

842 Jennifer Street

APN: 125-221-20

Variance Request

WPVAR21-0002

Board of Adjustment Meeting

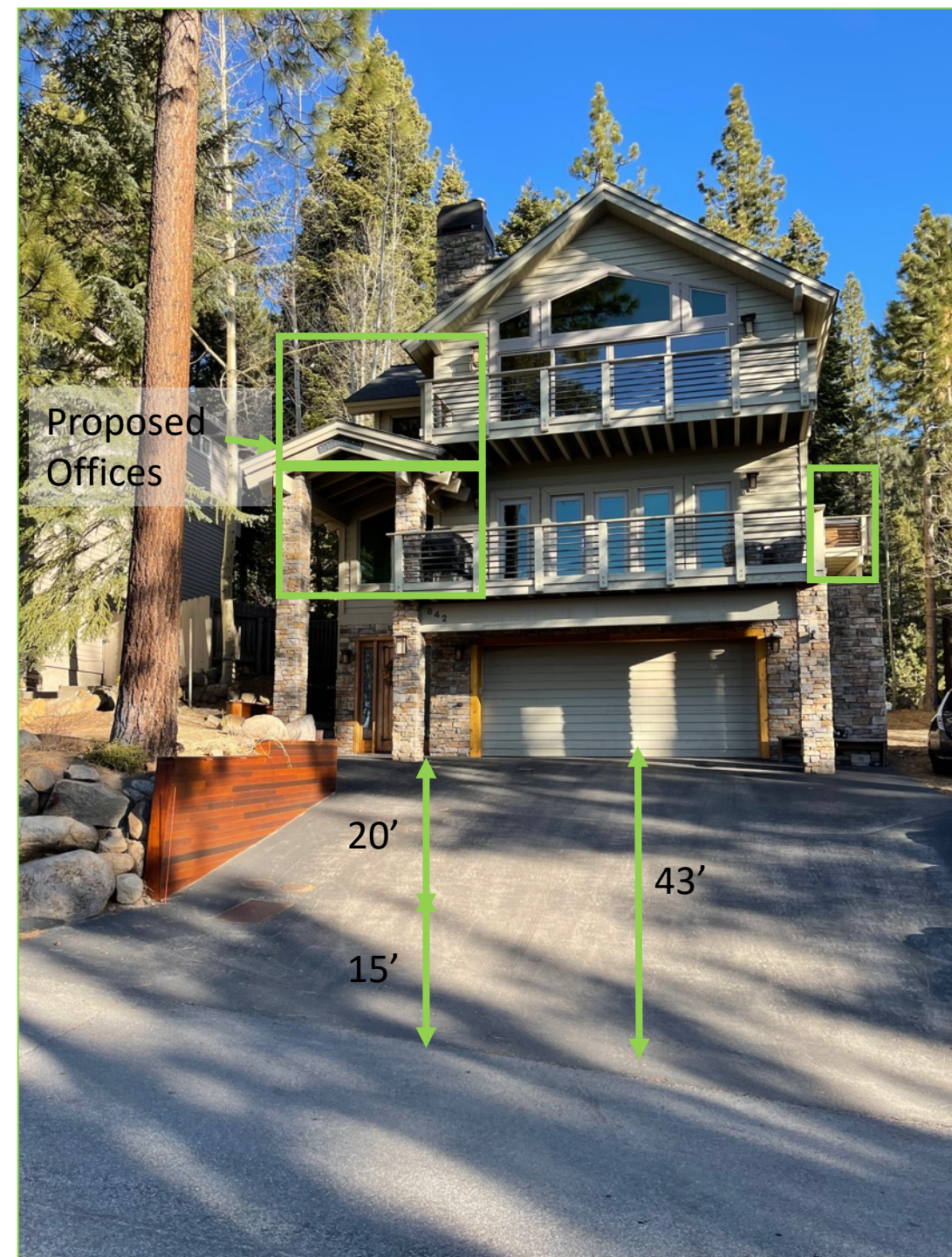
Agenda Item: 8b

May 6, 2021

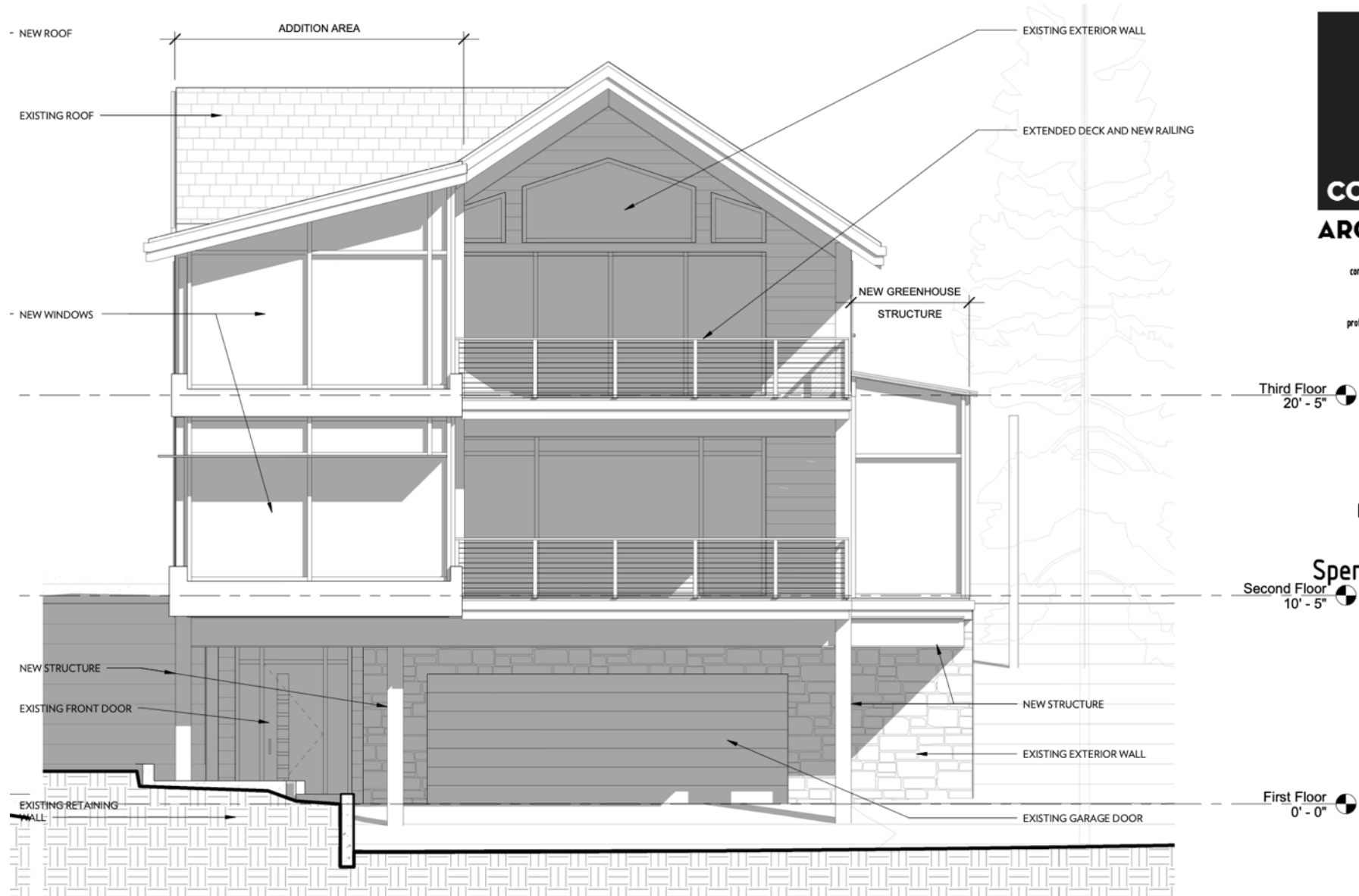
Overview

- Proposed 2 rooms on left to replace entryway
- Proposed greenhouse on right
- From edge of street / pavement to deck is 35'
- From edge of pavement to garage door is 43'
- From edge of pavement to property line is 15' (county right of way)
- From edge of right of way to existing deck is 20'

Seeking variance to reduce 2nd and 3rd story front setback from 20' to 15'



Proposed Plan



construction and materials shall comply with 2012 international residential code (irc)
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A5.0

Building Elevations

Spencer Residence

Second Floor
10' - 5"

842 Jennifer Street
Incline Village, NV 89451
APN: 125-221-20

todd copenhaver architect, pc
136 ridge street
reno, nv 89501
tel. 775 343 9919



VARIANCE DOCS

2049

3.8.21

tc tc

Proposed Plan



Design Challenges

- TRPA coverage requirements and rear and side setbacks preclude expansion. (Rear open space easement / front county right of way)
- House as built is over coverage
- Fireplaces / chimney in front left corner of house causes narrow entrance to rooms
- The only way to expand is over existing coverage
- Everyone in house working at home 100% now, rooms to be used as offices
- Project quoted at \$400-500 / sq ft. = ~200-300K
- Proposed rooms without reduced front setback would become too small rendering the project unfeasible. (<200sq ft each)

Neighborhood Driveways (As Built)



839 Jennifer



843 Jennifer



842 Jennifer



840 Jennifer



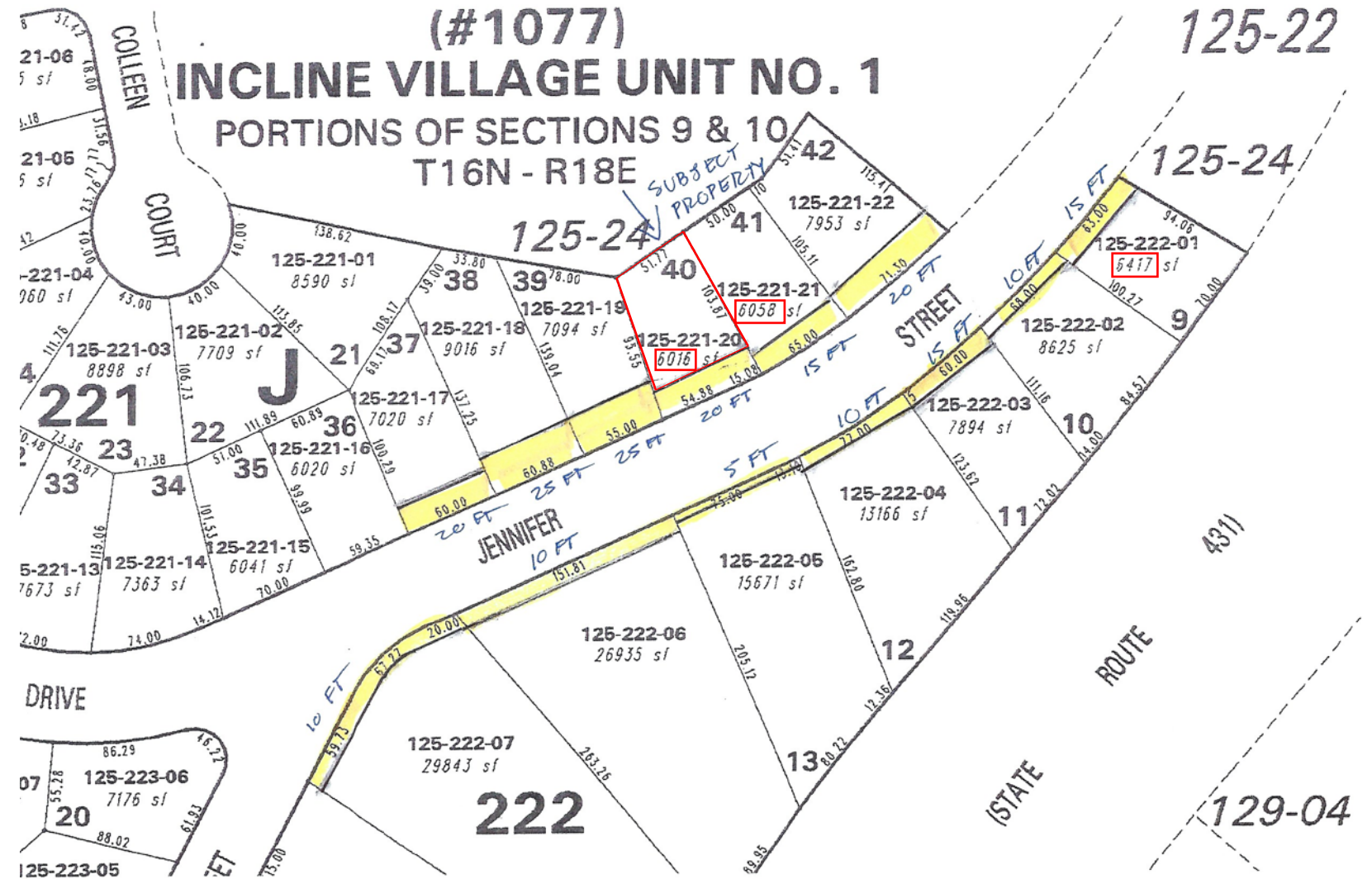
847 Jennifer



821 Jennifer

Recorded Setbacks

- Existing setbacks of surrounding parcels are not standard at 20'
- Setbacks in neighborhood are not uniformly distributed
- Unusual hardship is our lot is smallest lot in neighborhood. Closest size lots have 15' setbacks (parcels: 41 & 9)
- Average neighborhood setbacks are **15.4'**



Citizens Advisory Board Meeting – April 5, 2021

- Unanimously approved
- Discussed with neighbors on all sides and everyone is in agreement
- Letters of recommendation from neighbors supporting variance
- From the CAB Meeting (In the minutes): ***“Mr. Wood asked what a point of a setback is. Mr. Pelham said there are several benefits for setbacks, such as creating room for light, air, and other things such as snow removal. Building setbacks provide space between the public area (the road) and the private area being the dwelling. Mostly they are uniform by regulatory zone. He said he doesn't know why there were differing setbacks in the 1960s.”***

Proposal

- Maintain 20' (+8') setback on the ground. Decrease to 15' setback for 2nd and 3rd stories only (airspace)
- Does not impact coverage, snow removal or neighbor views
- Utilize improved fire retardant materials
- Reduce size of columns. Improves look / neighborhood value
- Minimize disturbance to existing coverage and vegetation

