



APPEAL

WPVAR19-0001 (Greenview HOA)



Board of County Commissioners
May 28, 2019



Background

- **Variance case number WVAR19-0001 (Greenview HOA Garages) was presented to the Board of Adjustment (BOA) on March 7, 2019 to vary the front and side yard setbacks**
- **The BOA was not able to make all of the required findings and denied WVAR19-0001**
- **On March 11, 2019 it was appealed by the Greenview HOA**



Background

- **Greenview is a 4 unit condominium located on a cul-de-sac that was built in 1979 without garages**
- **The property is zoned LDU (Low Density Urban), which requires 15 foot front and rear setbacks and 5 foot side yard setback**
- **The variance is requesting a reduction to the front yard setback from 15 feet to 1 ½ feet and the side yard setback on the northwest side from 5 feet to 1 foot**
- **The request is to construct two car garages in the HOA common area- 1-car garage and 2-car garage**
- **No parking garages were required in the 1970's only one off-street parking space for each dwelling**



Background

- In August 2017 the applicant requested a variance to reduce the front yard setback from 15 feet to 1 foot and reduce both side yard setbacks from 5 feet to 1 foot to construct two double car garages
- BOA denied the application saying the Board could not make findings
- The applicant has revised the setback request and is now proposing 1-car garage and 2-car garage



Garage Locations



One car garage location

Two car garage location



Location of 1-car garage





Location of 2-car garage





Site Plan



LOT AREA	IMPERVIOUS SURFACE AREA
21,170 SQ. FT. 2,666 SQ. MTRS	4 UNITS 3,200 SQ. FT. 3005/STAIRS 840 CONCRETE 810 A.C. PAVING 718 TOTAL 5,568 SQ. FT.

- NOTES
- 1) BUILDING SETBACKS SHALL BE CONFIRMED WITH HOMEOWNERS ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP.
 - 2) IMPERVIOUS SURFACE AREA SHALL BE CONFIRMED BY TOPA SITE ASSESSMENT.
 - 3) SOME LANDSCAPE FEATURES MAY NOT BE SHOWN ON MAP. CONTIGUOUS ARE AVERAGED IN THESE AREAS.



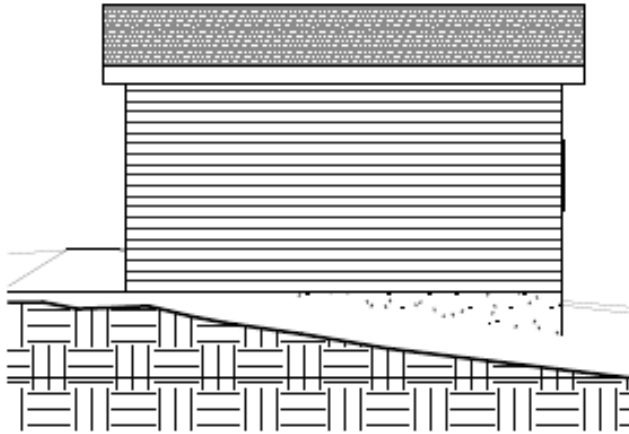
Two Car Garage Location



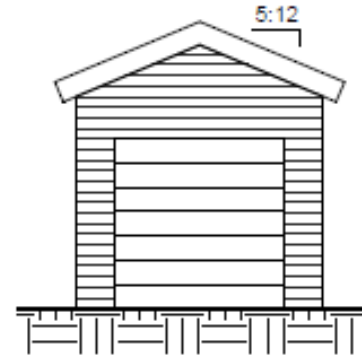
One car Garage Location



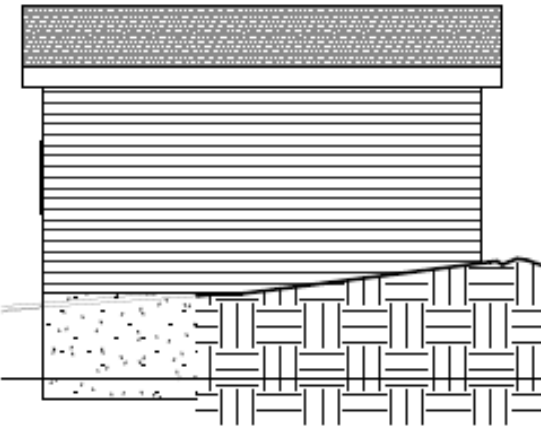
Proposed 1-Car Garage Elevations



④ Garage 2 - West
1/8" = 1'-0"



② Garage 2 - North
1/8" = 1'-0"



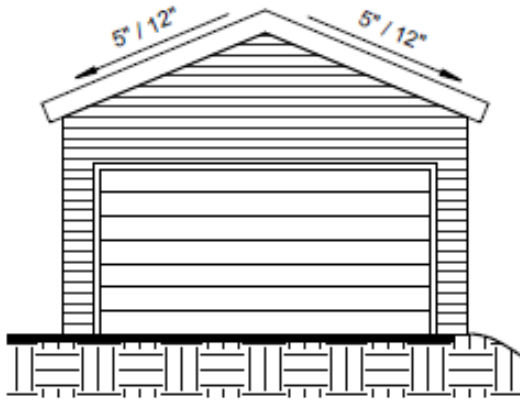
① Garage 2 - East
1/8" = 1'-0"



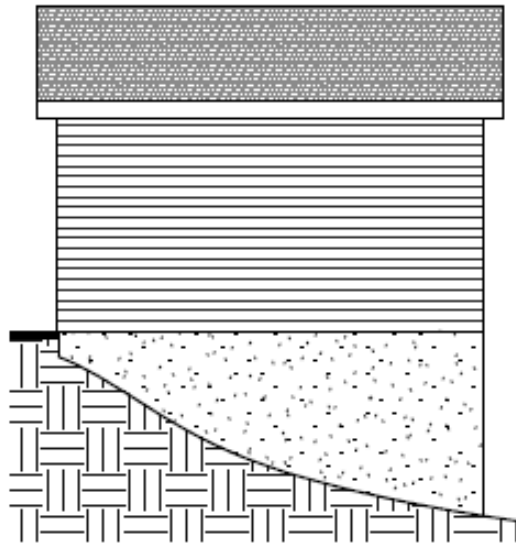
③ Garage 2 - South
1/8" = 1'-0"



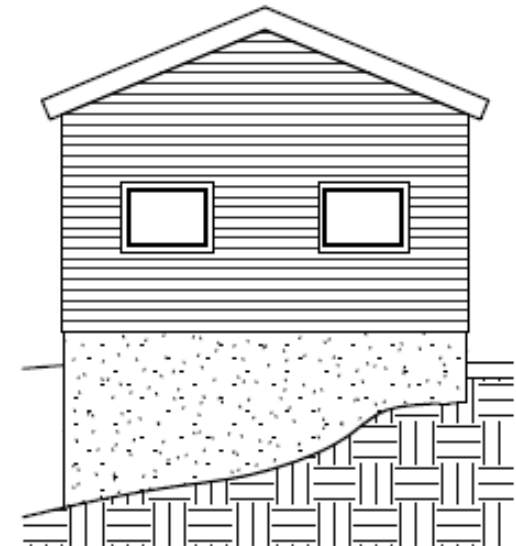
Proposed 2-car Garages Elevations



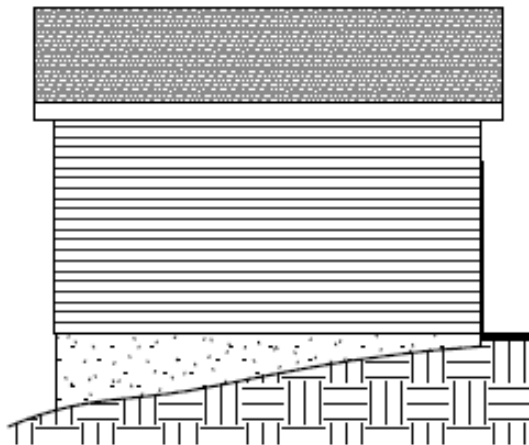
③ Garage 1 Front
1/8" = 1'-0"



② Garage 1 Side 1
1/8" = 1'-0"



① Garage 1 Back
1/8" = 1'-0"

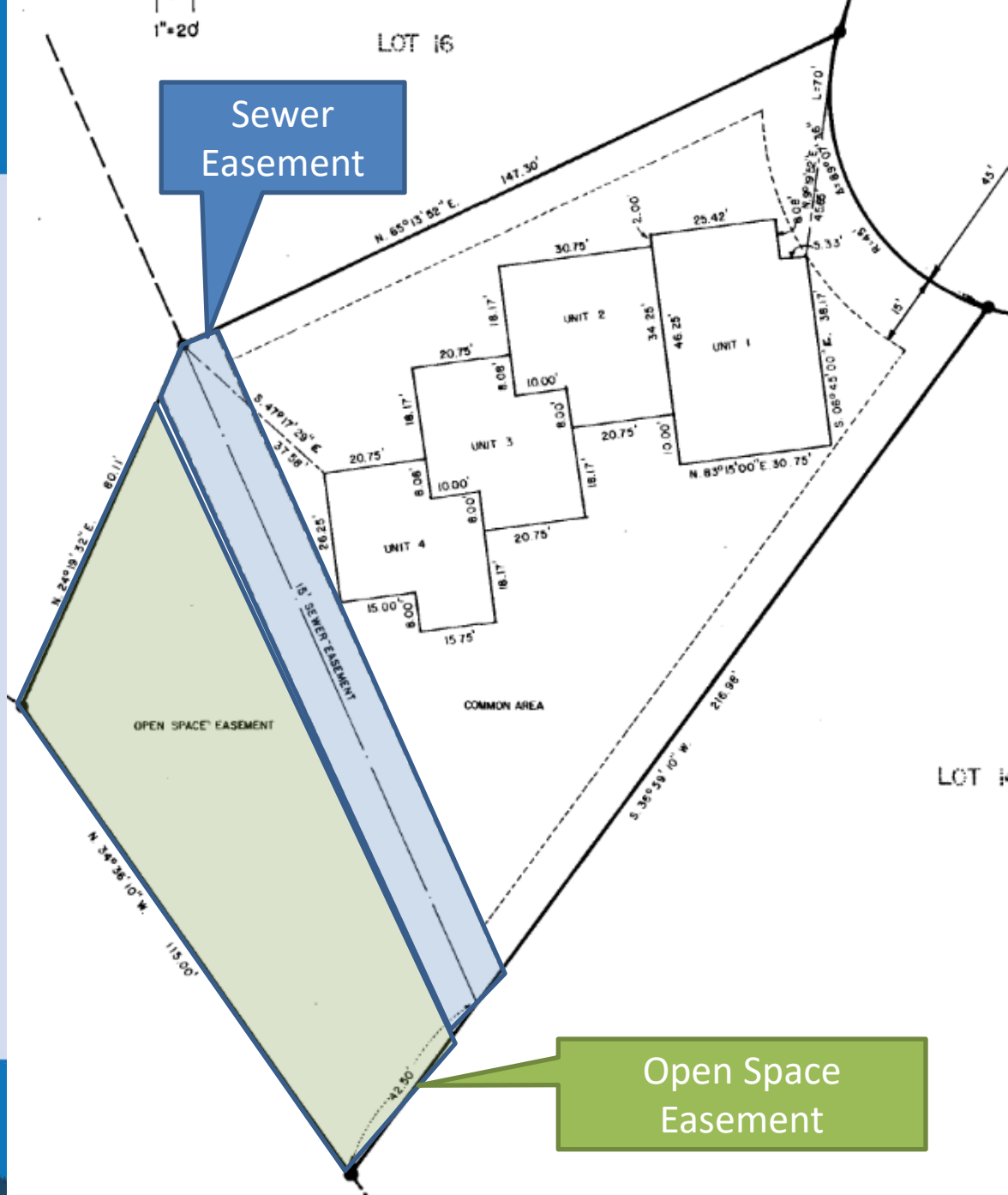


④ Garage 1 Side 2
1/8" = 1'-0"



Analysis

- **The parcel is sloped and wedge shaped with the narrowest part of the parcel is located along the cul-de-sac**
- **There is an open space and a sewer easement that crosses the rear of the property just below the condominium units**
- **Currently the condominiums have no garages**
- **Parking for the condominium is only on paved parking pads or the street**
- **Neighboring properties on the cul-de-sac have garages**



Sewer Easement

Open Space Easement



Analysis

- **Current code requires 2 parking spaces per dwelling unit and 1 space must be in an enclosed garage**
- **This application would bring the parcel into closer compliance with current code**
- **Also would better meet the winter parking requirements**

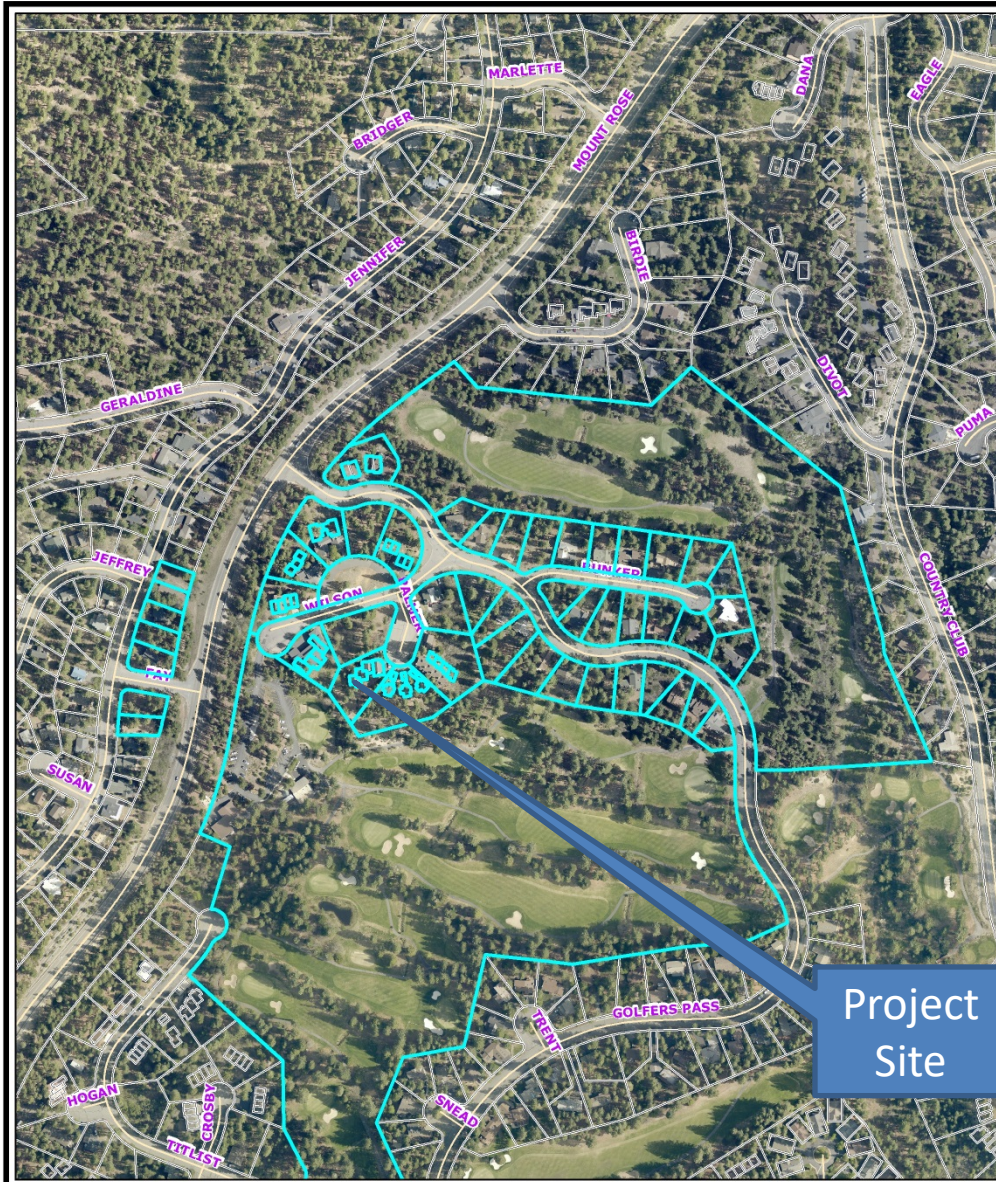


Citizen Advisory Board/Public Comment

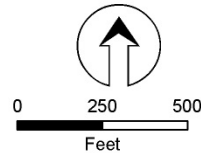
- **The Incline Village/Crystal Bay Citizen Advisory Board meeting on February 4th was canceled because of weather**
- **All CAB members received worksheets to provide comments concerning the proposed project and 2 CAB members emailed CAB worksheets that were included in the staff report in Exhibit F**
- **There are numerous emails from the neighboring properties that were included in the staff report in Exhibit E**



A total of 64 properties within 500 feet were noticed



WPVAR19-0001
500 Feet Notice Map



Community Services
Department

WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

Source: Planning and Building Division

Date: Month Year



Possible Motion

Should the Board agree with the Board of Adjustment's denial of Variance Case Number WPVAR19-0001 (Greenview HOA Garages), staff offers the following motion:

- “Move to deny the appeal and affirm the decision of the Board of Adjustment to deny Variance Case Number WPVAR19-0001 (Greenview HOA Garages). The denial is based upon the inability to make the findings required by WCC Section 110.804.25, *Findings*.”

Should the Board disagree with the Board of Adjustment's denial of Variance Case Number WPVAR19-0001 (Greenview HOA Garages), staff offers the following motion:

- “Move to approve the appeal and reverse the decision of the Board of Adjustment and approve Variance Case Number WPVAR19-0001 (Greenview HOA Garages). The approval is based on the Board's ability to make all four of the findings required by WCC Section 110.804.25, *Findings*.”