



WPVAR18-0004 EEKHOFF RESIDENCE



Washoe County Commission
September 25, 2018



Overview

- Reduce front yard setback from 30' to 20' along the west property line.
- Reduce front yard setback from 30' to 20' along the east property line.
- Reduce side yard setback from 15' to 8' along the north property line.
- To bring a home into conformance with code that was permitted in violation of setbacks.



Site Plan

Standard MDS
Setbacks in Yellow

Hidden Valley MDS
Setbacks in Blue





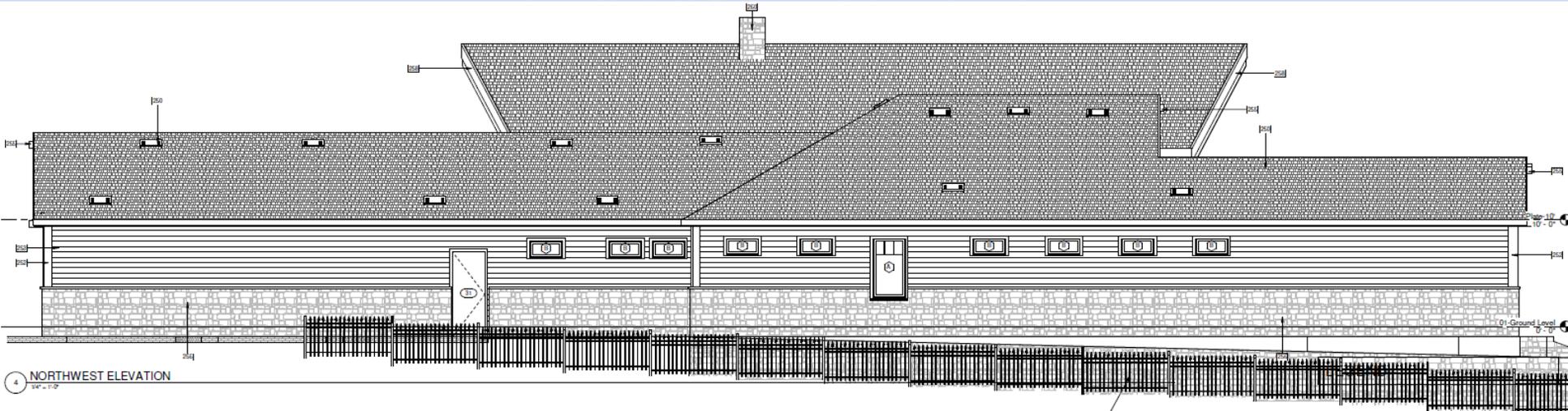
Elevations



Front Elevation Facing Hidden Valley Dr.



Elevations



Side Elevation Facing Shaver Residence



Rendering





Findings

- **Special Circumstances.** Because of the special circumstances applicable to the property, including 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;
- **No Detriment.**
- **No Special Privileges.**
- **Use Authorized.**



Site Photo



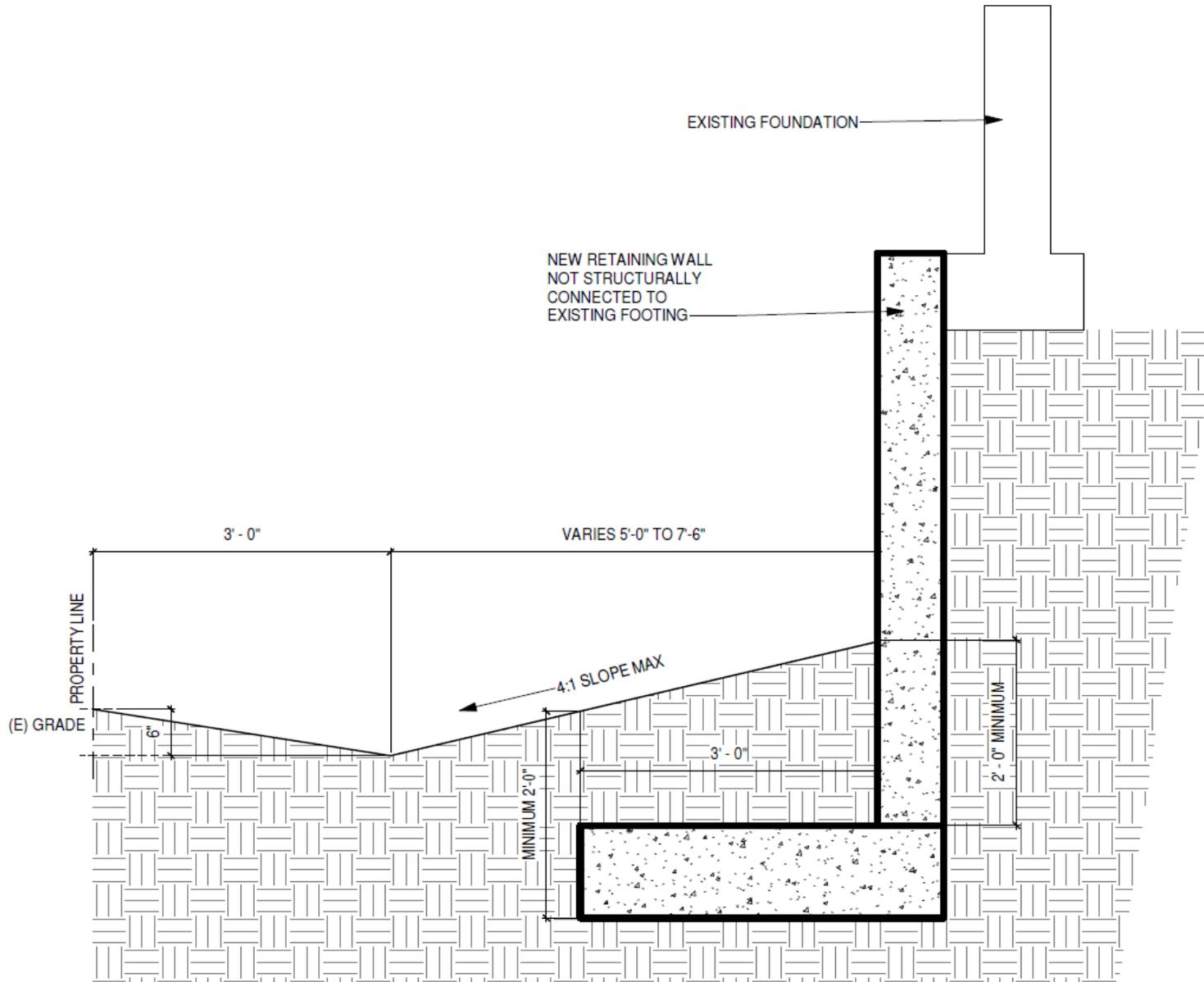


Grading Requirements

- **Not result in slopes on fill in excess of or steeper than four to one (4:1).**
- **Not result in elevations or fill that differ from the natural grade by more than forty-eight (48) inches or when grading occurs adjacent to an existing residence.**
- **Fills shall not be placed within an area that exceeds a projected slope of four to one (4:1) for a distance of forty (40) feet from the common property line.**

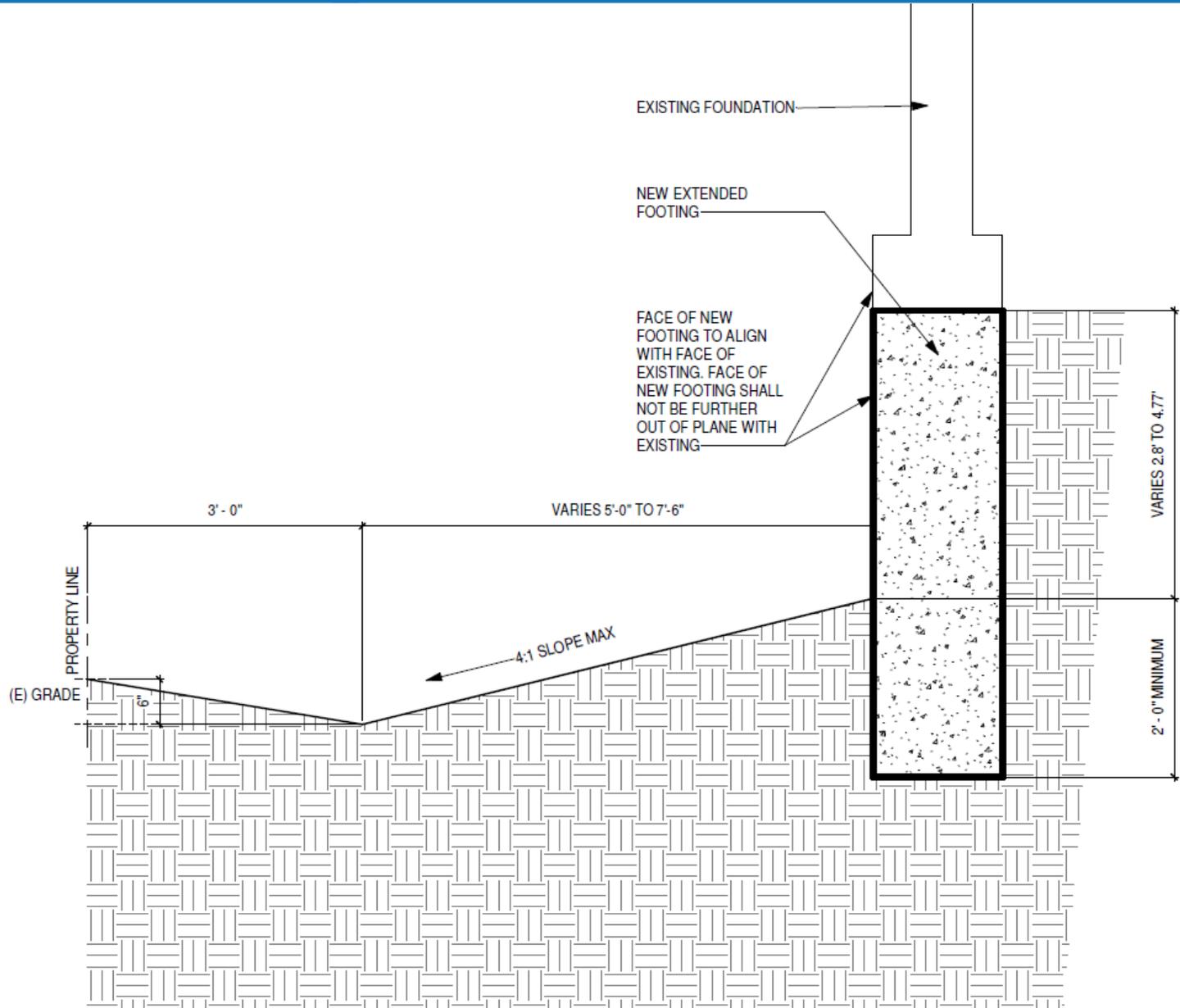


Proposed Change





Proposed Changes





Possible Motion for Approval

- I move to deny the appeal and affirm the approval of Variance Case Number WPVAR18-0008 (Eekhoff Residence). The approval is based upon the ability to make the findings required by WCC Section 110.804.25, *Findings*.

