Proposed Variance

- Reduce front yard setback from 20 feet to 2 feet.
- Reduce north side yard setback from 8 feet to 3 feet.
- Construction of a 2 car attached garage over existing parking deck.
Proposed Plan Set

Proposed Garage
Existing Parcel Hardships

- Approximate Parcel Slope of 41%
- Existing Driveway Slope Exceeds Washoe County Code (110.436.30(3))
- Existing Residence Accessible Via Steps or Steep Driveway
- Snow/Icy Conditions Couple with Steep Slope Create Human Health & Safety Concerns
Existing Access: Heath & Human Safety Concern

Stairs Accessing Residence

Driveway Accessing Residence

1993 Washoe County BOA Finding: “That the current driveway entrance to the garage is extremely steep and hazardous in winter.”
Past Variance Approvals

1986: V7-26-86

- Construct garage over an existing parking deck.
- Reduced front yard setback to 4’.
- Approved by Washoe County BOA on September 23, 1986

1993: V3-13-93

- Construct a new garage and entry over an existing garage and parking deck.
- Reduced front yard setback to 2’ and side yard setback to 3’.
- Approved by Washoe County BOA on May 25, 1993.
Maintains Community Character

Typical Fairview Residences
No Scenic Impacts
Applicant’s Support Motion & Staff Recommendation

- 2017 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 approve Variance Case Number WPVAR17-0008 with Conditions.”

- Questions/Comments?