



Board of Adjustment Staff Report

Meeting Date: March 3, 2022

Agenda Item: 8A

VARIANCE CASE NUMBER: WPVAR22-0001 (Herz-Callahan Side Yard Setback Reduction)

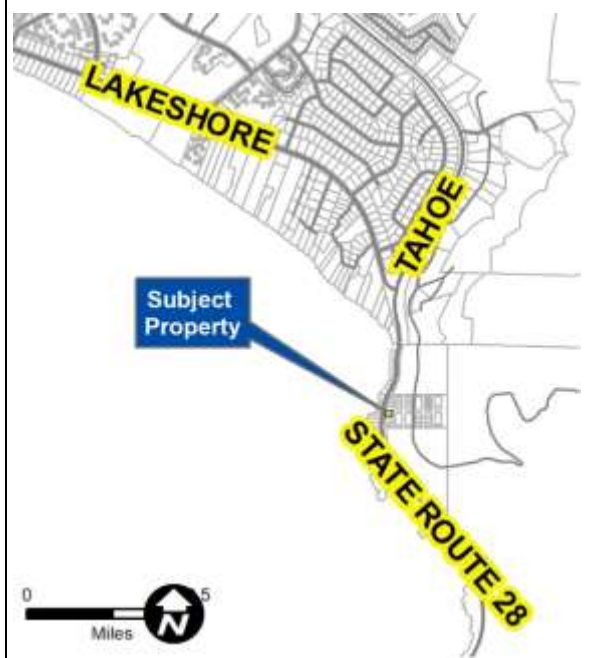
BRIEF SUMMARY OF REQUEST: Reduce the required side yard setback on the north side of the parcel from 5 feet to 1 foot

STAFF PLANNER: Katy Stark, Planner
Phone Number: 775.328.3618
Email: krstark@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to approve a variance to reduce the required side yard setback on the north side of the parcel from five (5) feet to one (1) foot in order to enlarge the existing bedroom wing of the current home on the property and add a second level bedroom.

Applicant: GilanFarr Architecture
Property Owner: Susan Herz-Callahan Family Trust et al.
Location: 1710 Lakeshore Blvd., Incline Village, NV 89451
APN: 130-332-12
Parcel Size: 0.192 acres
Master Plan: Tahoe – East Shore
Regulatory Zone: Tahoe – East Shore
Area Plan: Tahoe
Development Code: Authorized in Article 804, Variances
Commission District: 1 – Commissioner Hill



Vicinity Map

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 WPVAR22-0001 for Susan Herz-Callahan Family Trust et al, being unable to make all five required findings in accordance with Washoe County Development Code Section 110.804.25.

(Motion with Findings on Page 13)

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Exhibits Contents

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Public Comment..... Exhibit B
Public Notice Exhibit C
Project Application Exhibit D
Updated Findings from Applicant 2-4-2022 Exhibit E

Variance Definition

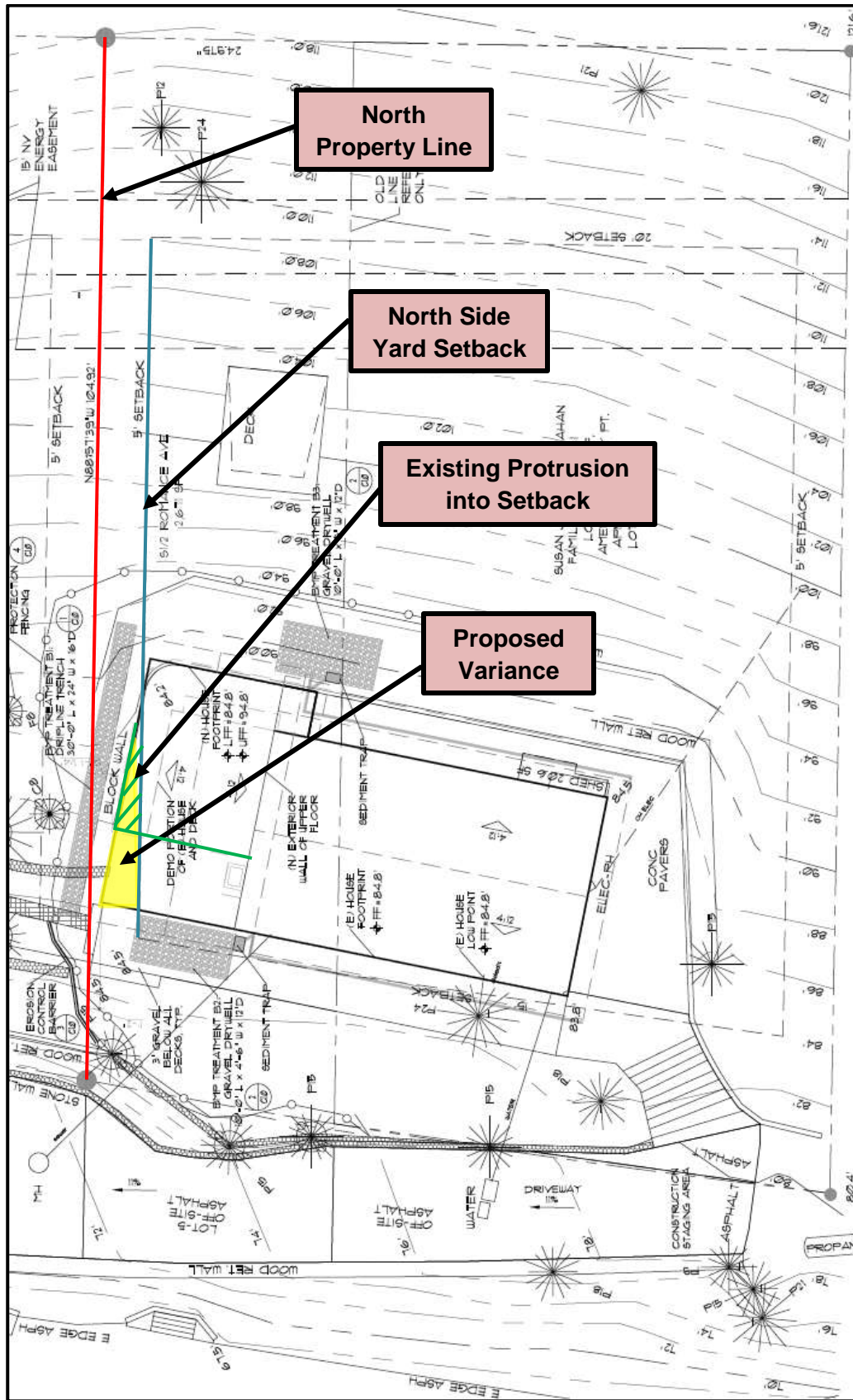
The purpose of a variance is to provide a means of altering the requirements in specific instances where the strict application of those requirements would deprive a property of privileges enjoyed by other properties with the identical regulatory zone because of special features or constraints unique 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.

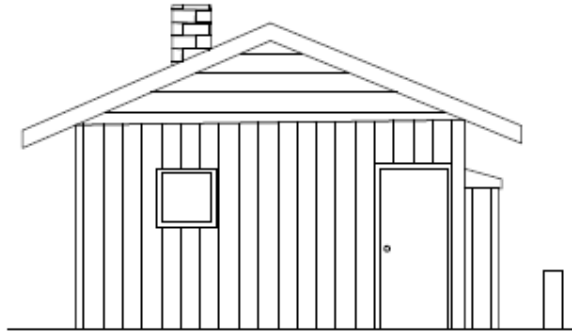
There are no recommended conditions of approval for Variance Case Number WPVAR22-0001 because denial is recommended.

The subject property has a regulatory zone of East Shore. Setbacks are determined by lot size in the Tahoe planning area. See table below from WCC Section 110.220.55. For lots that are between 5,000 square feet and 11,999.99 square feet in size, front and rear yard setbacks are 20 feet and side yard setbacks are 5 feet. The subject property is 0.192 acres, which is approximately 8363.52 square feet. Reductions to required setbacks are permissible subject to approval of a variance in accordance with Article 804 of the Development Code.

Use Type and Parcel Size	Required Setback			Minimum Parcel Width (Feet)	Minimum Parcel Size (Square Feet)
	Front (Feet)	Side (Feet)	Rear (Feet)		
Residential					3,700 sf.
Greater Than 2.5 Acres	30	15	30	80 ft.	
35,000 Square Feet to 2.5 Acres	30	12	30	80 ft.	
12,000 Square Feet to 34,999.99 Square Feet	20	8	20	60 ft.	
5,000 Square Feet to 11,999.99 Square Feet	20	5	20	60 ft.	



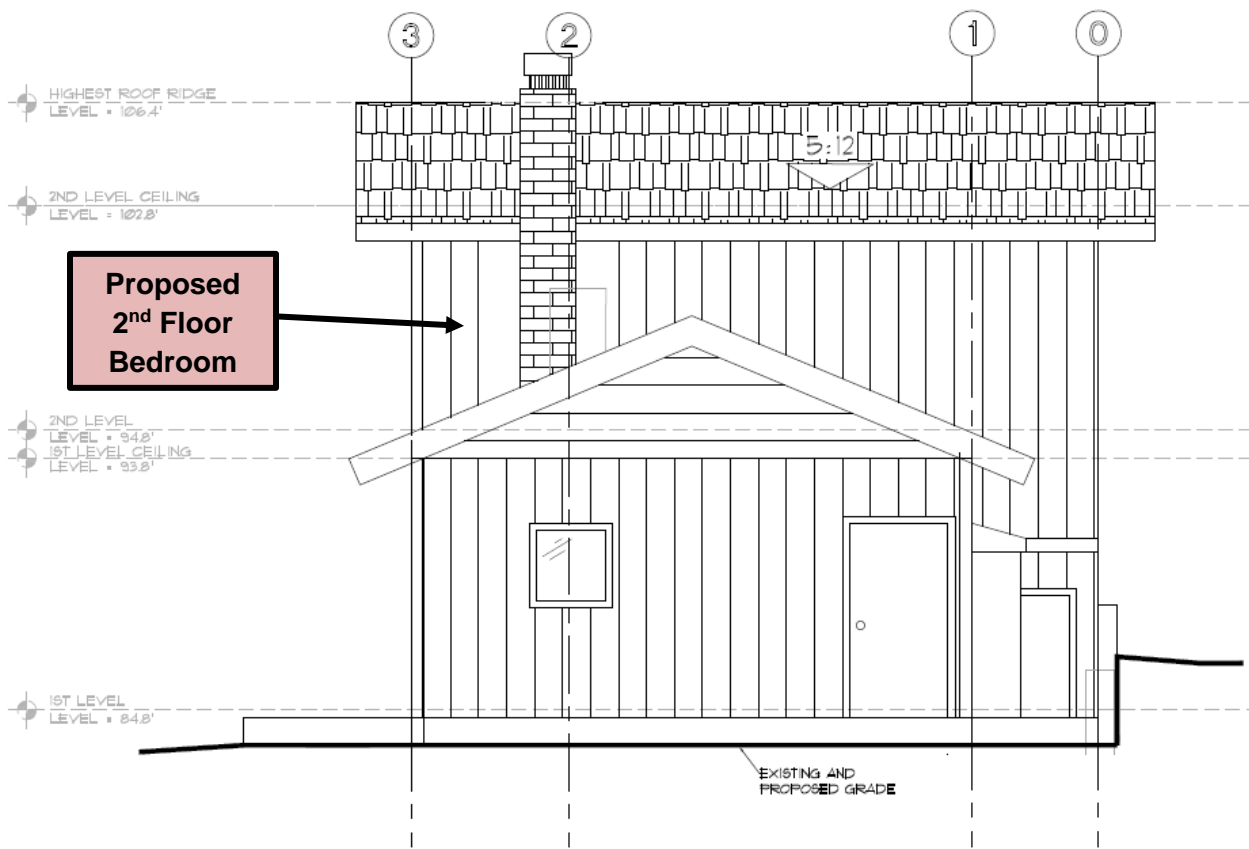
Site Plan



EXISTING NORTH ELEVATION

SCALE: 1/8" = 1' - 0"

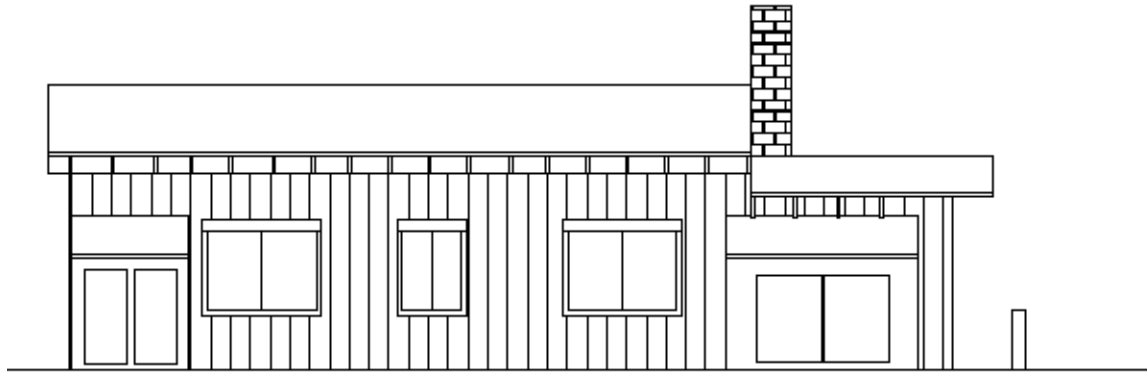
Existing North Elevation



NORTH ELEVATION

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

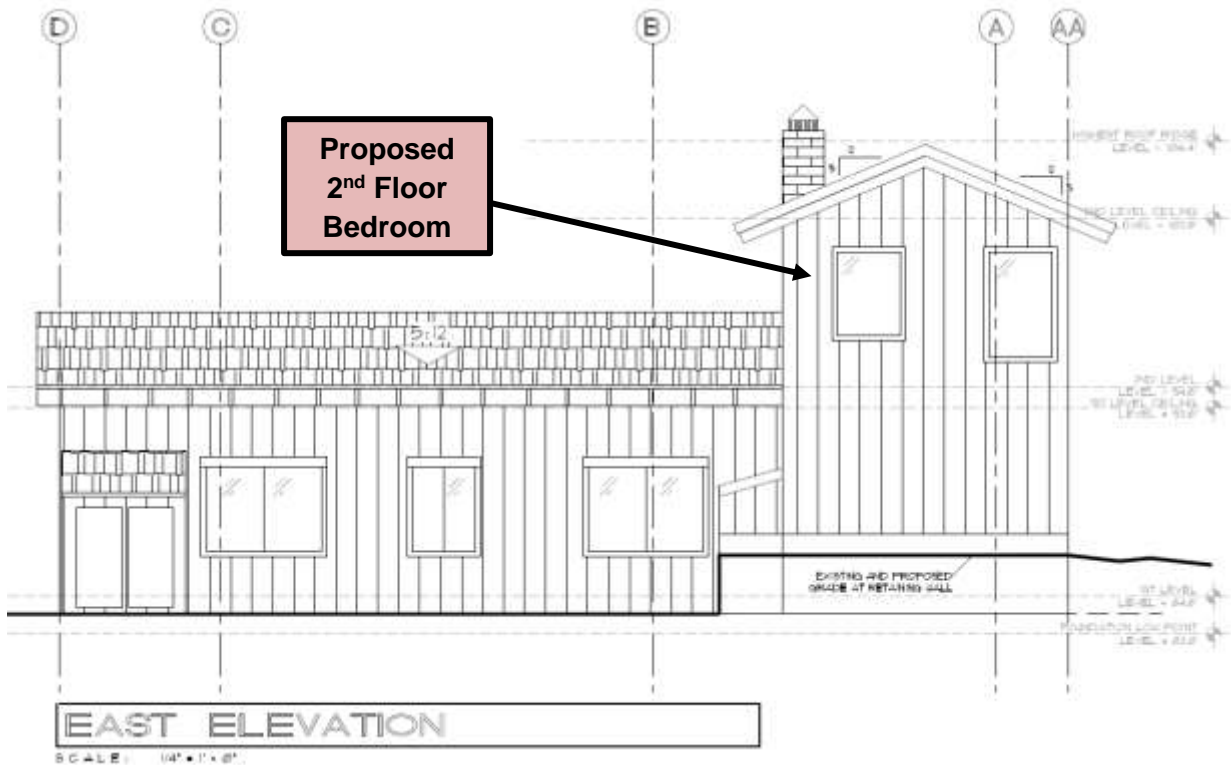
Proposed North Elevation



EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"

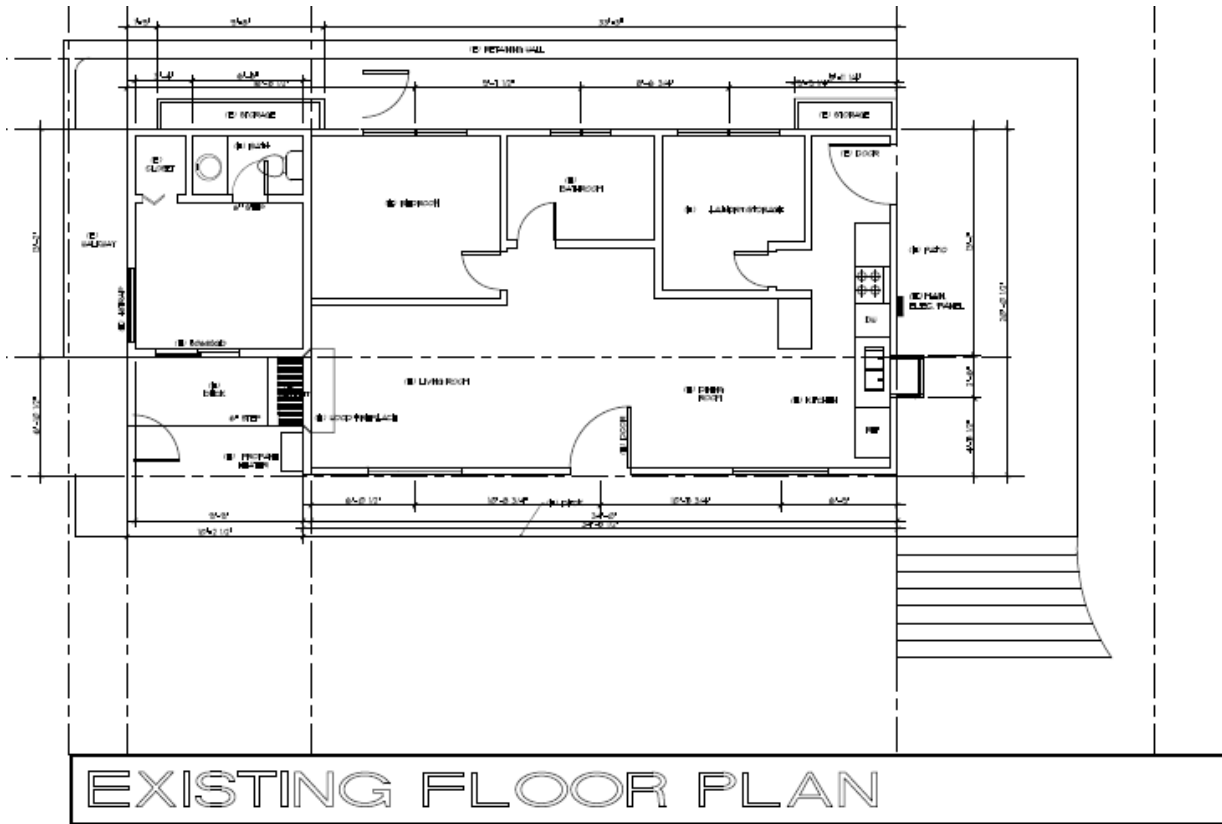
Existing East Elevation



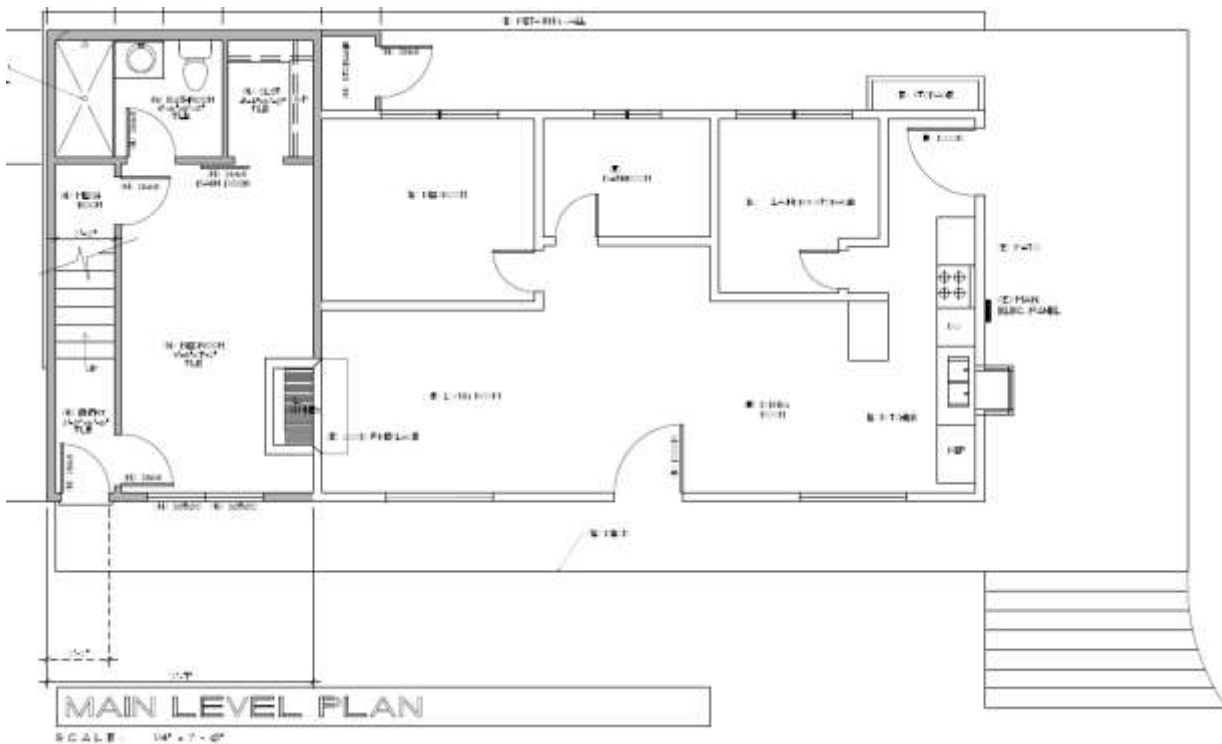
EAST ELEVATION

SCALE: 1/8" = 1'-0"

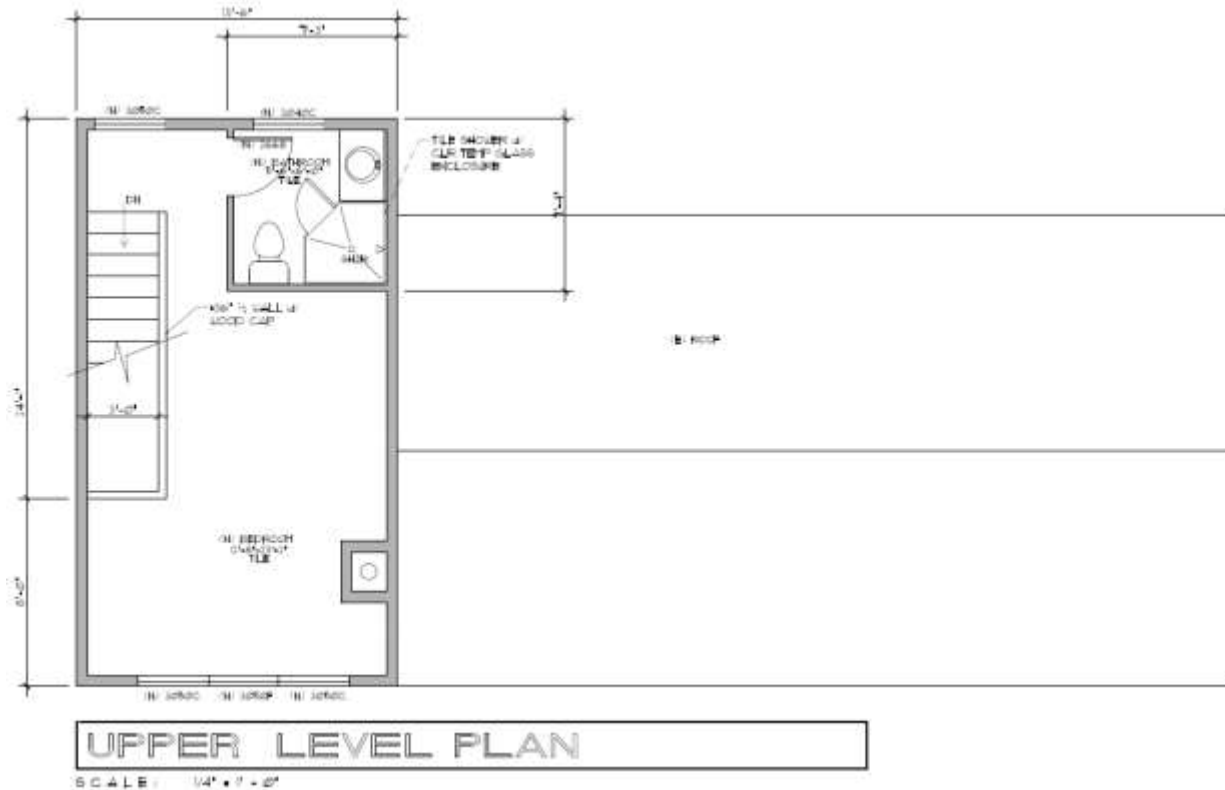
Proposed East Elevation



Existing Floor Plan



Proposed Floor Plan – 1st Floor



Proposed Floor Plan – 2nd Floor

Project Evaluation

The applicant is seeking to reduce the required north side yard setback from 5 feet to 1 foot. The applicant is proposing to slightly enlarge the existing bedroom wing and add a second level bedroom. The existing house already protrudes into the side yard setback.

The most critical aspect of evaluation of a proposed variance is to recognize that Nevada Revised Statutes (NRS 278.300) limits the power of the Board of Adjustment to grant variances only under particular circumstances. The applicant has the responsibility to demonstrate that the subject property exhibits one or more of the following characteristics to demonstrate a hardship:

- 1) exceptional narrowness, shallowness, or shape of a specific piece of property; or
- 2) by reason of exceptional topographic conditions; or
- 3) other extraordinary and exceptional situation or condition of the piece of property.

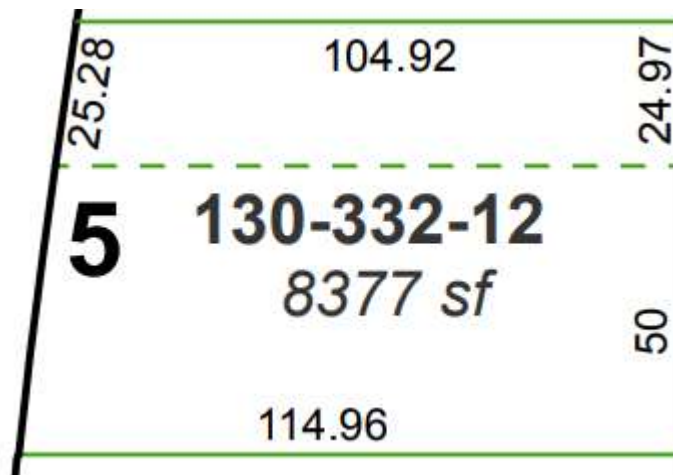
If such a finding of fact can first be made, then the Board must also determine that the strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.

Staff would like to emphasize that a hardship is based only upon characteristics of the land, not the convenience of the applicant.

Exceptional Narrowness:

The subject site has a regulatory zone of East Shore. In accordance with the Tahoe Area Plan, the minimum lot width for that zone, subject to the lot size, is 60 feet, as shown in the table on page 3 of this staff report. The subject parcel is approximately 75 feet in width. This exceeds the minimum lot width requirement by approximately 15 feet.

Thus, the subject parcel is not exceptionally narrow.



Parcel width – Image from Assessor’s Parcel Map Number 130-33

Exceptional Shallowness:

The minimum lot dimension, as noted above, for the East Shore regulatory zone and subject to the lot size is 60 feet. The northern (side) property line is 104.92 feet in length, and the southern (side) property line is 114.96 feet in length, which results in an average depth of approximately 110 feet. This exceeds the minimum lot dimension by approximately 50 feet.

Thus, the subject parcel is not exceptionally shallow.

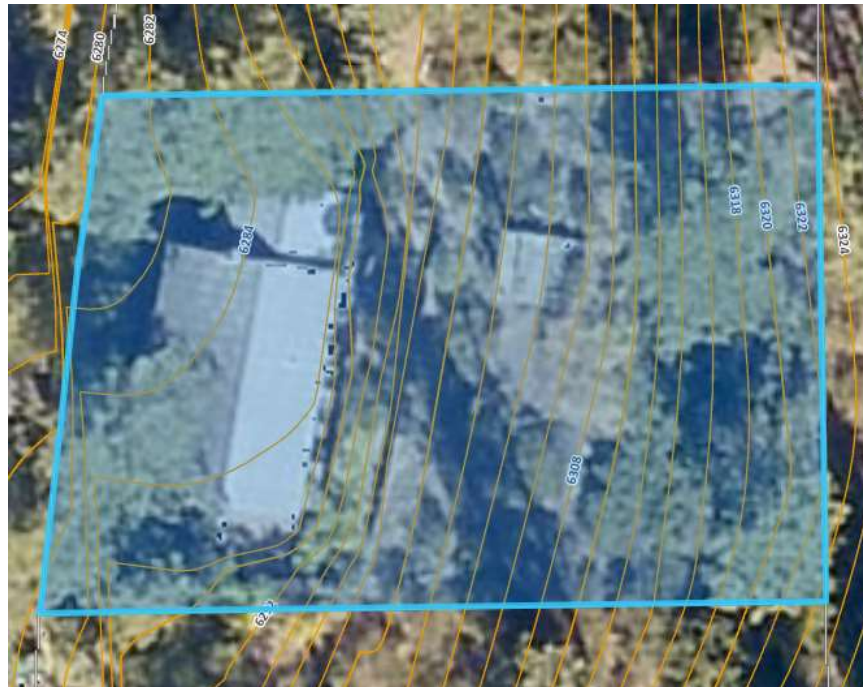
Exceptional Shape:

The subject parcel is essentially rectangular; please see the image above from the Assessor’s map.

Thus, the parcel is not exceptionally shaped.

Exceptional Topographic Conditions:

The subject parcel slopes from an elevation of approximately 6322 feet at the east property line to an elevation of approximately 6282 at the west property line. This is a difference of 40 feet over a distance of approximately 110 feet. This results in a slope of approximately 36%. See image below. Slopes of 15% or greater over 20% or more of the subject site may be considered hillside development under Article 424 of the Development Code. The slope of the applicant’s property is not unique to the subject parcel; parcels to the north and south of the subject parcel have similar slopes. Also, as shown in the contour map below, the front portion of the lot where the home is built has a relatively gentle slope, so it doesn’t appear that slope is a factor for the location of the house.



Contours / Slope

Extraordinary and exceptional situation or condition of the property and/or location of surroundings.

The applicant has stated that the house was originally built in 1959 and is a historical house. The applicant has also stated that the purpose of the variance request is to increase the bedrooms without changing the existing historical house. The existing house already protrudes into the side yard setback. According to Article 904, Nonconformance, this house is considered a nonconforming structure, because it does not meet current setbacks. WCC Section 110.904.30 states that a nonconforming structure may not be enlarged by more than ten (10) percent. Enlarging the existing bedroom wing which protrudes into the side yard setback and adding a second level bedroom above that wing would result in an increase in nonconformance. It is staff's opinion that the age of the house is not an exceptional situation or condition of the property and does not meet the requirements for a variance.

The applicant also stated: "Other locations on the site were investigated to place the bedroom wing such as behind the unit however TRPA coverage restraints do not allow relocation of coverage since the entire site is Class 1A. This is the only viable location within the stringent TRPA rules." However, TRPA restraints and requirements are not extraordinary or exceptional for properties located in the Tahoe area. TRPA regulations are applied equally to all development within the Tahoe Basin.

Further findings of fact are also required for the Board to approve the requested variance. These include that 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 is unable to make this finding. Because there are no special circumstances applicable to the subject site, approval of a variance would impair the intent of the Development Code which requires that a finding of hardship be made for approval of a variance to be granted. Also, the limited side yard setback could have additional impacts to the neighboring property, such as drainage impacts, snow storage, etc.

Another required finding is that 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. This finding cannot be made. Because there are no special circumstances applicable to the subject site, approval of a variance to reduce the side yard setback results in a special privilege to this applicant that is not consistent with the limitations on other properties.

An additional required finding is that the requested variance does not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property. This finding can be made. A home addition is permissible on the subject site.

Finally, a finding that issuance of the permit will not have a detrimental effect on the location, purpose or mission of a military installation can be made as there is no military installation within the area that is required to be provided with public notice for the variance request.

Staff recommends denial of the variance, as there is no hardship of the land and no extraordinary conditions, as required by NRS and WCC, necessary to support the approval of the variance request.

Reviewing Agencies

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

Agency	Sent to Review	Responded	Provided Conditions	Contact
Nevada Dept of Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Building & Safety	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Dan Holly / dholly@washoecounty.gov
Washoe County Engineering	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Rob Wimer / rwimer@washoecounty.gov
Washoe County Operations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe County Sherriff	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
WCHD – Environment Health	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	David Kelly / dakelly@washoecounty.gov
WCHD- EMS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jackie Lawson / jlawson@washoecounty.gov
RTC Washoe	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Washoe-Storey Conservation District	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Jim Shaffer & Bret Tyler / shafferjam51@gmail.com & brettyler2@gmail.com
IVGID	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada State Lands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Nevada Tahoe Conservation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
North Lake Tahoe Fire Protection District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tahoe Regional Planning Agency	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tahoe Transportation District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
US Forest Service – Lake Tahoe Basin Management Unit	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

All conditions required by the contacted agencies can be found in Exhibit A, Agency Comments.

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 in compliance with the required findings as follows.

- (a) 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: There are no special circumstances applicable to the property, as demonstrated in this report. The parcel has no exceptional narrowness, shallowness or shape of the specific piece of property; no exceptional topographic conditions; no extraordinary and exceptional situation or condition of the property and/or location of surroundings. The strict application of the regulation does not result in exceptional and undue hardships upon the owner of the property, as the owner is not being deprived of anything. An additional bedroom is a discretionary item.

- (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.

Staff Comment: Because there are no special circumstances applicable to the subject site, approval of a variance would impair the intent of the Development Code which requires that a finding of hardship be made. Also, the 1-foot setback will create a detrimental impact to the neighboring property to the north.

- (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.

Staff Comment: Because there are no special circumstances applicable to the subject site, approval of a variance to reduce the side yard setback results in a special privilege to this applicant that is not consistent with the limitations on other properties.

- (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.

Staff Comment: A home addition is permissible on the subject site.

- (e) 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 is no military installation within the area that is required to be provided with public notice for the variance request.

Recommendation

After a thorough analysis and review, Variance Case Number WPVAR22-0001 is being recommended for denial, primarily because there are no special circumstances applicable to the property that result in a hardship. 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 WPVAR22-0001 for Susan Herz-Callahan Family Trust et al, being unable to make all five required findings in accordance with Washoe County Development Code Section 110.804.25:

- (a) 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;
- (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;
- (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;
- (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;
- (e) 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 and mailed to the applicant.

Applicant: GilanFarr Architecture, Attn: Phil GilanFarr & Aleks Soto
phil@gilanfarrarchitects.com
aleks@gilanfarrarchitecture.com

Property Owner: Susan Herz-Callahan Family Trust et al, Attn: Matt Callahan
mattcallahan@allstate.com

Tahoe Agencies: Tahoe Regional Planning Agency
wjepson@trpa.org

North Lake Tahoe Fire Protection District
jdonogue@nlffpd.net

Incline Village General Improvement District
tim_buxton@ivgid.org

Tahoe Transportation District
info@tahoetransportation.org

Nevada State Lands
sbarker@lands.nv.gov

USFS
kkuentz@fs.fed.us

Nevada Tahoe Conservation District
mkelly@ntcd.org

From: [Holly, Dan](#)
To: [Stark, Katherine](#)
Subject: WCPVAR22-0001
Date: Tuesday, January 18, 2022 3:08:19 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hello Katy: I have reviewed the above referenced application and have the following comments: 1. If the variance is granted the wall of the proposed structure would be required to be rated at 1 hour, contain no openings, (doors or windows) and have no roof overhangs. Please let me know if you need additional information. 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.gov | Office hours: Monday and Friday 7:30-4:30

Direct line Office: (775) 328-2027

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





WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

Date: January 26, 2022

To: Katy Stark, Planner, Planning and Building Division

From: Robert Wimer, P.E., Engineering and Capital Projects Division

Re: Variance Case **WPVAR22-0001 – Herz-Callahan Side Yard Setback Variance**
APN 130-332-12

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff has reviewed the above referenced application. The application, prepared by GilanFarr Architecture, is for a variance to reduce the required building setbacks for a residence along the north border of the parcel from five feet to one foot.

The plan shows the construction of a BMP Treatment Dripline Trench extending into the adjoining property presumably in support of and required due to the new structure. It is also presumed that lot drainage will be intercepted and routed north onto the adjoining property. Washoe the The Engineering and Capital Projects Division recommends approval of this variance case subject to the following conditions of approval:

1. A complete set of construction improvement drawings, including an on-site grading plan, shall be submitted when applying for a building/grading permit. Grading shall comply with best management practices (BMP’s) and shall include detailed plans for grading, site drainage, erosion control (including BMP locations and installation details), slope stabilization, and mosquito abatement. Placement or removal of any excavated materials shall be indicated on the grading plan. Silts shall be controlled on-site and not allowed onto adjacent property.
2. With the submittal of a building permit and prior to approval, the grading plan shall clearly show all proposed drainage swales, and BMP’s (e.g. drip line trenches), and any drainage or BMP facilities which are located on adjoining private property, appropriate easements shall be prepared and recorded granting the right to construct and maintain said facilities with a copy of the recorded document provided to Washoe County.



WASHOE COUNTY
HEALTH DISTRICT
ENHANCING QUALITY OF LIFE

February 7, 2022

Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: 1710 Lakeshore Remodel; 130-332-12
Variance; WPVAR22-0001

Dear Washoe County Staff:


The following conditions are requirements of the Washoe County Health District, Environmental Health Division (EHS), which shall be responsible for determining compliance with these conditions.

Contact Name – David Kelly

- EHS has no issues with the variance as proposed.

If you have any questions or would like clarification regarding the foregoing, please contact Dave Kelly, EHS Supervisor at dakelly@washoecounty.us regarding all Health District comments.

Sincerely,



Dave Kelly, REHS
EHS Supervisor
Environmental Health
Washoe County Health District

From: [Program, EMS](#)
To: [Stark, Katherine](#)
Cc: [Program, EMS](#)
Subject: FW: January Agency Review Memo II
Date: Thursday, January 20, 2022 10:23:29 AM
Attachments: [January Agency Review Memo II.pdf](#)
[Outlook-1cdzhlex.png](#)
[Outlook-1xi0cuin.png](#)
[Outlook-edt2qevv.png](#)
[Outlook-35kaj5xm.png](#)
[Outlook-baebh4ua.png](#)

Ms. Stark,

The EMS Oversight Program has reviewed Variance Case Number WPVAR22-0001 (Herz-Callahan Side Yard Setback Reduction) and does not currently have any questions, comments or concerns regarding this application.

Thank you,

Jackie Lawson

Office Support Specialist | Division of Epidemiology & Public Health Preparedness | [Washoe County Health District](#)
Jlawson@washoecounty.gov | O: (775) 326-6051 | 1001 E. Ninth St., Bldg B, Reno, NV 89512



From: Albarran, Adriana <AAlbarran@washoecounty.gov>
Sent: Tuesday, January 18, 2022 12:03 PM
To: Rosa, Genine <GRosa@washoecounty.gov>; Restori, Joshua <JRestori@washoecounty.gov>; English, James <JEnglish@washoecounty.gov>; Rubio, Wesley S <WRubio@washoecounty.gov>; Kelly, David A <DAKelly@washoecounty.gov>; Program, EMS <EMSProgram@washoecounty.gov>
Cc: EHS Plan Review <EHSPlanReview@washoecounty.gov>
Subject: January Agency Review Memo II

Good afternoon,

Please find the attached Agency Review Memo with cases received in January by Washoe County Community Services Department, Planning and Building Division. You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo.

Please remember to send any agency review responses/comments directly to the Planner

for the case.

~~~~~

Genine / Joshua - Item #1 and #2

Jim / Wes / David - Item #1 and #2

EMS - Item #1 and #2

Regards,



**Adriana Albarran**

**Office Support Specialist, Planning & Building Division | Community Services Department**

[aalbarran@washoecounty.gov](mailto:aalbarran@washoecounty.gov) | Direct Line: 775.328.2721

**My working hours: Monday-Friday 8:00am to 4:30pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

January 26, 2022

Washoe County Community Services Department

C/O Katy Stark, Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WPVAR22- 0001 Herz-Callahan

Dear Katy,

In reviewing the variance to reduce the side yard setback, the Conservation District has the following comments.

The District supports the BMP treatment of utilizing infiltration trenches that supports ground water recharge.

With the removal of trees, the District recommends a 2:1 ratio of tree replacement to mitigate this loss.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us at (785)-750-8272.

Sincerely,

J. L. Shaffer

**From:** [Philip GilanFarr](#)  
**To:** [Stark, Katherine](#)  
**Subject:** FW: Remodel - Addition to Tahoe Cabin  
**Date:** Monday, February 7, 2022 5:31:31 PM  
**Attachments:** [image001.png](#)

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

A support letter

*Phil GilanFarr*



**GilanFarr  
Architecture  
Interiors  
Construction**

Post Office Box 446  
22 State Route 28 Suite 202  
Crystal Bay, NV 89402  
(775) 831-8001 office  
(775) 742-3358 mobile  
(775) 831-8068 fax

**NOTICE TO RECIPIENT:** If you are not the intended recipient of this e-mail, you are prohibited from sharing, copying, or otherwise using or disclosing its contents. If you have received this e-mail in error, please notify the sender immediately by reply e-mail and permanently delete this e-mail and any attachments without reading, forwarding or saving them. Thank you.

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**From:** Callahan, Matt <MattCallahan@allstate.com>  
**Sent:** Monday, February 7, 2022 5:22 PM  
**To:** Philip GilanFarr <phil@gilanfarrarchitecture.com>; Aleks Soto <Aleks@gilanfarrarchitecture.com>  
**Subject:** Fw: Remodel - Addition to Tahoe Cabin

Support from the Ostomel/Steinheimers



---

**From:** Jeffrey Ostomel <[jeffostomel@outlook.com](mailto:jeffostomel@outlook.com)>  
**Sent:** Monday, February 7, 2022 5:20 PM  
**To:** Callahan, Matt <[MattCallahan@allstate.com](mailto:MattCallahan@allstate.com)>  
**Subject:** [External] Remodel - Addition to Tahoe Cabin

*Matt,*

*Thank you for taking time to share with me your proposal for an updated bedroom wing on your existing home. I understand that in order to accommodate your bedroom wing you would be required to reduce your northside setback from 5 feet to a little over 1 foot.*

*Of course, we have no issues with respect to your proposal and our entire family supports you moving forward. Hopefully, you will get an approval for the reduced setback.*

*Regards,*

*The Steinheimer/Ostomel Family Trusts,*

*Jeffrey A Ostomel, Trustee*

*APNs 130-331-12&13*

*1717 and 1719 State Route 28*

*Incline Village, NV*

*775-846-8090*

**From:** [Philip GilanFarr](#)  
**To:** [Stark, Katherine](#)  
**Subject:** FW: Cabin addition  
**Date:** Tuesday, February 8, 2022 9:48:37 AM  
**Attachments:** [image001.png](#)

---

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Another neighbor in support.

*Phil GilanFarr*



**GilanFarr**  
**Architecture**  
**Interiors**  
**Construction**

Post Office Box 446  
22 State Route 28 Suite 202  
Crystal Bay, NV 89402  
(775) 831-8001 office  
(775) 742-3358 mobile  
(775) 831-8068 fax

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---

**From:** Callahan, Matt <MattCallahan@allstate.com>  
**Sent:** Tuesday, February 8, 2022 8:18 AM  
**To:** Philip GilanFarr <phil@gilanfarrarchitecture.com>  
**Subject:** Fwd: Cabin addition

Get [Outlook for iOS](#)

---

**From:** Greg Pryor <[g.pryor@att.net](mailto:g.pryor@att.net)>  
**Sent:** Tuesday, February 8, 2022 7:54:46 AM  
**To:** Callahan, Matt <[MattCallahan@allstate.com](mailto:MattCallahan@allstate.com)>  
**Subject:** [External] Cabin addition

Matt,

Thank you Matt for sharing with us the holdup with approval for your cabin addition. Theresa, myself and our family at 1712 LakeShore Blvd are very supportive of your need to add on to your cabin. The reduction of your setback from roughly 5 feet to a little over 1 foot is understandably and we are supportive.

We have no issues as your neighbor and are in support of your project moving forward.

Greg and Theresa Pryor  
1712 Lakeshore Blvd

- Greg



**From:** [Philip GilanFarr](#)  
**To:** [Stark, Katherine](#)  
**Subject:** FW: Support of Callahan project  
**Date:** Friday, February 11, 2022 2:28:50 PM  
**Attachments:** [image001.png](#)

---

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Another one

*Phil GilanFarr*



**GilanFarr**  
**Architecture**  
**Interiors**  
**Construction**

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---

**From:** Jeanette Finney <jeanette.finney@gmail.com>  
**Sent:** Friday, February 11, 2022 2:06 PM  
**To:** Matt Callahan <mattcallahan@allstate.com>  
**Cc:** Jack Finney <johndfinney@gmail.com>; Philip GilanFarr <phil@gilanfarrarchitecture.com>  
**Subject:** Support of Callahan project

*Hi Matt,*

*Thanks for taking time to share with me your proposal for an updated bedroom wing on your existing home. I understand that in order to accommodate your bedroom wing you would be required to reduce your northside setback from 5 feet to a little over 1 foot in the space between your property line and your existing cabin.*

*We have no issues with respect to your proposal and support you moving forward. I hope you will get an approval for the reduced setback. The upgrades will really be an improvement and meet the needs of your growing family. Good luck!*

*Regards,*

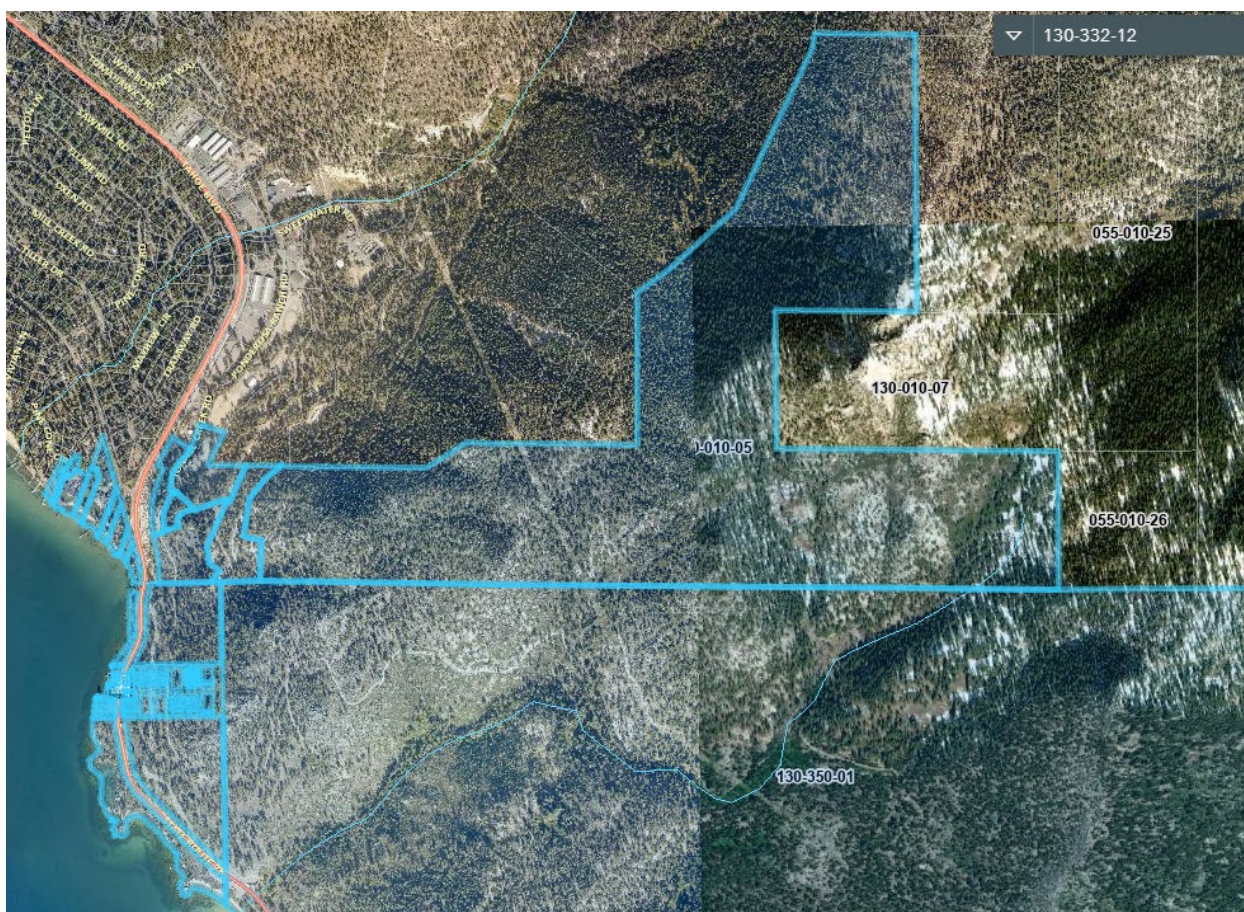
*Jeanette & John Finney*  
*1715 Lakeshore*

Sent from my iPad

**Public Notice**

WPVAR22-0001 (Herz-Callahan Side Yard Setback Reduction)

Pursuant to Washoe County Code Section 110.804.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 500-foot radius of the subject property. The property owners of 68 parcels were noticed within a 2,000 foot radius of the subject property.



**NOTICING MAP**

## 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>1710 Lakeshore Blvd</b>                                                                                                                                                                                                                                                                                                           |                 |                                       |                 |
| Project Description: Maintain existing main area of house, extend living area in north end by 3-4 ft in each direction to create larger bedroom, bathroom & a larger stair area to lead to 2nd level. Upper level will consist of one bedroom with a small bathroom. We will also maintain the current deck and retaining walls wherever possible. |                 |                                       |                 |
| Project Address: 1710 Lakeshore Blvd, Incline Village, NV 89451                                                                                                                                                                                                                                                                                    |                 |                                       |                 |
| Project Area (acres or square feet): 470 sq ft                                                                                                                                                                                                                                                                                                     |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br><b>1710 Lakeshore Blvd, Incline Village, NV 89451 / aka HWY28</b>                                                                                                                                                                                    |                 |                                       |                 |
| Assessor's Parcel No.(s):                                                                                                                                                                                                                                                                                                                          | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
| 130-332-12                                                                                                                                                                                                                                                                                                                                         | 0.192           |                                       |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s).                                                                                                                                                                                                                                                    |                 |                                       |                 |
| <b>Applicant Information (attach additional sheets if necessary)</b>                                                                                                                                                                                                                                                                               |                 |                                       |                 |
| <b>Property Owner:</b>                                                                                                                                                                                                                                                                                                                             |                 | <b>Professional Consultant:</b>       |                 |
| Name: Susan Herz-Callahan Family Trust et al                                                                                                                                                                                                                                                                                                       |                 | Name: GilanFarr Architecture          |                 |
| Address: PO Box 4092                                                                                                                                                                                                                                                                                                                               |                 | Address: PO Box 446                   |                 |
| Incline Village, NV                                                                                                                                                                                                                                                                                                                                | Zip: 89450      | Crystal Bay, NV                       | Zip: 89402      |
| Phone: 775.842.5919                                                                                                                                                                                                                                                                                                                                | Fax:            | Phone: 775.831.8001                   | Fax:            |
| Email: mattcallahan@allstate.com                                                                                                                                                                                                                                                                                                                   |                 | Email: phil@gilanfarrarchitects.com   |                 |
| Cell:                                                                                                                                                                                                                                                                                                                                              | Other:          | Cell:                                 | Other:          |
| Contact Person: Matt Callahan                                                                                                                                                                                                                                                                                                                      |                 | Contact Person: Phil GilanFarr        |                 |
| <b>Applicant/Developer:</b>                                                                                                                                                                                                                                                                                                                        |                 | <b>Other Persons to be Contacted:</b> |                 |
| 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: 925.367.1075                                                                                                                                                                                                                                                                                                                                 | Other:          | Cell:                                 | Other:          |
| Contact Person: Aleks Soto                                                                                                                                                                                                                                                                                                                         |                 | 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):                 |                 |

## Property Owner Affidavit

**Applicant Name:** GlanFair 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.

STATE OF NEVADA       )  
                                          )  
COUNTY OF WASHOE    )

I, Susan Joyce Herz  
(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): 130-332-12

Printed Name Susan Joyce Herz

Signed Susan Joyce Herz

Address P.O. Box 4092

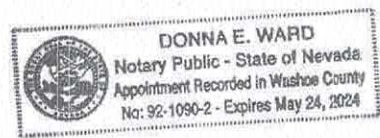
Incline Village, NV 89450

(Notary Stamp)

Subscribed and sworn to before me this  
5<sup>th</sup> day of January, 2022.

Donna E. Ward  
Notary Public in and for said county and state

My commission expires: May 24, 2024



\*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

### 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.

STATE OF NEVADA )  
COUNTY OF WASHOE )

Matthew James Callahan

(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): 130-332-12

Printed Name Matthew James Callahan

Signed [Signature]

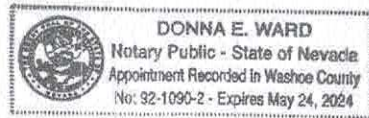
Address 8155 S Virginia St #500  
Reno NV 89511

(Notary Stamp)

Subscribed and sworn to before me this 5<sup>th</sup> day of January, 2022

[Signature]  
Notary Public in and for said county and state

My commission expires: May 24, 2024



\*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

### 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.

STATE OF NEVADA     )  
                                  )  
COUNTY OF WASHOE    )

I, Derek Callahan

(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): 130-332-12

Printed Name Derek Callahan

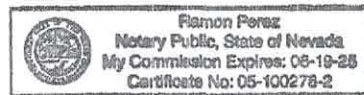
Signed [Signature]

Address 2101 Olympic Circle  
Reno, NV 89509

Subscribed and sworn to before me this 06 day of January, 2022, by Derek Callahan. (Notary Stamp)

[Signature]  
Notary Public in and for said county and state

My commission expires: 08-19-25



\*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

## 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?

side yard setback reduced from 5ft to 1ft

**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?

see attached pdf

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?

see attached pdf

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.)?

see attached pdf

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

see attached pdf

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?

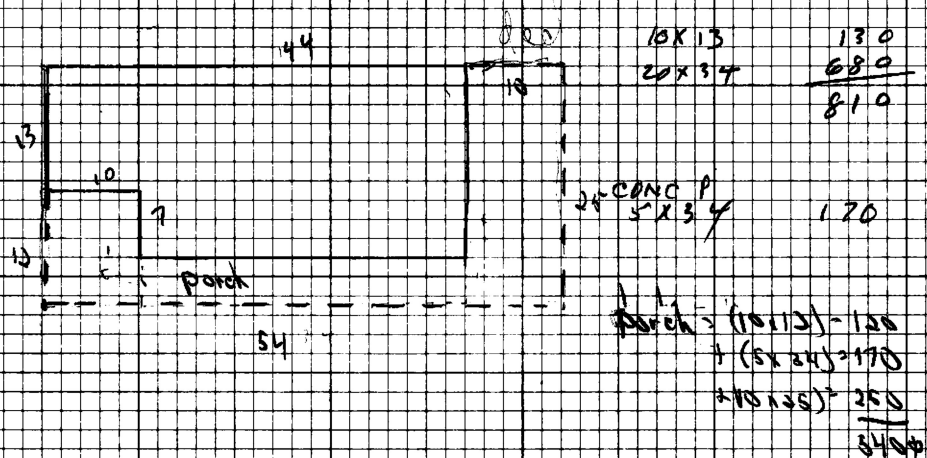
IVGID Public Works

8. How is your current sewer provided?

IVGID Public Works



APN: 130-332-12



1710 Lakeshore Blvd.

**Variance Findings**

1. *What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?*

Side setback (North side) from 5 feet to 1 foot.

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 house was originally built in 1959 and a portion of the structure and bedroom wing extended into Romance Ave. Romance Avenue was abandoned and split to the benefit of the two adjoining properties, both at the time were owned by the same family.

The purpose of the variance request is to increase the bedrooms without changing the existing historical house. The site is a 30% upslope directly from highway 28. The existing house already protrudes into the side setback. We propose to enlarge slightly the existing bedroom wing and add a second level bedroom. There is no other site location which would allow the bedroom addition.

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?*

There are no residential homes above this site. We are proposing to replace the existing bedroom wing so no views or privacy would be interfered with.

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.)?*

By placing the bedroom wing as proposed we can maintain the existing parking area on the south side and not effect the condition of the historic residence.

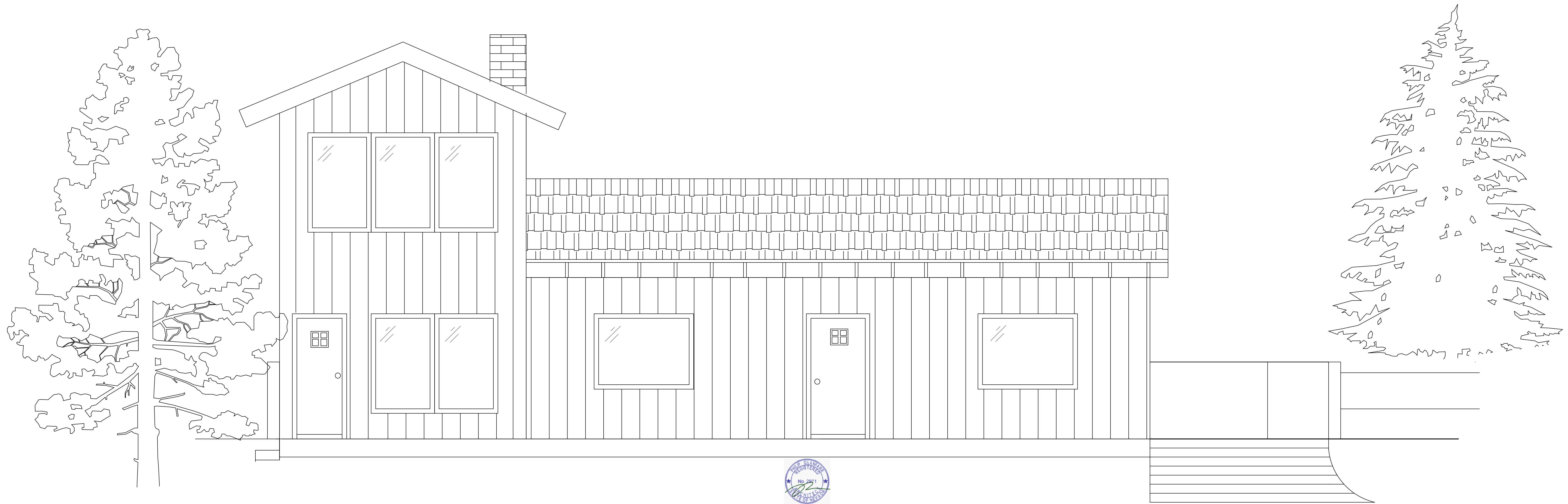
5. *What enjoyment or use of your property would be denied to you that is common to other properties in your neighborhood?*

The ability to have more than one bedroom.

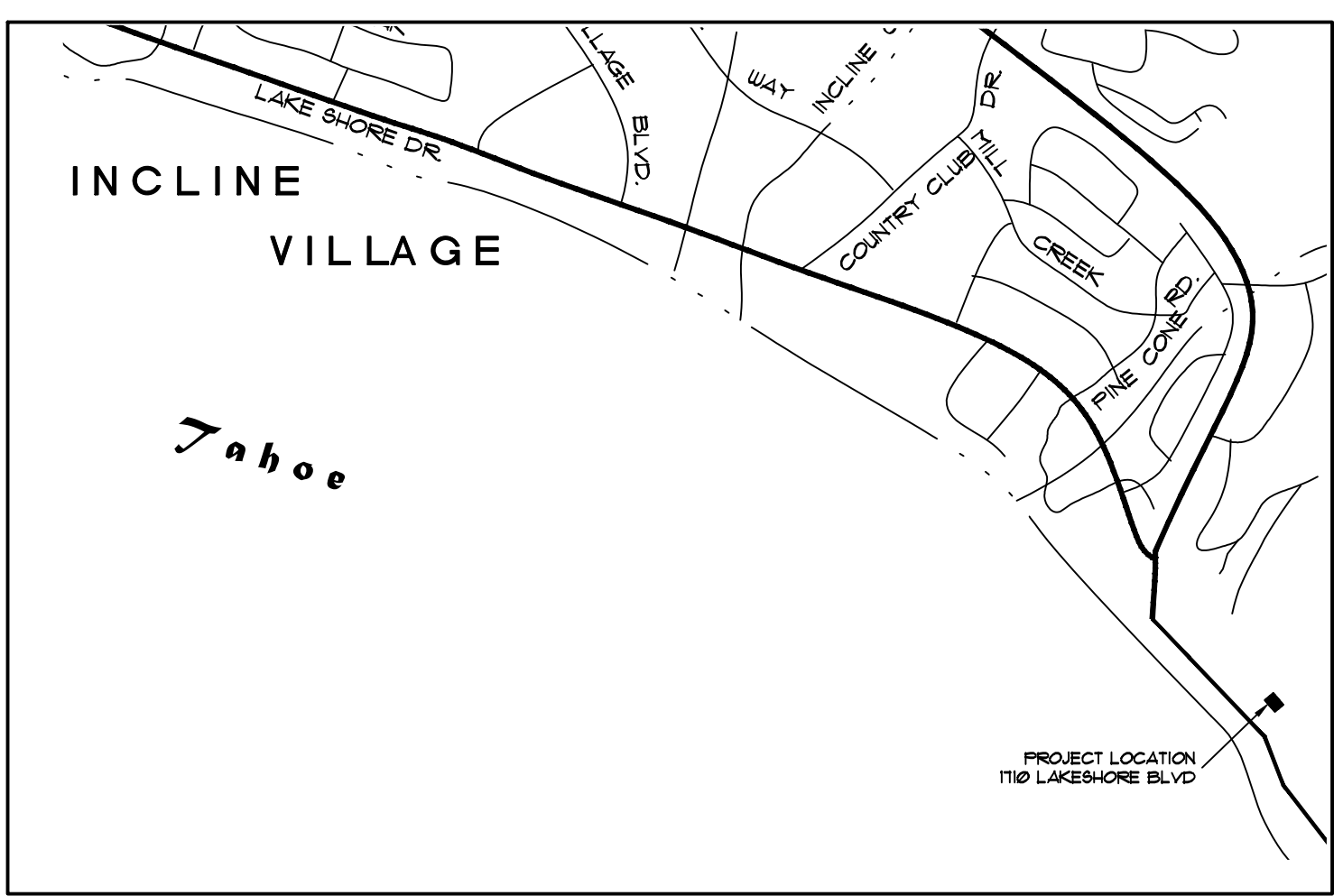
# ROCKY POINT FAMILY CABIN

1710 LAKESHORE INCLINE VILLAGE WASHOE COUNTY NEVADA 130-332-12

## A CUSTOM ADDITION FOR THE HERZ-CALLAHAN FAMILY



### VICINITY MAP



### PROJECT SUMMARY

**DESIGN CRITERIA:**  
OCCUPANCY: R3  
TWO-STORY WOOD FRAMED BUILDING

**DESCRIPTION OF WORK:** MAINTAIN EXISTING MAIN AREA OF HOUSE. AT THE NORTH END OF THE HOUSE, EXTEND LIVING AREAS BY 3-4 FEET IN EACH DIRECTION TO CREATE LARGER BEDROOM, LARGER BATHROOM, AND AREA FOR STAIRS TO AN UPPER LEVEL. UPPER LEVEL SHALL BE ONE BEDROOM WITH A SMALL BATH. MAINTAIN DECK AND RETAINING WALLS WHERE POSSIBLE.

**FIRE NOTES:**  
INSTALL AN NFPA13R FIRE SPRINKLER SYSTEM PER NLTFFD AND 2018 IBC 602.1. FIRE RISER SHALL BE PLACED IN THE MECHANICAL ROOM (CONDITIONED SPACE) LOCATED ON LOWER LEVEL AT FAR NORTH END OF HOUSE. KNOX BOX LOCATED TO THE LEFT OF THE NORTH DOOR.

ADDRESS NUMBERS SHALL BE MOUNTED ON THE STREET SIDE OF THE DETACHED GARAGE AND SHALL BE 6" LETTERS/NUMBERS AND BE A CONTRASTING COLOR TO THE BACKGROUND.

| SQUARE FOOTAGE:        |         |
|------------------------|---------|
| (E) UPPER FLOOR AREA   | N/A     |
| (N) UPPER FLOOR AREA   | 281 SF  |
| (E) LOWER FLOOR AREA   | 166 SF  |
| (N) LOWER FLOOR AREA   | 955 SF  |
| TOTAL (N) LIVING AREA  | 1236 SF |
| TOTAL AREA OF ADDITION | 410 SF  |



**GILANFARR**  
architecture

PO BOX 446  
CRYSTAL BAY, NEVADA 89402  
VOICE. (775) 831-8001  
FAX. (775) 831-8068

GILANFARRARCHITECTURE.COM

### GENERAL NOTES:

THIS PROJECT IS DESIGNED UNDER THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC) OF THE INTERNATIONAL CONFERENCE OF BUILDING OFFICIALS AND THE 2018 IFC AND IUI (WILDLAND URBAN INTERFACE CODE). ALL DETAILS OF DESIGN WORKMANSHIP AND MATERIALS SHALL CONFORM TO THESE STANDARDS ALONG WITH THE IBC, STATE AND LOCAL CODES AND ORDINANCES INCLUDING NLTFFD RES 10-1 AND 10-2.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS WITH THOSE AT THE SITE. ANY VARIATION WHICH REQUIRES PHYSICAL CHANGE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.

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### SHEET INDEX

| NO. | TITLE                                   |
|-----|-----------------------------------------|
| T1  | TITLE SHEET                             |
| C10 | EXISTING SITE PLAN                      |
| E10 | PROPOSED SITE + GRADING PLAN            |
| A10 | EXISTING SINGLE-LEVEL PLAN              |
| A11 | PROPOSED LOWER + UPPER FLOOR PLANS      |
| S01 | PROPOSED LOWER + UPPER ELECTRICAL PLANS |
| S02 | GENERAL NOTES                           |
| S10 | SPECIAL INSPECTION SCHEDULE             |
| S11 | ALL LEVEL FRAMING PLANS                 |
| S12 | DETAILS                                 |

SEPT. 03, 2021



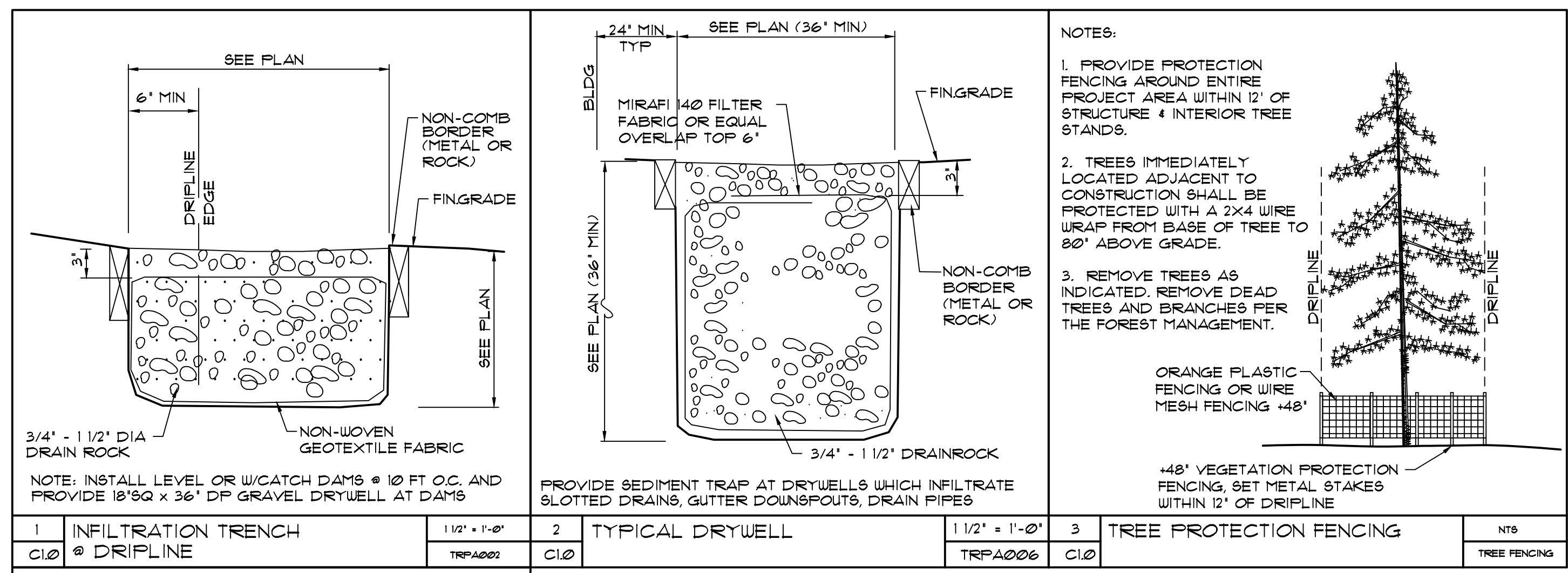


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architecture  
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CRYSTAL BAY, NEVADA 89402  
VOICE: (775) 831-8001  
FAX: (775) 831-8088  
GILANFARRARCHITECTURE.COM

**PROPOSED SITE PLAN**  
**CUSTOM REMODEL FOR SUSAN HERZ**  
**ROCKY POINT CABIN**  
 1708 LAKESHORE BLVD., INCLINE VILLAGE, NV 89451  
 LOT 5, BLOCK F, ROCKY POINT TRACT, WASHOE COUNTY, NEVADA  
 130-332-05

|                    |
|--------------------|
| REVISIONS          |
| FILE: 1710 C1      |
| DATE: MAY 15, 2021 |
| SCALE: AS NOTED    |
| DRAWN: GFA         |
| SHEET: C1.0        |
| OF SHEETS          |

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|   |                                |                |              |
|---|--------------------------------|----------------|--------------|
| 1 | INFILTRATION TRENCH @ DRIPLINE | 1 1/2" x 1'-0" | TRPA002      |
| 2 | TYPICAL DRYWELL                | 1 1/2" x 1'-0" | TRPA006      |
| 3 | TREE PROTECTION FENCING        | NTS            | TREE FENCING |

|                                                                                    |            |                                                              |                        |
|------------------------------------------------------------------------------------|------------|--------------------------------------------------------------|------------------------|
| <b>COVERAGE 1708 LAKESHORE BLVD. 130-332-13 (130-332-05)</b>                       |            | <b>COVERAGE 1710 LAKESHORE BLVD. 130-332-12 (130-332-05)</b> |                        |
| EXISTING COVERAGE TOTALS TAKEN FROM TRPA SITE ASSESSMENT LCAP2013-0329 10/22/2013. |            |                                                              |                        |
| LAND CAPABILITY CLASS 1A                                                           | % ALLOWED  | AREA                                                         | TOTAL ALLOWED COVERAGE |
| 1                                                                                  | 4,750 S.F. | 48 S.F.                                                      | 5,980 S.F.             |
| LAND CAPABILITY NORTH 1/2 ROMANCE AVE.:                                            |            |                                                              |                        |
| LAND CAPABILITY CLASS 1A                                                           | % ALLOWED  | AREA                                                         | TOTAL ALLOWED COVERAGE |
| 1                                                                                  | 2,565 S.F. | 26 S.F.                                                      | 27 S.F.                |
| TOTAL COMBINED: 74 S.F.                                                            |            |                                                              |                        |
| VERIFIED COVERAGE (CLASS 1A)                                                       |            |                                                              |                        |
| BUILDING                                                                           | 1,005      | 0                                                            | 1,005                  |
| ASPHALT DRIVE                                                                      | 18         | 0                                                            | 18                     |
| GROUND DECKS                                                                       | 675        | 0                                                            | 675                    |
| TOTAL                                                                              | 1,784 S.F. | 0 S.F.                                                       | 1,784 S.F.             |
| UNVERIFIED COVERAGE (CLASS 1A)                                                     |            |                                                              |                        |
| STONE WALK                                                                         | 85         | 43                                                           | 128                    |
| STONE PAVERS                                                                       | 0          | 41                                                           | 41                     |
| (SUBTOTALS)                                                                        | 85 S.F.    | 84 S.F.                                                      | 169 S.F.               |
| OFFSITE COVERAGE 1708 ROMANCE TOTAL: 708 455 1,163 S.F.                            |            |                                                              |                        |

|                                                              |            |                        |            |
|--------------------------------------------------------------|------------|------------------------|------------|
| <b>LAND CAPABILITY:</b>                                      |            |                        |            |
| CAPABILITY CLASS 1A                                          | % ALLOWED  | TOTAL ALLOWED COVERAGE |            |
| 1                                                            | 5,980 S.F. | 56 S.F.                |            |
| <b>LAND CAPABILITY SOUTH 1/2 ROMANCE AVE.:</b>               |            |                        |            |
| CAPABILITY CLASS 1A                                          | % ALLOWED  | TOTAL ALLOWED COVERAGE |            |
| 1                                                            | 2,671 S.F. | 27 S.F.                |            |
| TOTAL COMBINED: 83 S.F.                                      |            |                        |            |
| <b>VERIFIED COVERAGE (CLASS 1A)</b>                          |            |                        |            |
| BUILDING                                                     | 519        | 324                    | 843        |
| ASPHALT DRIVE                                                | 52         | 0                      | 52         |
| GROUND DECKS                                                 | 282        | 252                    | 544        |
| CONCRETE PAVERS                                              | 377        | 130                    | 507        |
| DECK                                                         | 21         | 17                     | 38         |
| REAR DECK                                                    | 0          | 89                     | 89         |
| TOTAL                                                        | 1,261 S.F. | 812 S.F.               | 2,073 S.F. |
| <b>OFFSITE COVERAGE 1710 ROMANCE TOTAL: 425 294 719 S.F.</b> |            |                        |            |

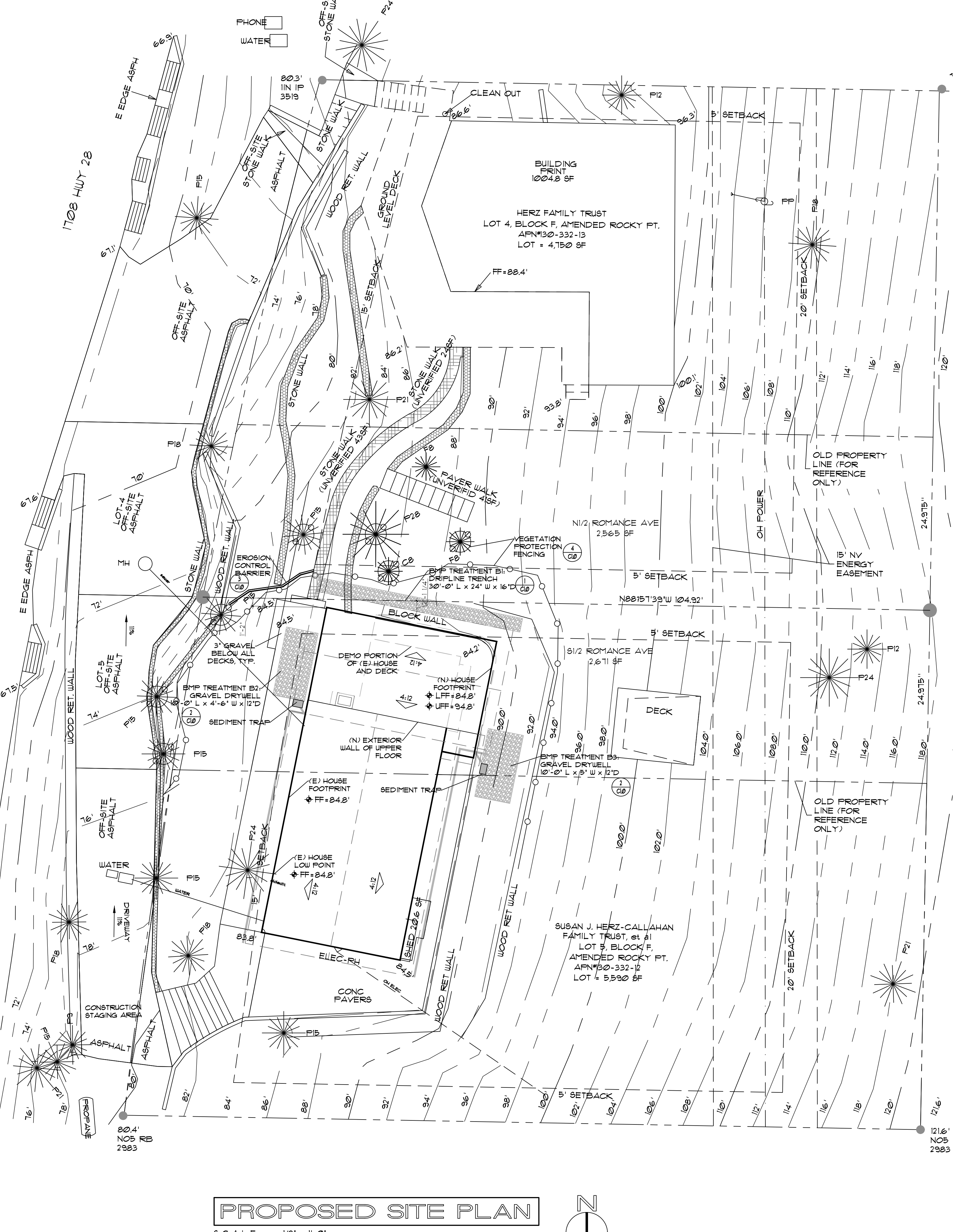
**DEFENSIBLE SPACE NOTES**

- ESTABLISH AND MAINTAIN DEFENSIBLE SPACE SURROUNDING STRUCTURES IN ACCORDANCE WITH THE 2018 INTERNATIONAL WILDLAND-URBAN INTERFACE CODE (IWUC) WITH AMENDMENTS IN NLTFFD RESOLUTIONS 18-1 AND 18-2.
- A DEFENSIBLE SPACE INSPECTION IS REQUIRED TO PROVIDE SAFE SEPARATION BETWEEN STRUCTURES AND WILDLAND VEGETATION. ALL ITEMS NOTED DURING THE INSPECTION MUST BE CORRECTED PRIOR TO PERMIT CLOSEOUT. CONTACT AN NLTFFD INSPECTOR AT (775)-833-8101 TO SCHEDULE AN APPOINTMENT.
- ALL DEAD VEGETATION, INCLUDING TREES, BRUSH AND OTHER VEGETATION MUST BE REMOVED.
- ALL RESIDUAL TREES WILL BE LIMBED TO A HEIGHT OF TEN-FEET (10') ABOVE THE GROUND ON THE HIGH SIDE. REMOVAL OF LOWER BRANCHES 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 CLIMBING, THEN USE THE HORIZONTAL SPACING GUIDELINES LISTED FOR BRUSH UNDER ITEM 6 BELOW.
- ALL RESIDUAL TREES WILL BE LIMBED TO ACHIEVE 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 CLIMBING, THE TREE SHOULD BE REMOVED.
- ALL BRUSH, TREES, AND FLAMMABLE MATERIALS MUST BE REMOVED FROM UNDER THE DRIP LINE OF RESIDUAL TREES OR TREE GROUPINGS.
- WITHIN FIVE-FOOT (5') OF THE FOUNDATION OR SUPPORT POSTS OF ANY PART OF THE STRUCTURE OR AN OUTBUILDING, 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 GROUPED CLOSE ENOUGH TOGETHER AS TO ACT AS ONE UNIT, THEN ALL OTHER REQUIREMENTS MUST BE MET. WITHIN THE THIRTY (30') TO ONE-HUNDRED-FOOT (100') ZONE, STANDS OF LARGE TREES DO NOT HAVE TO BE REMOVED SO LONG AS THE VEGETATION UNDERNEATH THEM IS REMOVED. PLEASE SEE SPACING GUIDELINES BELOW FOR STEEPER SLOPES.
- 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 100-SQUARE FEET (100') IN AREA AND THREE (3') IN HEIGHT.
- FOR SLOPING PROPERTIES, USE THE FOLLOWING STANDARDS FOR THE ABOVE REQUIREMENTS.

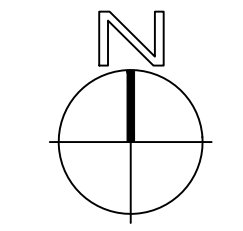
|          |                                      |
|----------|--------------------------------------|
| TREES    | BRUSH                                |
| SLOPE    | 0 - 20%                              |
| SPACING  | 2 TIMES THE HEIGHT OF RESIDUAL BRUSH |
| 0 - 20%  | 10- FEET BETWEEN EDGES OF CROWNS     |
| 20 - 40% | 20- FEET BETWEEN EDGES OF CROWNS     |
| ABV. 40% | 30- FEET BETWEEN EDGES OF CROWNS     |

**SITE NOTES**

- CALL UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA AND NEVADA (800-221-2600) PRIOR TO ANY DIGGING.
- ALL BARREN AND DISTURBED AREAS TO BE REVEGETATED PER TRPA/BMP STANDARDS.
- ALL SLOPES GREATER THAN 2:1 & ROAD SIDE DITCHES AND BANKS SHALL BE MECHANICALLY STABILIZED WITH EITHER ROCK PROTECTION OR VEGETATION.
- REMOVE TREES AS INDICATED. REMOVE DEAD TREES & BRANCHES PER THE FOREST MANAGEMENT AND DEFENSIBLE SPACE RECOMMENDATIONS.
- CONTRACTOR SHALL INSURE PROPER PLACEMENT OF ADDITION WITHIN THE REQUIRED SETBACKS PER SITE PLAN.
- CONTRACTOR TO VERIFY LOCATIONS & CONNECTIONS OF WATER / SEWER / GAS / ELECTRIC / TELEVISION / TELEPHONE UTILITIES WITH APPROPRIATE SERVICE PROVIDERS PRIOR TO DIGGING. INSTALL ALL UTILITIES IN AN APPROVED TRENCH & IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES.
- PROVIDE 6" MIN TALL STREET ADDRESS NUMBERS CLEARLY VISIBLE, CONTRASTING FROM THE TRAVELED WAY.
- ALL IMPROVEMENTS WITHIN WASHOE 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 BY THE CONTRACTOR PRIOR TO STARTING WORK WITHIN COUNTY RIGHT-OF-WAY. A REVOCCABLE PERMIT IS REQUIRED FOR ANY IMPROVEMENTS (PIPES, CONCRETE, LANDSCAPING, WALLS, ETC.) IN THE COUNTY RIGHT-OF-WAY.
- FINISH GRADE AROUND RESIDENCE SHALL SLOPE AWAY FROM STRUCTURE @ 5% MIN FOR 10' TYPICAL.
- BMP CONTRIBUTING SURFACES AND TREATMENTS ARE LABELED ON SITE PLAN AND ALSO ON SHEET A3.0 'ROOF PLAN'
- ALL BEST MANAGEMENT PRACTICES (BMPs) SHALL BE MAINTAINED IN PERPETUITY TO ENSURE EFFECTIVENESS WHICH MAY REQUIRE BMPs TO BE PERIODICALLY REINSTALLED OR REPLACED.
- TEMPORARY AND PERMANENT BMPs MAY BE FIELD FIT 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 FEASIBLE. THE SITE SHALL BE DESIGNED TO AVOID DISTURBANCE TO ROCK OUTCROPS 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 TRPA 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, THERMIT WELDING, BRAZING, SOLDERING, GRINDING, THERMAL SPRAYING, THAWING PIPES, INSTALLATION OF TORCH-APPLIED ROOF SYSTEMS OR ANY OTHER SIMILAR ACTIVITY. PERMITS SHALL BE OBTAINED THROUGH NLTFFD.



**PROPOSED SITE PLAN**  
SCALE: 1/8" = 1'-0"





**GILANFARR**  
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GILANFARRARCHITECTURE.COM

TITLE: EXISTING PLANS & ELEVATIONS

CUSTOM RESIDENCE FOR:  
**HERZ - CALLAHAN FAMILY TRUST**  
1710 LAKESHORE BLVD INCLINE VILLAGE, NEVADA  
ROCKY POINT, LOT 5, BLOCK F, ROCKY POINT TRACT, WASHOE COUNTY, NEVADA  
APN: 150-331-12

| REVISIONS |
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FILE: 1710 LAKESHORE BLVD

DATE: 03/03/2021

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

DRAWN: GFA

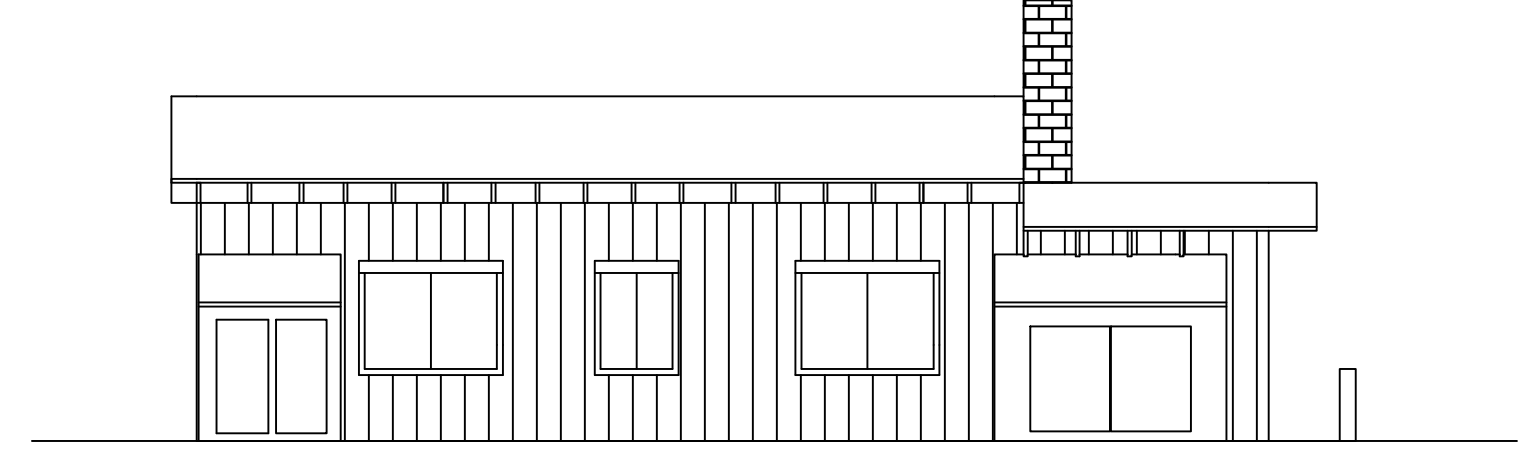
SHEET:  
**E1.0**  
OF 4 SHEETS

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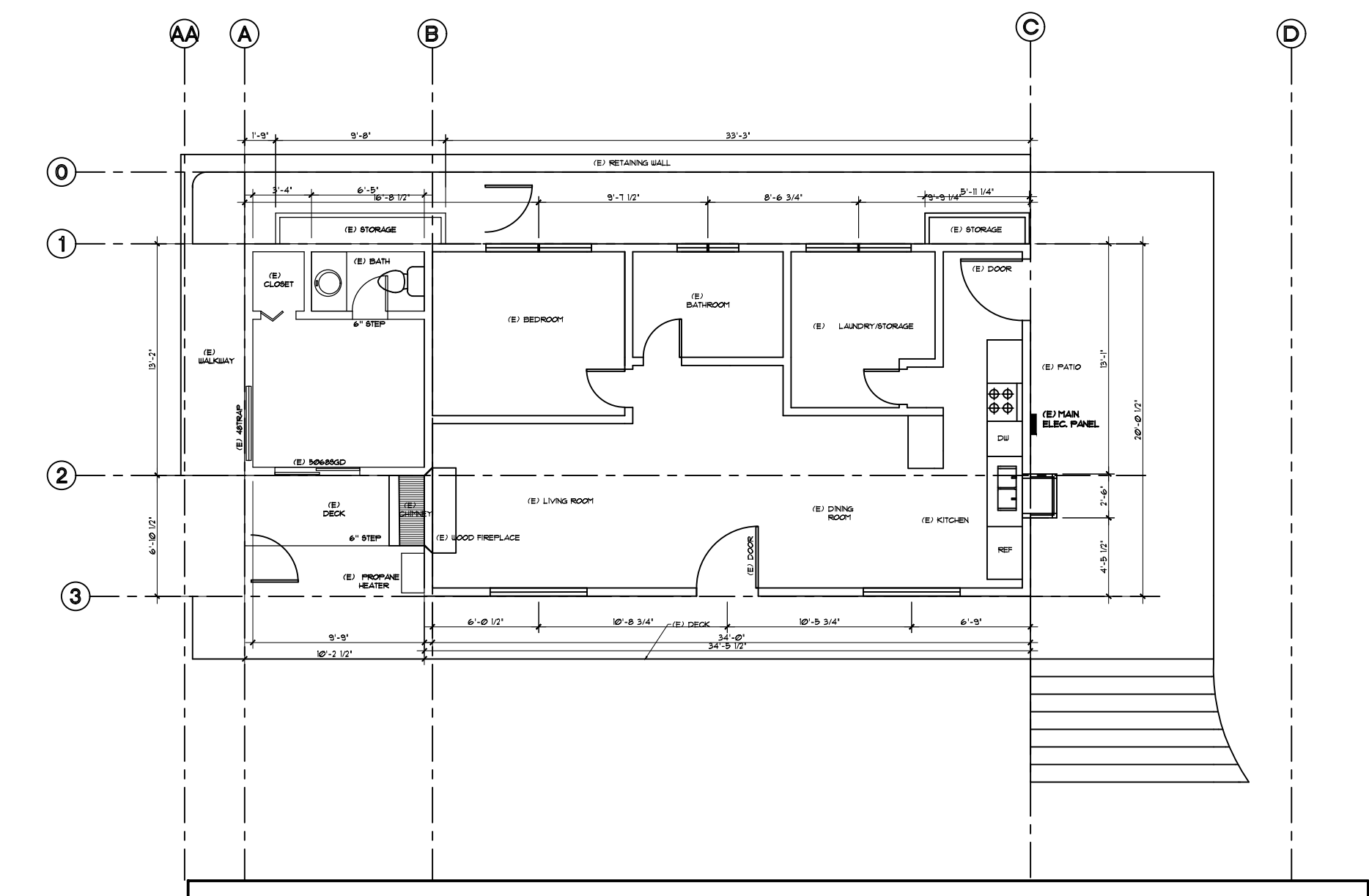
**EXISTING NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



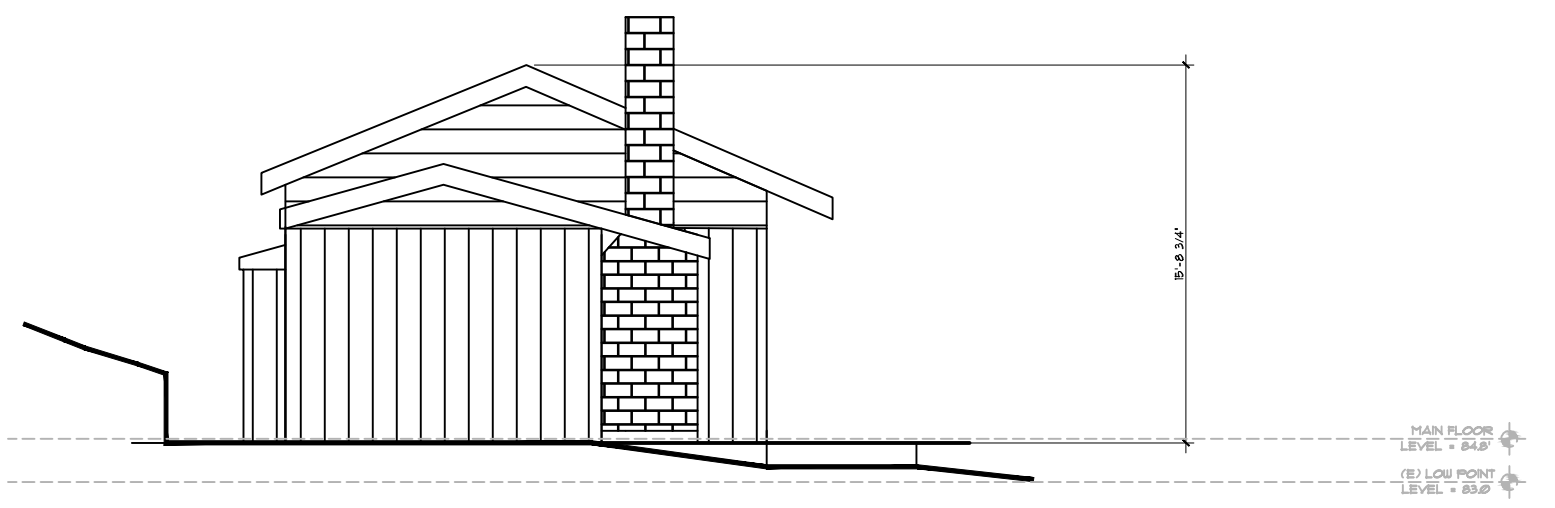
**EXISTING EAST ELEVATION**

SCALE: 1/8" = 1'-0"



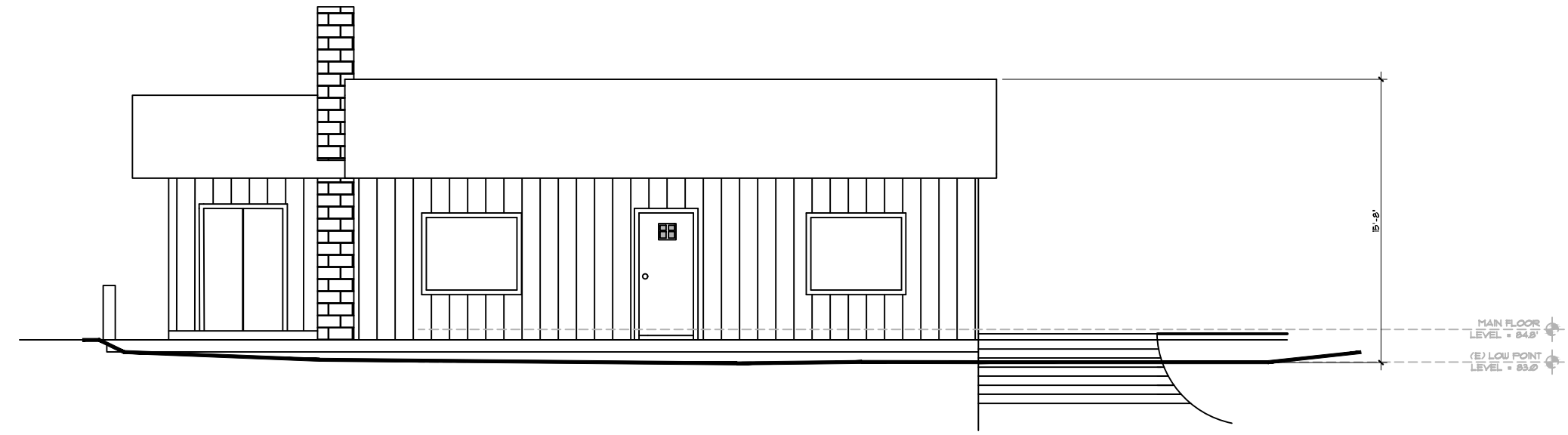
**EXISTING FLOOR PLAN**

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



**EXISTING SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**EXISTING WEST ELEVATION**

SCALE: 1/8" = 1'-0"

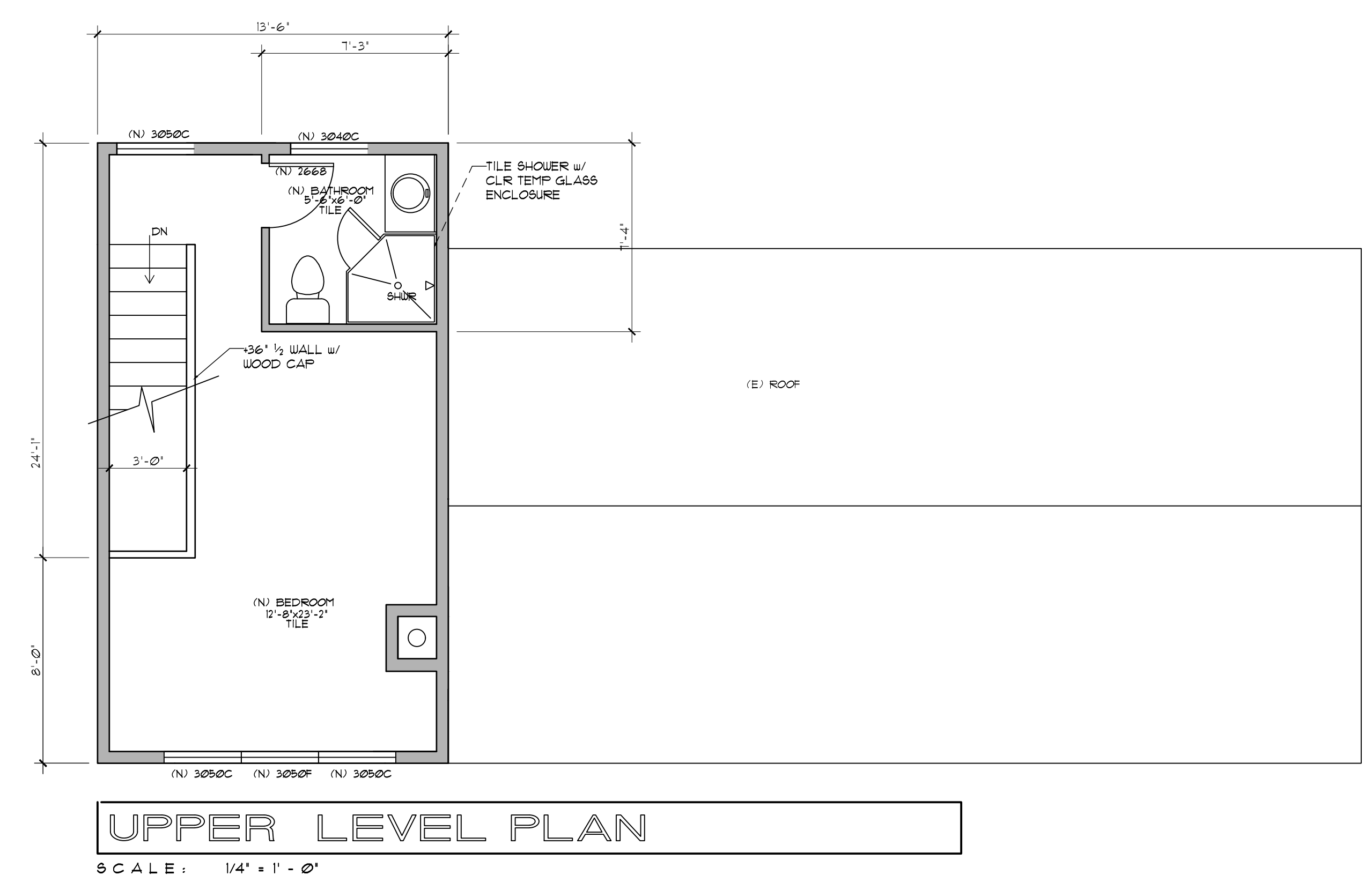
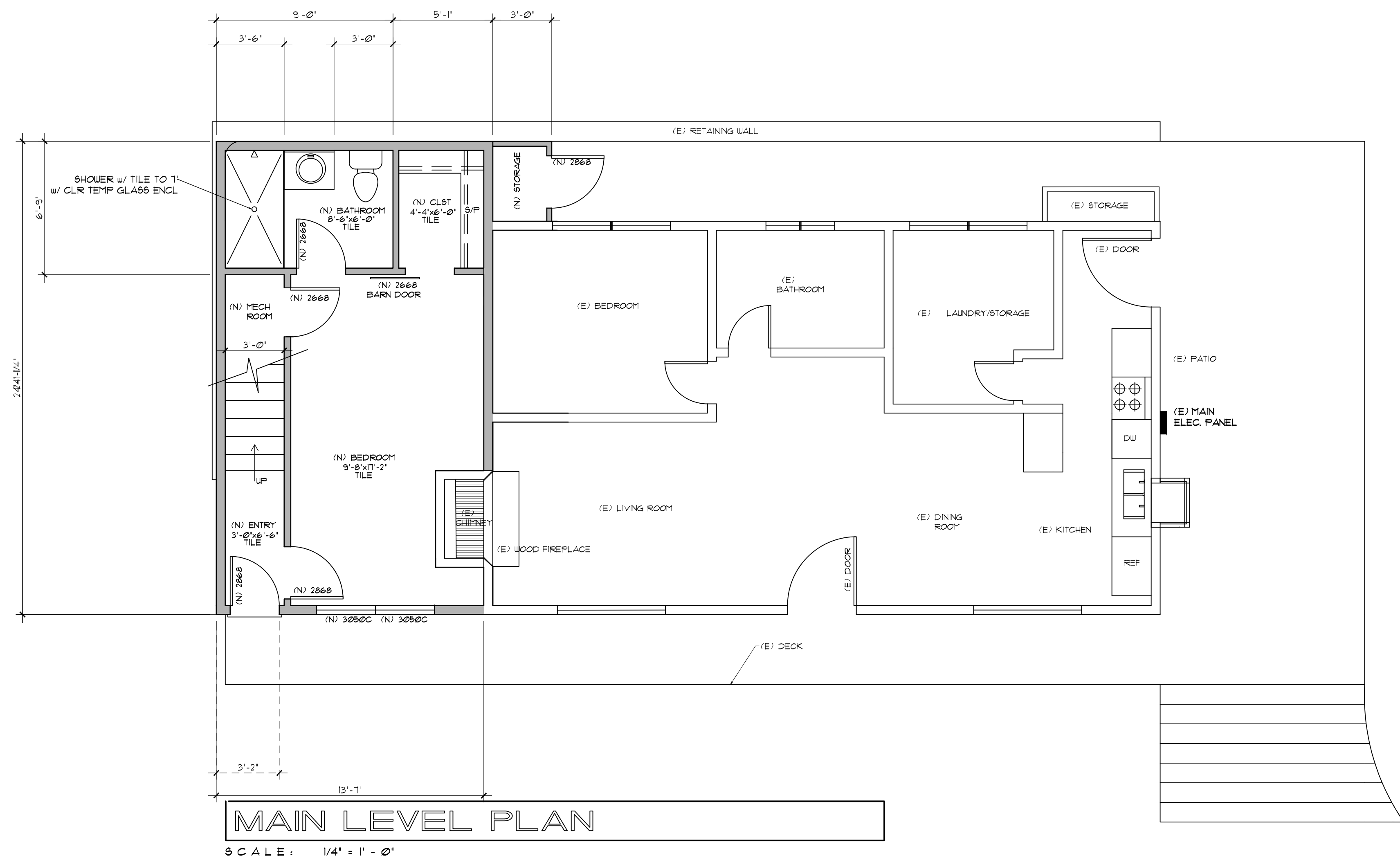


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TITLE: PROPOSED FLOOR PLANS  
CUSTOM RESIDENCE FOR:  
**HERZ-CALLAHAN FAMILY TRUST**  
110 LAKESHORE BLVD, INCLINE VILLAGE, NEVADA  
ROCKY MOUNT LOT 5, BLOCK F, ROCKY MOUNT TRACT, WASHOE COUNTY, NEVADA  
APN: 150-332-17



ADDITIONAL MAIN LIVING SPACE + 138 SF  
ADDITIONAL UPPER LIVING SPACE + 258 SF  
(TOTAL ADDITIONAL LIVING SPACE + 396 SF)

| REVISIONS |
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FILE: 110 Lakeshore BLVD

DATE: 09/03/2021

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

DRAWN: GFA

SHEET:  
**A1.0**  
OF 2 SHEETS



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TITLE: PROPOSED ELEVATIONS (NORTH/EAST)  
CUSTOM RESIDENCE FOR:  
**HERZ - CALLAHAN FAMILY TRUST**  
1100 LAKESHORE BLVD, INCLINE VILLAGE, NEVADA  
ROCKY MOUNT LOT 5, BLOCK F, ROCKY MOUNT TRACT, WASHOE COUNTY, NEVADA  
APN: 150-332-17

| REVISIONS |
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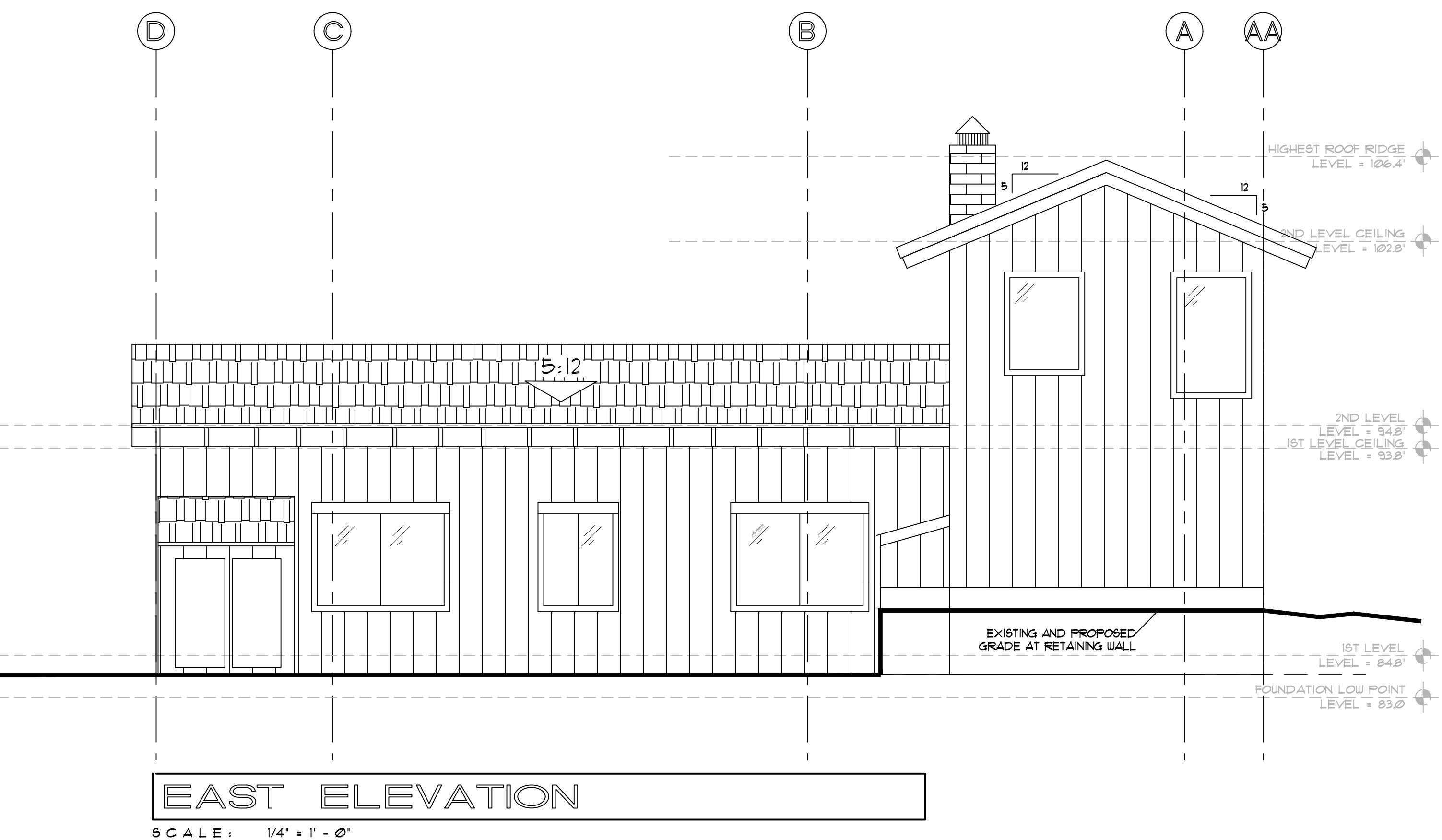
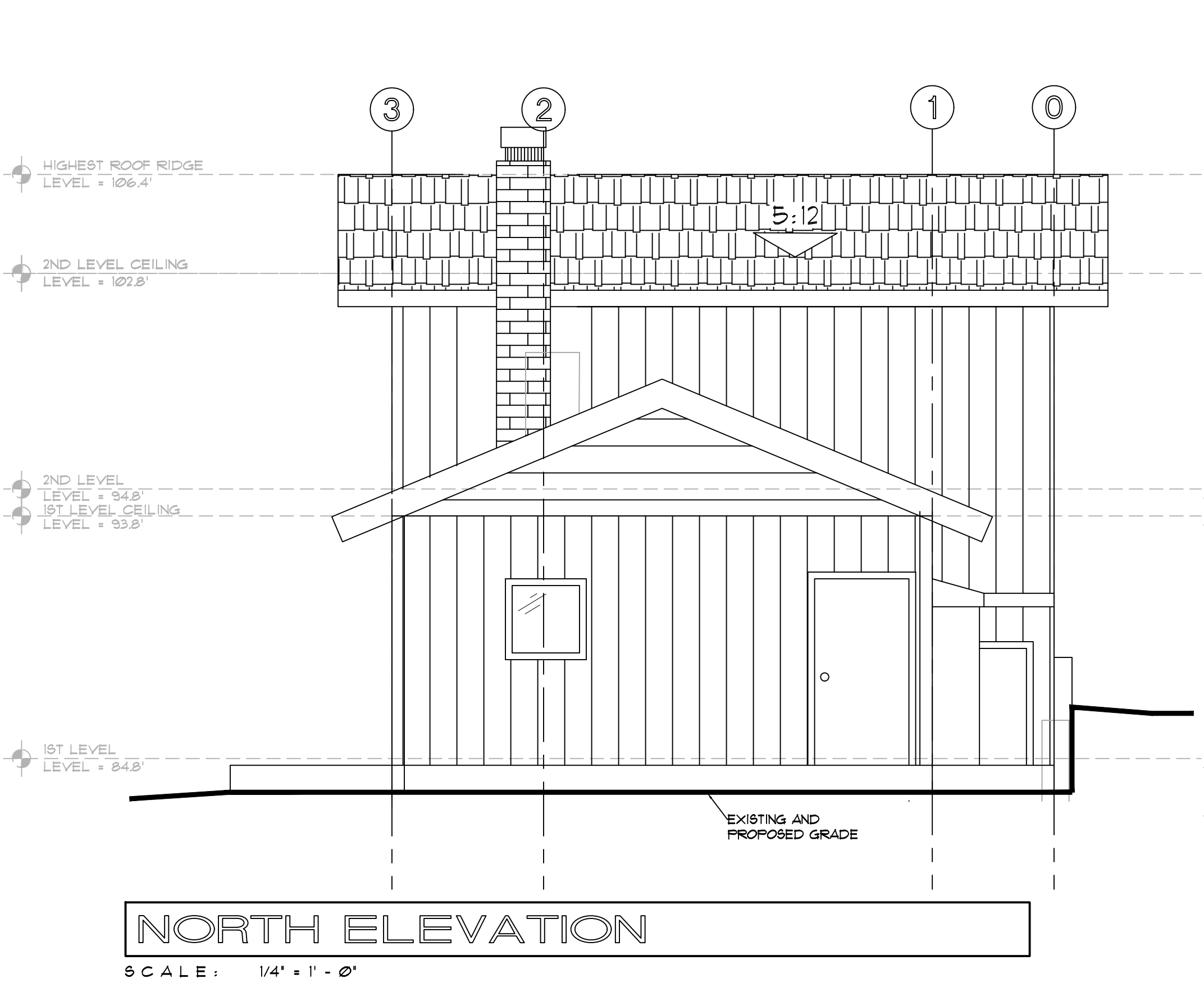
FILE: 1100 LAKESHORE BLVD

DATE: 09/03/2021

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

DRAWN: GFA

SHEET:  
**A2.0**  
OF 4 SHEETS



**EXTERIOR FINISH NOTES:**

ROOF SHINGLES: CLASS A, THICK BUTT ASPHALT OVER ICE & WATER SHIELD, CERTAINTED PRESIDENTIAL SHAKE 40-YR. COLOR: MATCH EXISTING.

FASCIA: 2x10 or 2x12 REBAIN CEDAR w/ 2x or 1x SHINGLE MOLD. OLYMPIC, SEMI-SOLID. COLOR: MATCH EXISTING.

PAINT ALL EXPOSED METAL FLAT TO MATCH ROOF.

PAINT ALL EXPOSED CONCRETE FLAT TO MATCH ADJACENT MATERIAL.

PAINT ALL EXPOSED JOISTS, BEAMS, CORBELS AND POSTS. OLYMPIC STAIN, SEMI-SOLID. COLOR: MATCH TRIM.

WINDOWS: DUAL GLAZE IN VINYL CLAD FRAMES (SAND TONE).

SIDING: 1x10 w/1x4 BATTENS @ 10' OC VERT BOARDS TO MATCH EXISTING. OVER LP FLAME BLOCK. COLOR: MATCH EXISTING TRIM; 1x4 4 WAY WRAP WINDOWS, DOORS & CORNERS COLOR: MATCH EXISTING.

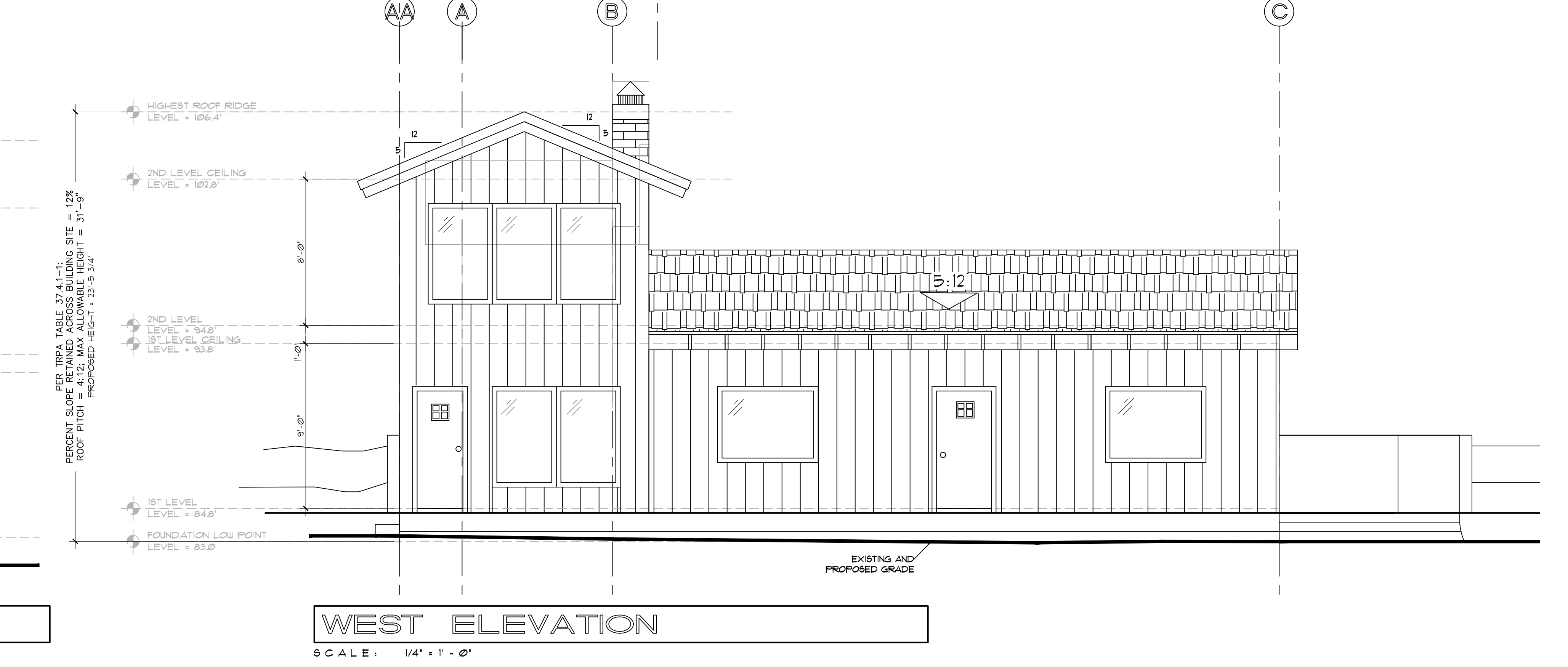
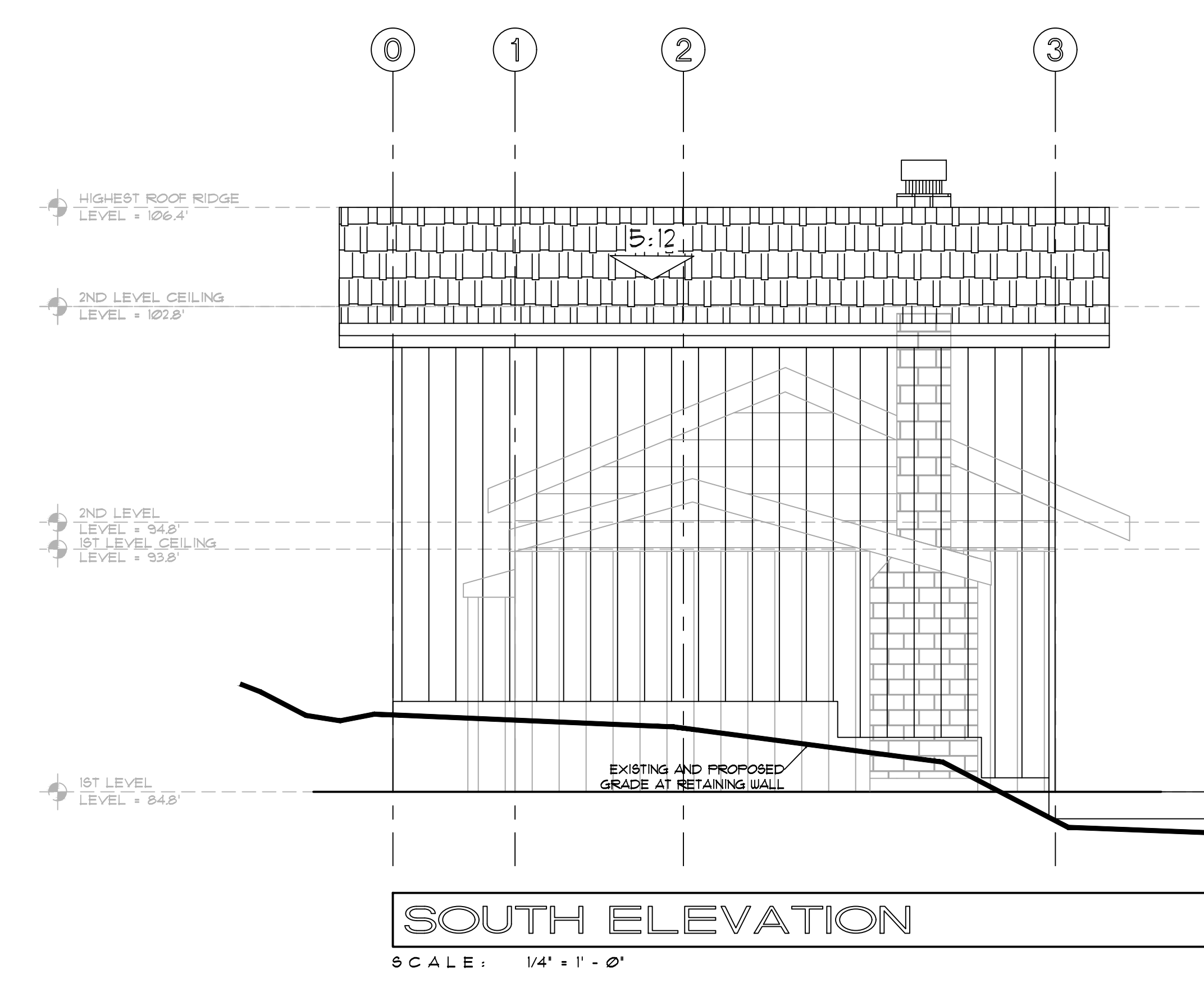
FINAL STAIN COLORS PER CONTRACTOR OR OWNER.

EAVE & FOUNDATION VENTS MUST BE AN APPROVED TYPE (VULCAN OR EQUAL).

ALL EAVES AND GABLE OVERHANGS SHALL BE ENCLOSED WITH HARDI-BOFFIT AND HARDI-VENT TO MEET CURRENT FIRE CODE.

COLOR: THE COLOR OF THIS STRUCTURE, INCLUDING ANY FENCES ON THE PROPERTY, SHALL BE COMPATIBLE WITH THE SURROUNDINGS. SUBDUED COLORS IN THE EARTHTONE AND WOODTONE RANGES SHALL BE USED FOR THE PRIMARY COLOR OF THE STRUCTURE. HUES SHALL BE WITHIN THE RANGE OF NATURAL COLORS THAT BLEND, RATHER THAN CONTRAST, WITH THE EXISTING VEGETATION AND EARTH HUES. EARTHTONE COLORS ARE CONSIDERED TO BE SHADES OF REDDISH BROWN, BROWN, TAN, OCHRE, AND UMBER.

ROOFS: ROOFS SHALL BE COMPOSED OF NON-GLARE EARTHTONE OR WOODTONE MATERIALS THE MINIMIZE REFLECTIVITY.



**1710 Lakeshore Blvd.**

**Variance Findings**

1. *What provisions of the Development Code (e.g. front yard setback, height, etc.) must be waived or varied to permit your request?*

Side setback (North side) from 5 feet to 1 foot.

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 house was originally built in 1959 and a portion of the structure and bedroom wing extended into Romance Ave. Romance Avenue was abandoned and split to the benefit of the two adjoining properties, both at the time were owned by the same family.

The purpose of the variance request is to increase the bedrooms without changing the existing historical house. The site is a 30% upslope directly from highway 28. The existing house already protrudes into the side setback. We propose to enlarge slightly the existing bedroom wing and add a second level bedroom. There is no other site location which would allow the bedroom addition.

Other locations on the site were investigated to place the bedroom wing such as behind the unit however TRPA coverage restraints do not allow relocation of coverage since the entire site is Class 1A. This is the only viable location within the stringent TRPA rules.

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?*

There are no residential homes above this site. We are proposing to replace the existing bedroom wing so no views or privacy would be interfered with.

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.)?*

By placing the bedroom wing as proposed we can maintain the existing parking area on the south side and not effect the condition of the historic residence. This area of the site is already disturbed so no additional impact to the slopes will be necessary.



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 have more than one bedroom.