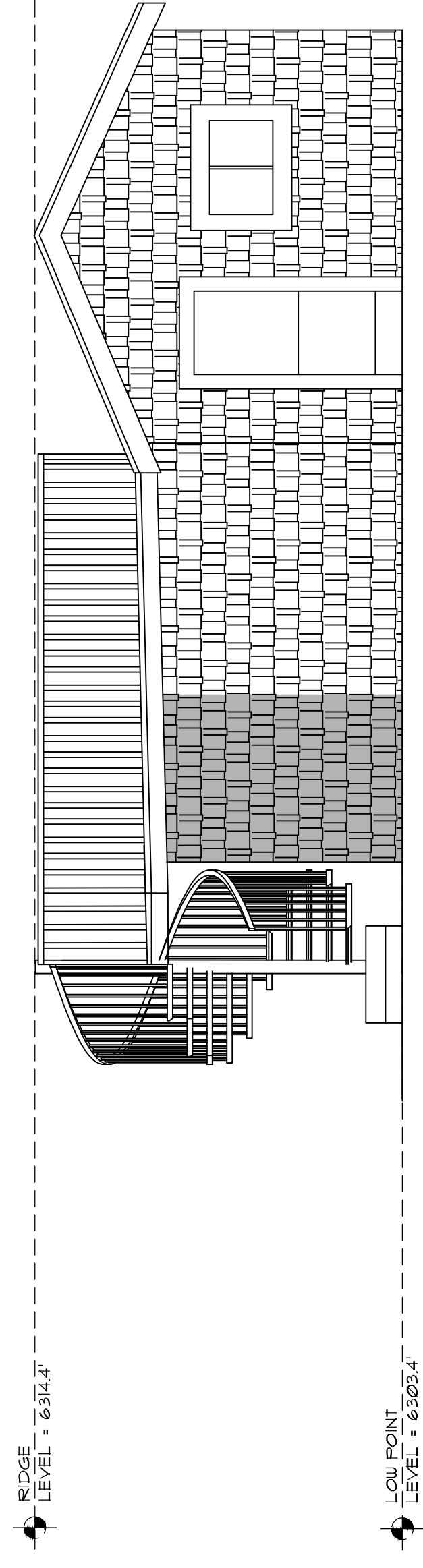


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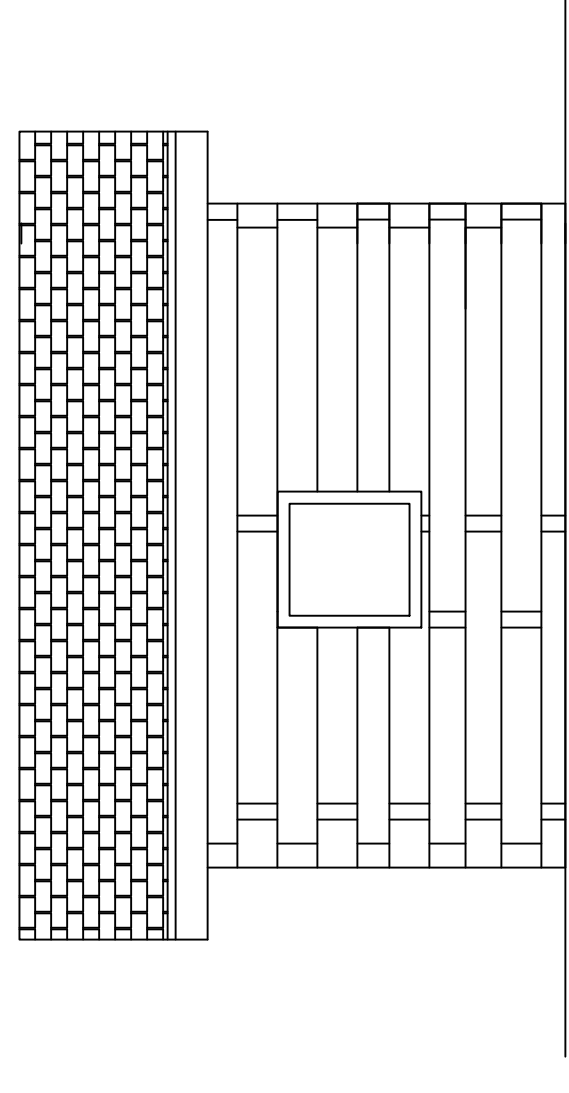
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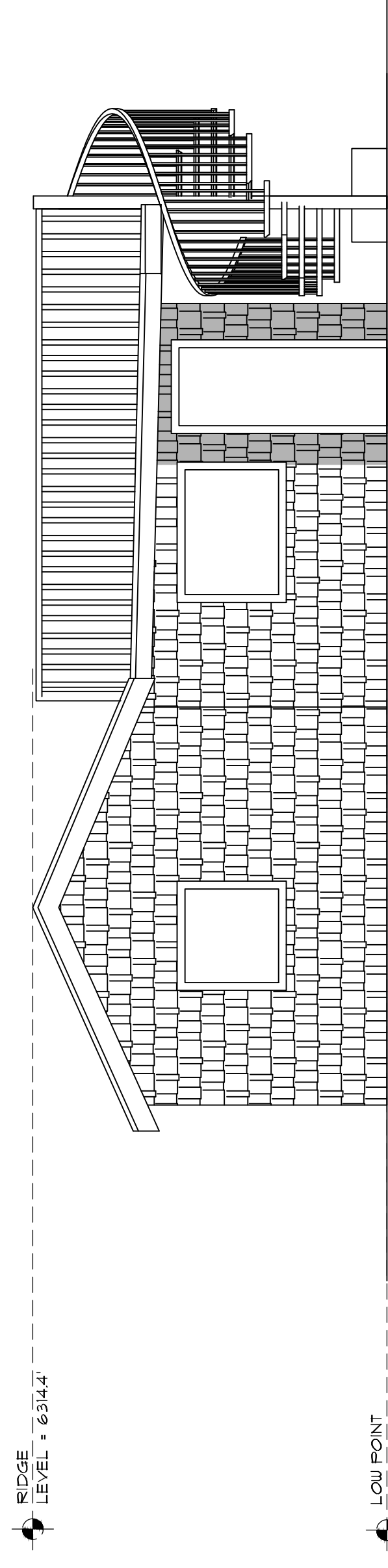
SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



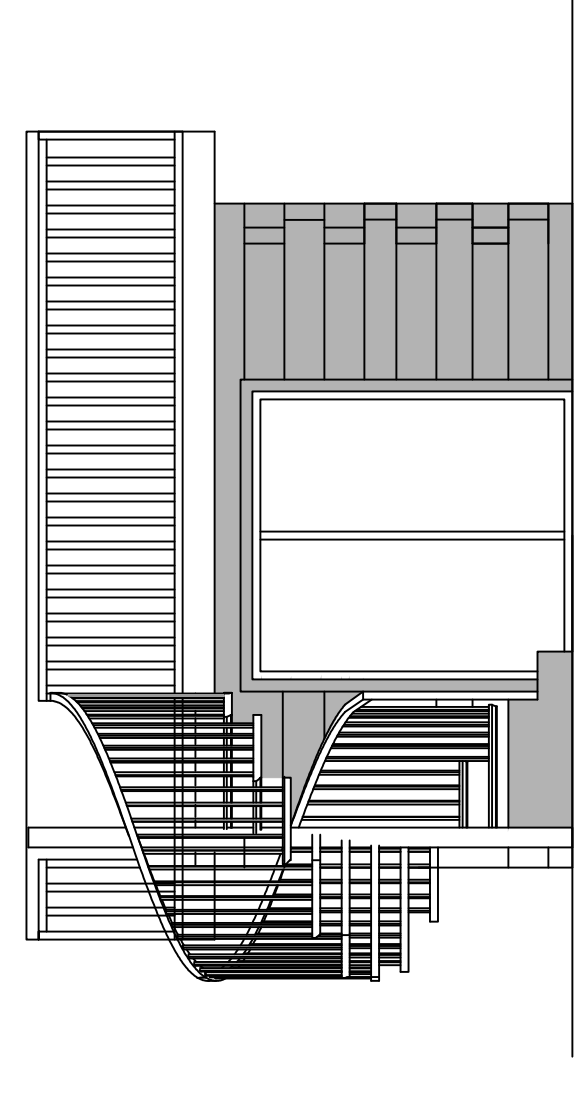
EAST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



WEST ELEVATION

SCALE: 1/4" = 1'-0"

TITLE: GUEST HOUSE ELEVATIONS

CUSTOM RESIDENCE FOR:
HEATH AND AMANDA RUSHING

21 SOMERS LOOP CRYSTAL BAY NEVADA 89402
LEGAL DESCRIPTION: LOT 4 & 5 BLK C, SUBDIVISION NEVADA VISTA
APN: 123-021-04

REVISIONS

FILE:

DATE: October 21, 2020

SCALE: 1/4" = 1'-0"

DRAWN: GFA

SHEET:

A2.1b

OF 11 SHEETS