

STAFF REPORT FOR PLANNING COMMISSION MEETING JUNE 24, 2009

FILE NO: VAR-09-048

AGENDA ITEM: H-5

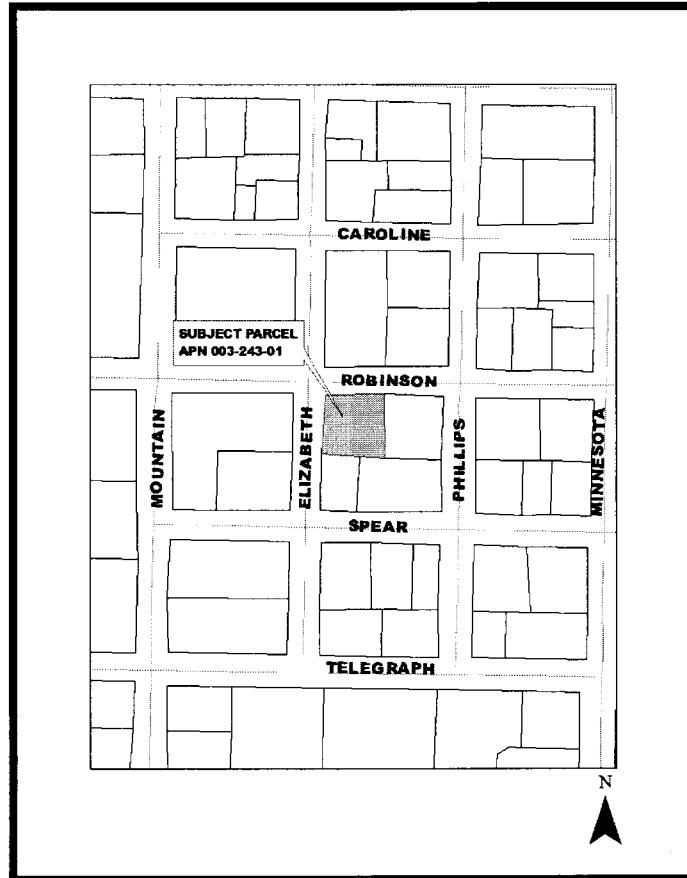
STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: Variance to allow a zero foot street side yard setback, where 10 feet is the minimum required, and to allow a three-foot, six inch rear setback, where 10 feet is the minimum required, on property zoned Single Family 6,000 (SF6), Historic District.

APPLICANT / OWNER: Art Hannafin, Architect / Jack W. and Sheryl McLaughlin

LOCATION/APN: 611 W. Robinson Street / 003-243-01

RECOMMENDED MOTION: "I move to approve VAR-09-048, a Variance application to allow a zero foot street side yard setback, where 10 feet is the minimum required, and to allow a three-foot, six inch rear setback, where 10 feet is the minimum required in order to allow construction of an addition to the existing historic single family dwelling unit on property zoned Single Family 6,000, located at 611 W. Robinson Street Assessor's Parcel Number 003-243-01, based on three findings and subject to the recommended conditions of approval contained in the staff report."



RECOMMENDED CONDITIONS OF APPROVAL:

The following shall be completed prior to commencement of the use:

1. All development shall be substantially in accordance with the attached site development plan.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within 12 months of the date of final approval. A single, one year extension must be requested in writing to the planning and community development department 30 days prior to the one year expiration date. Should this permit not be initiated within one year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the notice of decision within 10 days of receipt of notification. If the notice of decision is not signed and returned within 10 days, then the item will be rescheduled for the next planning commission meeting for further consideration.
5. All other departments' conditions of approval which are attached, shall be incorporated as conditions of this report.
6. The project shall comply with the conditions of approval and stipulations of HRC-08-122.
7. The minimum setbacks for the subject property are varied as follows:
 - a. The street side-yard setback is zero feet (parallel to Elizabeth Street)
 - b. The rear-yard setback is 3 feet 6 inches (from southern property line).
8. The applicant will be required to comply with all Fire Department codes and ordinances as they relate to this request.
9. The applicant must meet all applicable Health Department codes and ordinances as they apply to this request.
10. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
11. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures* This handout may also be found online at: www.carson-city.nv.us/Index.aspx?page=1024

12. The south facing wall line of the garage addition, which is proposed to be located less than, 5'-0" (five feet) to the property line, shall have a minimum fire resistance rating of 1-hour, with exposure from both sides. In addition, projections for this wall line are limited to the prescriptive requirements of 2006 International Residential Code ('06 IRC). ('06 IRC R302.1 & Table R302.1)
13. The plans shall include a listed assembly to field fabricate the 1-hour fire resistive wall line. The assembly shall indicate the listing number and the name of the third party testing agency (UL, Gypsum Association, etc), along with all details and material necessary to construct the wall.
14. The plan shall clearly note that the south facing wall line of the garage addition is a 1-hour rated fire resistive assembly.
15. Blocking of the access to or use of the sidewalk adjacent to the garage is not permitted at any time. Owners cannot block sidewalk when parking.

LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.085 (Variances); 18.04.065 (Single Family 6,000) and 18.04.190 (Residential Districts Intensity and Dimensional Standards).

MASTER PLAN DESIGNATION: Medium Density Residential (MDR)

ZONING DISTRICT: Single Family 6,000 (SF6)

SPECIAL DISTRICTS: Historic (HD); Redevelopment (RD)

KEY ISSUES: Can reducing the street side-yard setback to zero feet (where 10 feet is the minimum required), and reducing the rear-yard setback to 3 feet 6 inches (where 10 feet is the minimum required) be supported by the required findings? Will the proposal cause material damage to surrounding land uses or properties?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Single Family 6,000 (SF6) – Single-family dwelling

SOUTH: Single Family 6,000 (SF6) – Single-family dwelling

EAST: Single Family 6,000 (SF6) – Single-family dwelling

WEST: Single Family 6,000 (SF6) – Single-family dwelling

ENVIRONMENTAL INFORMATION

1. **FLOOD ZONE:** Zone B (between 100 and 500 year flood plains)
2. **SEISMIC ZONE:** Severe Zone I
3. **SLOPE/DRAINAGE:** The subject site is currently developed
4. **SOILS:** 71 – Urban Land.

SITE DEVELOPMENT INFORMATION:

1. LOT SIZE: 7,692.5 square feet
2. EXISTING DWELLING UNIT: 2,270 square feet
GUEST DWELLING UNIT: 612 square feet
PROPOSED ADDITION: 1,292 square feet
3. MAXIMUM HEIGHT ALLOWED: 26 feet
4. ADDITION HEIGHT PROPOSED: None (20 feet to ridge line)
5. PARKING REQUIRED: 2 spaces (Carson City Development Standards)
6. PARKING PROVIDED BY PROPOSED GARAGE: 2 spaces
7. SPECIAL USE PERMIT(S): None required.

DISCUSSION:

A Variance is required for the following reasons:

- CCMC 18.02.085 (Variances) and CCMC 18.04.190 Carson City Residential District Intensity and Dimension Standards — This request is to reduce the rear and street-side setbacks required in the Single Family 6,000 zoning district, as indicated in the following table:

REQUEST FOR VARIANCE TO SETBACKS — DETAILS				
YARD	FRONT (north) A	REAR (south) B	SIDE (east) C	STREET-SIDE D
REQUIRED	20 FEET to PL	10 FEET to PL	5 FEET to PL	10 FEET to PL
PROPOSED	Not applicable	3.5 FEET to PL	Not applicable	0 FEET to PL

PL= Property Line

The subject site is located at the southeast corner of Elizabeth and Robinson Streets. The subject parcel is 7,692.5 square feet and is improved with a 2,270 square feet primary dwelling unit, in addition to a detached guest house of 612 square feet. The two-story, primary dwelling unit was constructed in 1870, remodeled in 2003 and renovated in 2005. In 2002 the carriage house on site was converted into a guest dwelling unit, which was approved by the Historic Resources Commission and the Planning Commission.

The primary structure is a wood framed structure with horizontal board siding with quoins at the corners on the front and east facades, and shingle siding on the west and south facades. The upper portion of the facade is finished with multiple shingle styles. A primary design element on the northern façade is an existing porch that also continues

onto the eastern and western facades. A porch addition was approved in 2005 and incorporates elements of the Victorian-era Queen Anne style.

The major portion of the proposed addition will provide a two car garage with access to the primary dwelling unit, with a minor addition of a new office area on the first floor, in addition to a new bathroom and storage area on the second floor. The proposed addition will increase the existing 2,270 square foot structure by approximately 1,292 square feet, for a total square footage of approximately 3,562 square feet.

Additions to historic buildings need to be compatible in their configuration, design, style, scale, materials and architectural details with the distinctive character defining elements of the building. Additions shall be done in such a manner that they do not destroy significant original historical or architectural material, and if removed in the future, will not impair the essential form and integrity of the building nor damage historic fabric.

It is recognized that additions are often necessary for a historic building to become functional in a modern context. That is the case in this instance. It is also recognized that additions must be designed to be compatible and not detract from the building, its immediate surrounding or the district as a whole. The Historic Resources Commission determined that the proposed revised plan would be in keeping with the adopted standards of Historic District of Carson City.

With the recommended conditions of approval, the findings to grant approval have been met by the applicant. The Planning Division staff is in support of this Variance application. Therefore, it is recommended that the Planning Commission approve VAR-09-048 based on the required findings as noted on the following pages.

PUBLIC COMMENTS: Public notices were mailed on June 05, 2009 to 35 property owners within 300 feet of the subject site. At the writing of this report two written support letters from adjacent properties to the east and south, have been received in favor of proposal and none have been received expressing opposition. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting, depending on the date of submittal to the Planning Division.

CITY DEPARTMENT / OUTSIDE AGENCY COMMENTS: The following comments were received from City departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Health Department comments:

- Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Fire Department comments:

- The applicant will be required to comply with all codes and ordinances as they relate to this request.

Building Division comments:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

Addition and remodel of existing single-family dwelling

General

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: ***RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures*** This handout may also be found online at: www.carson-city.nv.us/Index.aspx?page=1024
3. The south facing wall line of the garage addition, which is proposed to be located less than, 5'-0" (five feet) to the property line, shall have a minimum fire resistance rating of 1-hour, with exposure from both sides. In addition, projections for this wall line are limited to the prescriptive requirements of 2006 International Residential Code ('06 IRC). ('06 IRC R302.1 & Table R302.1)
4. The plans shall include a listed assembly to field fabricate the 1-hour fire resistive wall line. The assembly shall indicate the listing number and the name of the third party testing agency (UL, Gypsum Association, etc), along with all details and material necessary to construct the wall.
5. The plan shall clearly note that the south facing wall line of the garage addition is a 1-hour rated fire resistive assembly.

Engineering Division comments:

- Development Engineering has no preference or objection to the variance request, and no recommended conditions of approval.

Parks and Recreations Department comments:

- No comments.

FINDINGS: The recommendation of approval is based on the following findings as required by Carson City Municipal Code (CCMC) Section 18.02.085 (Variances), enumerated below and substantiated in the public record for the project.

1. That because of special circumstances applicable to the subject property, including shape, size, topography and location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privilege enjoyed by other properties in the vicinity or under identical zone classifications.

Due to the excessive City rights-of-way adjacent to this site, in that the street is more than 15 feet beyond the Robinson Street and Elizabeth Street property lines, and because this area is non-buildable land, the applicant is faced with what amounts to a "double setback." This imposes a unique hardship and special circumstances on the applicant that are peculiar to this corner lot.

The integrity and historical significance of this structure is dependent on many factors including its primary façade to the north. The proposed addition will be compatible and respectful of the historic building stock that surrounds the subject site. The proposed addition will result in a structure that is in keeping with the scale and massing of existing structures within the immediate area.

Per the applicant, the location of the existing residence on the subject site leaves no room to include a functioning garage without intruding into the typical side yard and rear yard setbacks. Many other properties, as noted in this staff report, in the Historic District have had similar difficulties and successfully obtained Variances, including the property to the south.

The Secretary of the Interior's Standards for the Treatment of Historic Properties specifically note that new additions and exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion and massing to protect the integrity of the historic property and its environment. The Historic Resources Commission approved the proposed project based on the adherence to the Carson City Design Guidelines and the Secretary of the Interior's Standards for the Treatment of Historic Properties, specifically noted above.

Per the applicant, the proposed new garage is shown to be located in the rear of the historic home. This will ensure that the historic character of the home is not compromised and retained.

Denial if this Variance request would deprive the subject property of privilege enjoyed by other properties in the vicinity or under identical historical classifications. This is also evidenced by the variances approved in the general area, specifically: 411 W. Fifth Street (V-83-10); 340 N. Minnesota Street (V-89/90-1); 212 S. Minnesota Street (V-89/90-6); 514 W Robinson Street (V-86-6); 514 and 604 S. Nevada Street and 304 W. Sixth Street (V-02/03-4); 412 N. Curry Street (V-04-154); 702 N. Minnesota Street (VAR-05-168); 412 S. Division Street (VAR-06-111) and 310 S. Nevada Street (VAR-07-223). Based upon these facts, the proposed setback reductions meet this finding.

2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.

Denial of the variance would deprive the subject property of privilege enjoyed by other properties in the vicinity, which have similar setbacks to what are proposed here, and, as stated in Finding 1, a number of comparable variance requests have been granted in the vicinity.

The subject property's configuration, design and placement make it difficult to alter the site. The applicant was worked with City staff, the design team of Art Hannafin and the Historic Resources Commission to evaluate the different designs for this project. This evaluation has resulted in the design proposed by the applicant in this application.

As noted by the applicant, granting of this Variance will not physically result in a detriment to the adjacent properties. The adjacent properties already have constructed garages and carports from which the properties have benefitted.

The proposed development will meet this finding in that the applicant/property owner has no other reasonable or feasible option for adding an attached garage to the existing residence use without substantially affecting the character of the neighborhood or the integrity of the Carson City Historic District.

3. That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

The Engineering Division finds that the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property. This Variance request will not be materially detrimental to public welfare or materially injurious to property or improvements in the neighborhood of the subject if the conditions of approval are met.

Because the subject property is burdened with what amounts to a double setback, it is unlikely that anyone working or residing or passing by the property and proposed addition would notice that the setbacks have been reduced. Thirty-five property owners in the vicinity have been notified of the proposed variance. Two letters have been received in favor of this proposal and none have been received expressing opposition or evidence of material damage as a result of the variance.

Respectfully submitted,

PUBLIC WORKS DEPARTMENT, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP
Principal Planner

Attachments:

- Application (VAR-09-048)
- Health Department comments
- Fire Department comments
- Building Division comments
- Engineering Division comments
- Parks and Recreation Department comments
- Architectural Survey
- Support Letters



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL
DEVELOPMENT SERVICES

Carson City Development Engineering Planning Commission Report

File Number VAR-09-048

TO: Planning Commission

FROM: Jeff Sharp, P.E. - City Engineer *JS*

DATE: June 10, 2009

MEETING DATE: June 24, 2009

SUBJECT TITLE:

Action to consider a Variance application from Art Hannafin, Architect on behalf of property owners Jack W. and Sheryl McLaughlin to reduce the required setbacks to allow a garage and residential addition on property zoned SF6000-HD, located at 611 West Robinson Street, APN 003-243-01.

RECOMMENDATION:

Development Engineering has no preference or objection to the variance request, and no recommended conditions of approval.

DISCUSSION:

Development Engineering has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.085, Variances:

CCMC 18.02.085 (2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.085 (5c) - Adverse Affects to the Public

The Engineering Division finds that the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to public welfare or materially injurious to property or improvements in the neighborhood of the subject if the conditions of approval are met.

H:\EngDept\P&ESHARE\Engineering\Planning Commission Reports\Variances\VAR 09-048 setbacks, 611 W Robinson, apn 003-243-01.doc



File # (Ex: MPR #07-111)	VAR 09-048
Brief Description	<i>Reduction in side yard set back</i>
Project Address or APN	611 W Robinson / APN 03-243-01
Bldg Div Plans Examiner	Don Wilkins
Review Date	June 5, 2009
Total Spent on Review	

BUILDING DIVISION COMMENTS:

NOTE: These comments do not constitute a complete plan review, but are merely observations based on the information provided.

Scope of Application

Addition and remodel of existing single-family dwelling

General

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans submitted for review shall comply with the prescriptive requirements found in the Carson City Building Division handout titled: *RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures* This handout may also be found online at: www.carson-city.nv.us/Index.aspx?page=1024
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4. The plans shall include a listed assembly to field fabricate the 1-hour fire resistive wall line. The assembly shall indicate the listing number and the name of the third party testing agency (UL, Gypsum Association, etc), along with all details and material necessary to construct the wall.
5. The plan shall clearly note that the south facing wall line of the garage addition is a 1-hour rated fire resistive assembly.

MEMORANDUM

TO: Community Development

FROM: Duane Lemons, Fire Inspector

DATE: May 18, 2009

SUBJECT: AGENDA ITEMS FOR JUNE 24, 2009 PLANNING COMMISSION MEETING

We reviewed the agenda items for the June 24, 2009 Planning Commission Meeting and have the following comments:

- VAR-09-044 David & Penelope Hampton The applicant will be required to comply with all codes and ordinances as they relate to this request.
- VAR-09-048 Jack W & Sheryl McLaughlin The applicant will be required to comply with all codes and ordinances as they relate to this request.
- SUP-07-058 James B Foley We have no concerns with the applicant's request.

/llb

From: Jennifer Pruitt
To: Janice Brod; Kathe Green; Plemel, Lee
Date: 6/2/2009 10:11 AM
Subject: Fwd: VAR 09-048

Jennifer Pruitt, AICP, LEED AP
Principal Planner
Planning Division
2621 Northgate Lane Suite 62
Carson City, NV 89706
(775)887-2180 ext. 30076

>>> Teresa Hayes 06/01/2009 12:51 PM >>>

VAR 09-048

Carson City Health and Human Services has no comments regarding the project as described in the packet received. The applicant must meet all applicable codes and ordinances as they apply to this request.

Teresa Hayes, R.E.H.S.
Environmental Health Specialist II
Carson City Health and Human Services
900 E. Long St
Carson City, NV 89706
Phone: (775) 887-2190 ext 30227
Fax: (775) 887-2248

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CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Lee Plemel, Planning Director
Jennifer Pruitt, Senior Planner (Hardcopy and Email)

FROM: Roger Moellendorf, Parks and Recreation Director
Vern L. Krahn, Park Planner
Juan F. Guzman, Open Space Manager

DATE: June 12, 2009

SUBJECT: Parks and Recreation Department's comments for the Wednesday, June 24, 2009
Planning Commission meeting.

RECEIVED
JUN 12 2009
CARSON CITY
PLANNING DIVISION

VAR-09-044	No comments.
GM-09-038	Refer to attached memorandum from Roger Moellendorf, Parks and Recreation Director, dated May 29, 2009.
VAR-09-048	No comments.

MAY 14 2009

Carson City Planning Division
2621 Northgate Lane, Suite 62 • Carson City NV 89706
Phone: (775) 887-2180 • E-mail: plandept@ci.carson-city.nv.us

FOR OFFICE USE ONLY:

CARSON CITY
PLANNING DIVISION

CCMC 18.02

VARIANCE

FILE # VAR - 09 - 048

need

PROPERTY OWNER
 Jack W. and Sheryl McLaughlin

MAILING ADDRESS, CITY, STATE, ZIP
 611 W. Robinson St. Carson City, NV 89703

PHONE # FAX #
 775-882-8832

**Name of Person to Whom All Correspondence Should Be Sent
APPLICANT/AGENT**
 Art Hannafin, Architect

MAILING ADDRESS, CITY, STATE ZIP
 318 N. Carson St. #202 Carson City, NV 89701

PHONE # FAX #
 775-882-6455 775-882-1444

E-MAIL ADDRESS

SUBMITTAL PACKET

6 Completed Application Packets
 (1 Original + 5 Copies)

Application Form

Site Plan

Building Elevation Drawings and Floor Plans

Proposal Questionnaire With Both Questions and Answers Given, supporting documentation

Applicant's Acknowledgment Statement

Documentation of Taxes Paid-to-Date (1 copy)

Application Reviewed and Received By:
Katie Green

Submittal Deadline: See attached PC application submittal schedule.

Note: Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

Project's Assessor Parcel Number(s): 03-243-01	Street Address 611 W. Robinson St. Carson City, NV 89703	ZIP Code
Project's Master Plan Designation Historic District	Project's Current Zoning MDR	Nearest Major Cross Street(s) Robinson/Mountain

Briefly describe your proposed project: (Use additional sheets or attachments if necessary). In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.
 In accordance with Carson City Municipal Code (CCMC) Section: 18-04-190, or Development Standards, Division _____, Section _____, a request to allow a variance as follows:

To construct a two car garage which will intrude onto required setbacks and to expand the existing residence to improve livability.

PROPERTY OWNER'S AFFIDAVIT

Jack & Sheryl McLaughlin, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature
Jack & Sheryl McLaughlin

Address

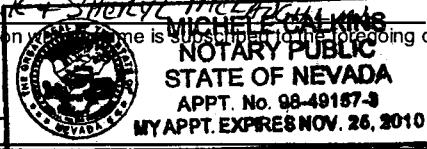
Use additional page(s) if necessary for other names.

611 W. ROBINSON ST.
CARSON C.B., NV 89703

Date
5-13-09

STATE OF NEVADA
COUNTY

On MAY 13, 2009, JACK & SHERYL McLAUGHLIN, personally appeared before me, a notary public, personally known to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.



Notary Public

NOTE: If your project is located within the historic district, airport area, or downtown area, it may need to be scheduled before the Historic Resources Commission, the Airport Authority, and/or the Redevelopment Authority Citizens Committee prior to being scheduled for review by the Planning Commission. Planning Division personnel can help you make the above determination.

The following acknowledgment and signature are to be on the response to the questionnaire prepared for the project. Please type the following, signed statement at the end of your application.

ACKNOWLEDGMENT OF APPLICANT

I certify that the foregoing statements are true and correct to the best of my knowledge and belief. I agree to fully comply with all conditions as established by the Planning Commission/ Board of Supervisors. I am aware that this permit becomes null and void if the use is not initiated within one year of the date of the Planning Commission/Board of Supervisors approval; and I understand that this permit may be revoked for violation of any of the conditions of approval. I further understand that approval of this application does not exempt me from all City Code requirements.



Applicant's Signature

5-13-09

Date

SITE PLAN CHECKLIST

The site plan shall be drawn on quality paper (minimum size of 8.5 inches by 11 inches) at an appropriate scale or dimension to depict the parcel. Any site plan larger than 8.5 inches by 11 inches must be folded. The site plan shall include the following information:

1. Show a north point arrow and plot plan scale. A bar scale is preferred because when the drawings are reduced, it will still show an accurate scale. A bar scale could appear like this for a project that has a scale of one inch equals twenty feet on the original plot plan:

2. Vicinity map must be shown on the plot plan. This is a map, not to scale, that you would provide a visitor unfamiliar with the area as directions to get to your property. It will show adjacent streets.
3. Title block in lower right-hand corner including:
 - (a) Applicant's name, mailing address, and daytime phone number (including area code).
 - (b) The name, mailing address, and daytime phone number of the person preparing the plot plan, if different from applicant.
 - (c) The name, mailing address, and daytime phone number of the record owner of the subject property, if different from applicant.
 - (d) Assessor Parcel Number(s) (APN) and address (location, if no address) of the subject property.
 - (e) Project title and permit request. (Example: Variance, Special Use Permit).
4. Property lines of the subject property with dimensions indicated.
5. Show curb, gutter, sidewalks, ADA facilities, PFD, circulation.
6. All existing and proposed structures shall be shown, including:
 - (a) Distances from property lines indicated by dimensions.
 - (b) Distances between buildings shall be indicated on the plot plan.
 - (c) Clearly label existing and proposed structures and uses, and show dimensions.
 - (d) Square footage of all existing and proposed structures.
 - (e) If a commercial or multi-family project, show all elevations and submit roof plans showing all proposed roof equipment and means of screening from view along with plans for trash receptacle screening and loading/unloading area location and design.
 - (f) Elevations of any proposed structures/additions.
 - (g) All easements.
7. Indicate drainage patterns with arrows.
8. Project access:
 - (a) Show the location of street access and all existing accesses of neighboring properties including cross streets.
 - (b) Show adjoining street names
 - (c) Show all curb cuts with dimension.
9. Show the Assessor Parcel Number(s) of adjoining parcels.
10. Show all existing and proposed parking, landscape islands and traffic aisles, with dimensions.
11. Show location of existing and proposed utilities and indicate whether overhead or underground. Show the location of any septic lines/fields and wells.
12. If specific landscape areas are required or provided, show with dimensions.
13. Show location of all proposed amenities, such as gazebos, retaining walls, detention areas, etc.

Submit 6 copies of the entire application and site plans, including the original, or a very clear, high quality reproduction that may be used for generating additional copies. If 6 large blueprints are submitted, one 8.5 inch by 11 inch plan must also be submitted.

VARIANCE APPLICATION QUESTIONNAIRE

PLEASE TYPE OR PRINT IN BLACK INK ON SEPARATE SHEETS AND ATTACH TO YOUR APPLICATION

State law requires that the Planning Commission and possibly the Board of Supervisors consider and support the questions below with facts in the record. These are called "FINDINGS". Since staff's recommendation is based on the adequacy of your findings, you need to complete and attach the Proposal Questionnaire with as much detail as possible to ensure that there is adequate information supporting your proposal.

The questionnaire lists the findings in the exact language found in the Carson City Municipal Code (CCMC), then follows this with a series of questions seeking information to support the findings.

(On an attached sheet, list each question, read the explanation, then write your answer in your own words.)

Answer the questions as completely as possible so that you provide the Commission and possibly the Board of Supervisors with the details that they need to consider your project. Please keep in mind that approval of a variance will **not** be considered on the basis of an economic hardship. If the question does not apply to your situation, explain why. **BEFORE A VARIANCE CAN BE GRANTED, FINDINGS FROM A PREPONDERANCE OF EVIDENCE MUST INDICATE THAT THE FACTS SUPPORTING THE PROPOSED REQUEST ARE INCORPORATED INTO YOUR APPLICATION.**

GENERAL REVIEW OF PERMITS

Source: CCMC 18.02.085. (1) The Planning Commission and possibly the Board of Supervisors, in reviewing and judging the merit of a proposal for a variance, shall direct its considerations to, and find that the following conditions and standards are met:

FINDINGS

Question 1. Describe the special circumstances or conditions applying to the property under consideration which exist making compliance with the provisions of this title difficult and a cause of hardship to, and abridgment of a property right of the owner of the property; and describe how such circumstances or conditions do not apply generally to other properties in the same land use district and explain how they are not self-imposed.

Explanation A. Think about your situation and state what is different about your property that makes your variance request necessary. Is it the topography, the design, size, etc. of your parcel, and why can you not redesign your project to fit within code requirements? Please understand that a "self-imposed" or "financial" hardship is not considered adequate reason for granting of a variance.

Question 2. Explain how granting of the variance is necessary to do justice to the applicant or owner of the property without extending any special privilege to them.

Explanation A. State how the granting of your variance request may or may not result in actual damage to nearby properties or prejudice by your neighbors in a precedent-setting situation. State why your project will not be harmful to the public health, safety and general welfare.

Question 3. Explain how the granting of the variance will not result in material damage or prejudice to the other properties in the vicinity nor be detrimental to the public health, safety and general welfare.

If there is any other information that would provide a clearer picture of your proposal that you would like to add for presentation to the Planning Commission and Board, please be sure to include the information.

Jack W. and Sheryl McLaughlin
611 W. Robinson St.
Carson City, NV 89703
03-243-01

FINDINGS

Question 1.

Describe the special circumstances or conditions applying to the property under consideration which exist making compliance with the provisions of this title difficult and a cause of hardship to, and abridgment of a property right of the owner of the property; and describe how such circumstances or conditions do not apply generally to other properties in the same land use district and explain how they are not self-imposed.

Explanation A.

The location of the existing residence on the property leaves no room to include a garage without intruding onto the typical side yard and rear setbacks. Many other properties in the Historic District have had similar difficulties and successfully obtained variances, including the property adjacent to the south rear yard.

To avoid difficulties with the rear yard situation, the proposed garage has been located 2-6' from the rear yard to provide access to the rear yard and avoid existing structural foundations next door.

The proposed new garage is shown to be located at the side yard property line to retain the historic character of the house. Cars will not be allowed to park in or block the sidewalk in front of the garage doors.

Question 2. Explain how granting of the variance is necessary to do justice to the applicant or owner of the property without extending any special privilege to them.

Explanation A.

Granting the requested variance will not physically result in any detriment to the adjacent property owners as it will further stabilize the values of the Historic Neighborhood. The properties located on the south east and south west quarters have already constructed garages and carports and the owners benefit from such.

Each of the properties on the block has contributed to the quality of living for the owners and tenants. Also, the need for curbside parking has been reduced by the use of garages since the era of original structures in the neighborhood.

Question 3. Explain how the granting of the variance will not result in material damage or prejudice to the other properties in the vicinity nor be detrimental to the public health, safety and general welfare.

Explanation A.

As mentioned above, granting variances for this project will not damage or prejudice other properties and will lead to improved health, safety and the welfare of other property owners and visitors.

Secured Tax Payment Inquiry 5/13/09 15:36:39 **TC0100B**Parcel #.....: **003-243-01**Property Loc...: **611 W ROBINSON ST**Billed to.....: **MC LAUGHLIN, JACK W JR & SHERYL**
611 W ROBINSON ST
CARSON CITY, NV 89703-00002009 Roll #...: **011071**District.....: **1.5**

Tax Service...:

Land Use Code: **200****Outstanding Taxes:**

Prior Year	Tax	Penalty/Interest	Total	Amount Paid	Total Due
------------	-----	------------------	-------	-------------	-----------

Current Year

08/18	269.49	10.78	280.27	280.27	No Taxes Owing
10/06	267.00		267.00	267.00	.00
01/05	267.00		267.00	267.00	.00
03/02	267.00		267.00	267.00	.00
Totals	1,070.49	10.78	1,081.27	1,081.27	

F9=Scan >/< >

F12=End F13>Show History F14=Print Summary F17=Assessor's File Inquiry

ROBINSON STREET

GENERAL INFORMATION

APPLICATION FOR REVIEW

HISTORIC RESOURCES COMMISSION
CARSON CITY PLANNING COMMISSION

OWNER: JACK & SHERYL McLAUGHLIN

LOCATION: 311 W. ROBINSON ST.
CARSON CITY, NV. 89701
PH: (775) 882-8832

SHEET INDEX

- A.1.1 TITLE SHEET/SITE PLAN
- A.2.1 EXISTING FLOOR PLAN/DEMO PLAN
- A.2.2 NEW 1ST FLOOR PLAN
- A.2.3 NEW 2ND & 3RD FLOOR PLAN
- A.2.4 ROOF PLAN
- A.3.1 ELEVATIONS
- A.3.2 ELEVATIONS
- A.3.3 SECTIONS
- A.3.4 MATERIAL IDENTIFICATION

VICINITY MAP

WASHINGTON ST.

**PROJECT:
REVOLUTION/ADDITION**

McLaughlin Residence

611 W. Baldwin Street

**HANNAFIN DESIGN
ASSOCIATES**
ARCHITECTURE PLANNING INTERIORS
318 N. CARSON STREET, SUITE 202 CARSON CITY, NV 89701
PHONE: (775)882-6455 FAX: 882-1444

RECEIVED
MAY 14 2009
CARSON CITY
PLANNING DIVISION
VAR-09-048
RECEIVED

**CARSON CITY
PLANNING DIVISION**

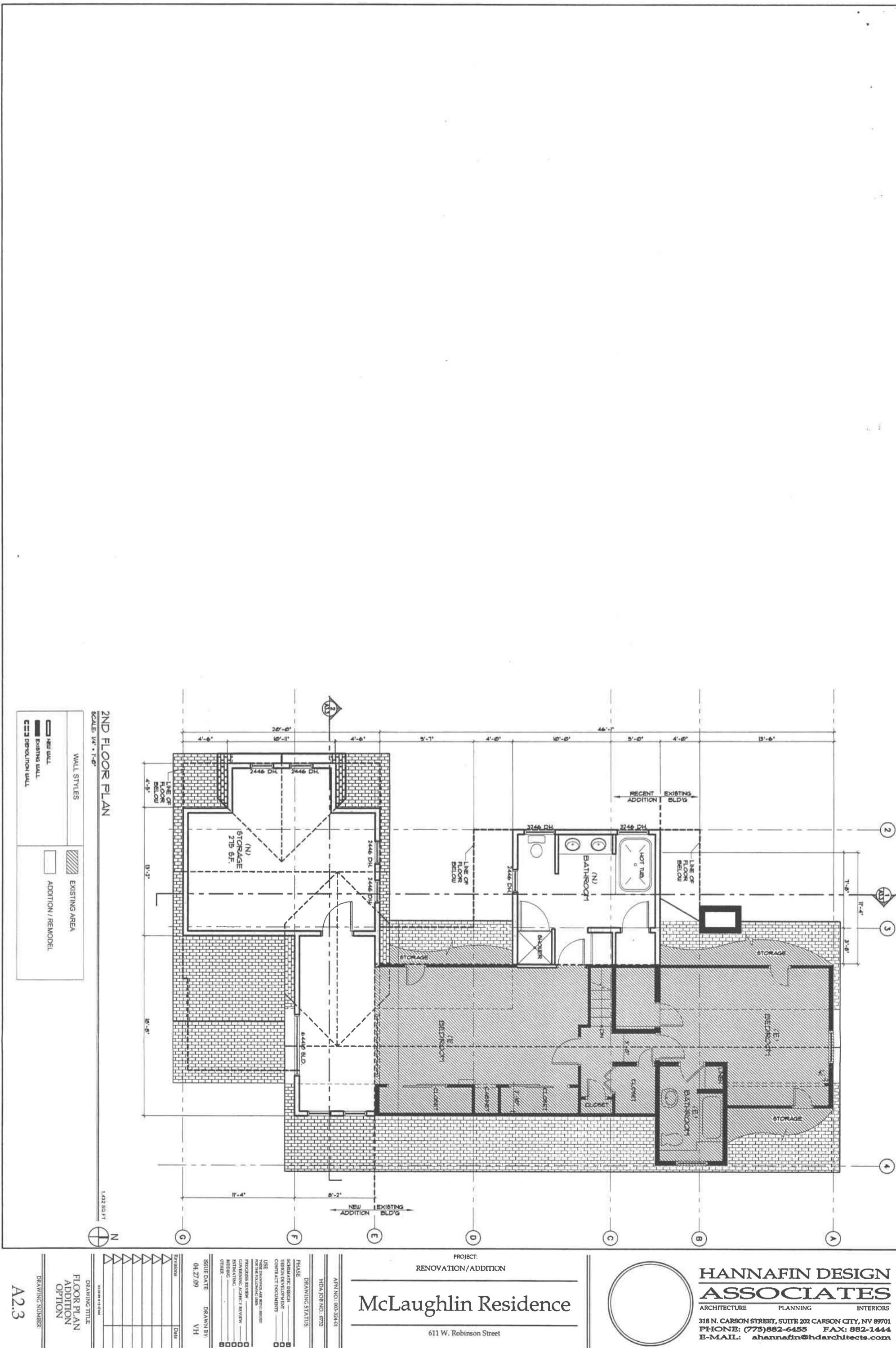
CARSON CITY

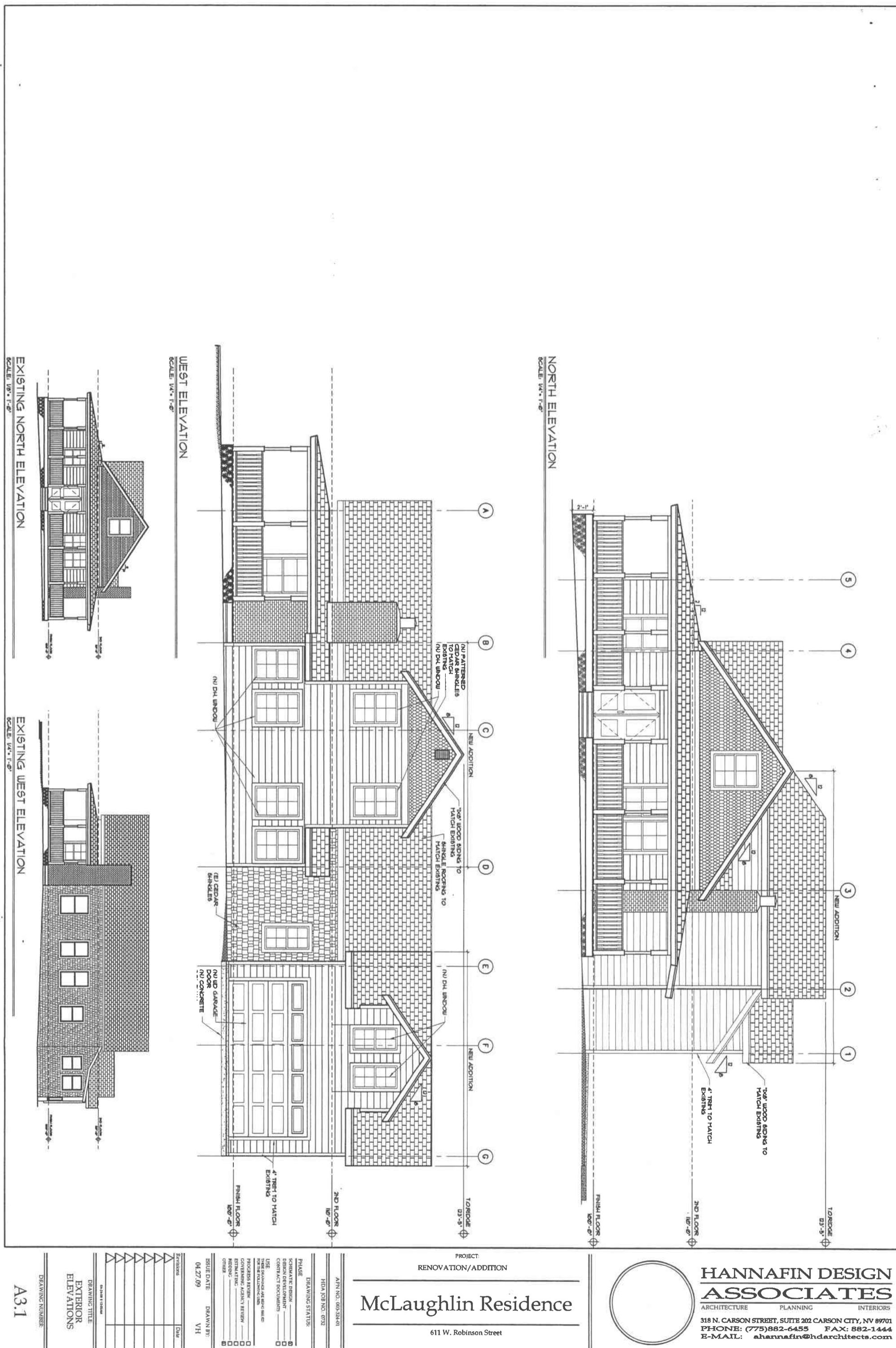
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DRAWING NUM.



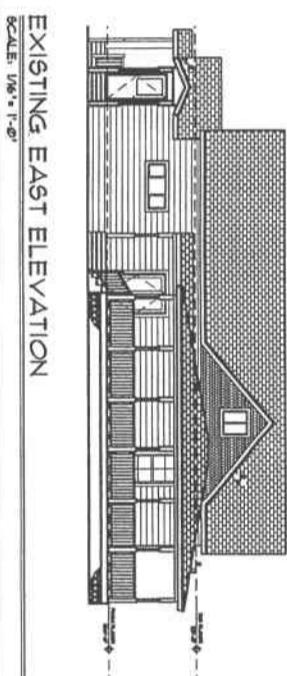


A3.1

DRAWING NUMBER:	102-1	
	EXTERIOR ELEVATIONS	DRAWING TITLE: 102-1
	50-248 1-1254M	

**HANNAFIN DESIGN
ASSOCIATES**

EXISTING EAST ELEVATION

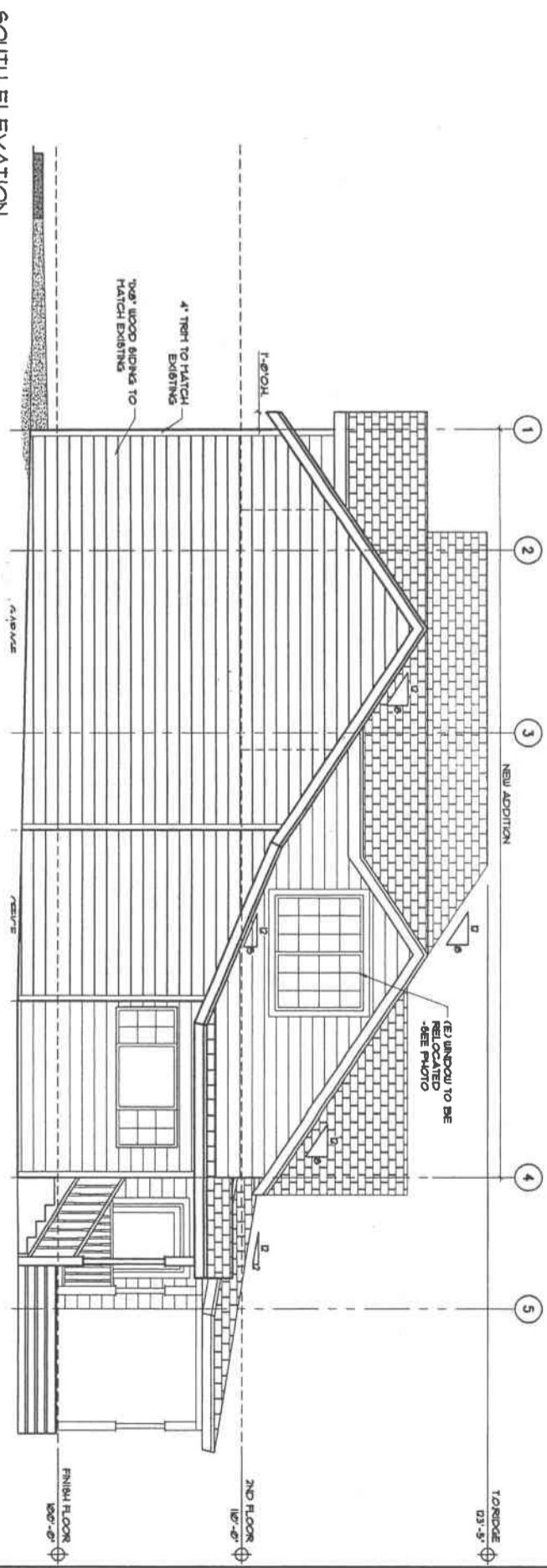


EXISTING SOUTH ELEVATION



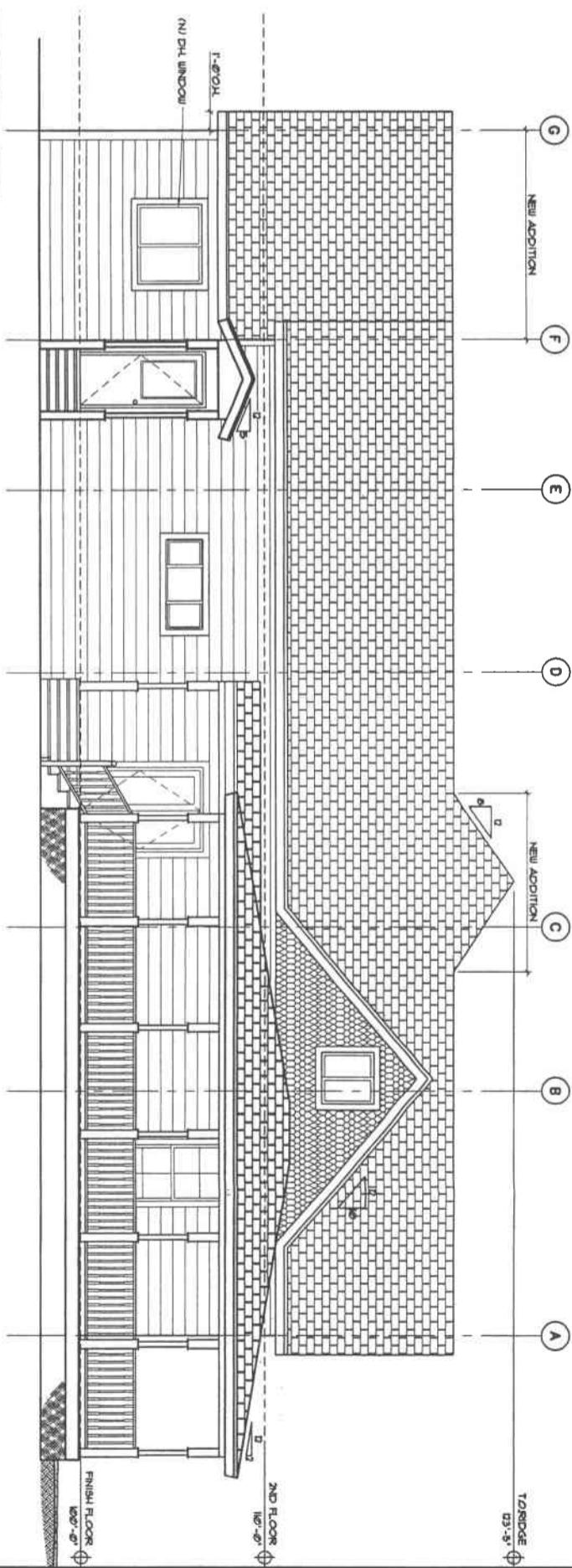
SOUTH ELEVATION

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



EAST ELEVATION

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



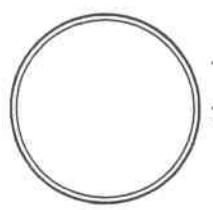
PROJECT:
RENOVATION/ADDITION

McLaughlin Residence

611 W. Robinson Street

ISSUE DATE	DRAWN BY
04/27/09	VH
Revisions	Date
Exterior Elevations	Date
Other	Date

DRAWING NUMBER:



HANNAFIN DESIGN

ASSOCIATES

ARCHITECTURE PLANNING INTERIORS

318 N. CARSON STREET, SUITE 202 CARSON CITY, NV 89701
PHONE: (775)882-6455 FAX: 882-1444
E-MAIL: ahannafin@hdarchitects.com

610 West Spear St.
Carson City, NV 89703

5-22-09



To whom it may concern:

Having seen the plans drawn up by Hamifin and Associates for changes to the property on the corner of Henderson and Spear Streets, I am in complete agreement.

Yours sincerely,

Stephany Webster

In Favor of Proposal

5/29/09

To: CARSON CITY Planning Dept.
CARSON CITY Board of Supervisors

From: Margaret & Michael Spears
603 W. ROBINSON ST.
CARSON CITY, NV 89703

RE: McLaughlin Residence
611 W. ROBINSON ST.
CARSON CITY, NV 89703

Proposal of pending project; Garage
& addition to house.

Honorable Board,

We are in complete favor of the proposed project to our neighbors directly to the west of our parcel. We have viewed the project plans, and believe it would be completely compatible, both aesthetically & in function with the neighborhood. Jack & Sherry have displayed in every project they have undertaken to their historic home, the upmost integrity & quality while being very sensitive to preserve the neighborhood & historic District as a whole. We are very fortunate they have chosen our historic District to implement their fine & reasonable

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCES INVENTORY FORM

Rev. 3/00

6

For Office Use Only

YR Built _____
NR Eligible? Y / N
District? Y / N

1. PROPERTY NAME

1A. Historic Name

--

1B. Current/Common Name

611 W Robinson St

2. PROPERTY ADDRESS

Street Address	611 W Robinson St
City, Zip Code	Carson City, NV 89703
County	Carson City County (formerly Ormsby County)

3. PROPERTY OWNERSHIP

3A. Original Owner

Name	
------	--

3B. Current Owner

Name	McLaughlin, Jack W Jr & Sheryl
Mailing Address	611 W Robinson, Carson City, NV 89703
Assessor's Parcel Number (APN)	003-243-01

4. CURRENT PROPERTY STATUS

<input checked="" type="checkbox"/>	Occupied	<input type="checkbox"/>	Vacant
Other (please specify)			

5. PROPERTY USE

5A. Current Use

<input checked="" type="checkbox"/>	Residential - SF	<input type="checkbox"/>	Commercial	<input type="checkbox"/>	Religious
	Educational	<input type="checkbox"/>	Governmental	<input type="checkbox"/>	Industrial
Other (please specify)					

5B. Historic Use

<input checked="" type="checkbox"/>	Residential		Commercial		Religious
	Educational		Governmental		Industrial
	Other (please specify)				

6. CURRENT ACCESS

Permitted-local public resource	<input checked="" type="checkbox"/>	By owner permission only
Permitted-state public resource		Restricted
Permitted-federal public resource		Other (specify)

7. ACREAGE

.180			Estimated
------	--	--	-----------

9. PROPERTY LOCATION**8A. UTM Location/Reference(s)**

Zone 11 260753E E 4338858N (NAD27) (Approximate)

8B. Township/Range/Section/Map

T15N, R20E, Sec 19, Mt. Diablo Base Meridian

9. RESOURCE DESCRIPTION**9A. Resource Type**

<input checked="" type="checkbox"/>	Building	Structure	District	Object	Site
	Other (specify)				
	Contributing element to a historic district (specify district name)				

9B. Exterior Resource Features

Basement	<input type="checkbox"/>	Number of stories
Porch	<input type="checkbox"/>	Balcony
Dormer(s)	<input checked="" type="checkbox"/>	Chimney
Other (please specify)		

9C-F. Materials and Systems (See instructions and enter codes from Appendix A)

9C. Roofing Material(s)	9D. Exterior Surface Material(s)
R-3 Composition Shingle	ES-19 Shiplap; ES-18 Shingle (wood)
9E. Building Structural System	9F. Foundation Structural System
SS-9 Wood - Platform	F-2 Concrete

9G. Written Description

See continuation sheet

9H. Associated Structures/Features

Associated structures/features (submit <i>Associated Structures Summary</i>)	X	Yes		No
-------------------------------------------------------------------------------	---	-----	--	----

9I. Integrity

X	Original site			
X	Altered (describe on continuation sheet)	Date altered	2002 – see 9I	
	Moved	Date moved		
Moved from				

9J. Condition

X	Good		Fair
	Poor		Ruins

9K. Threats

None known

10. RESOURCE DATE AND SIGNIFICANCE**10A. Architect/Engineer/Designer**

Unknown

10B. Builder/Contractor

Unknown

10C. Architectural Style/Period (See Appendix B)

Neo-Eclectic – Neo-Victorian

10D. Construction Date(s)

1870

X

Circa (Bird's-eye)

10E. Date(s) of Significance

None

10F. Historic Resource Theme (See Appendix C)

Townsit Development and City Planning

10G. National Register Eligibility (See Appendix D)

	Listed		Date Listed				
Eligible under:							
	Criterion A		Criterion B		Criterion C		Criterion D
Other (specify)							
X	Not Eligible for the National Register						
	Unevaluated						

10H. Justification

Building lacks in integrity. See 9I

11. BIBLIOGRAPHY

See continuation sheet

12. FORM INFORMATION

Report Number/Name	Carson City Mid-Century Survey Phase I
Date Surveyed	May 7, 2007
Surveyor Name	Diana J. Painter, PhD
Company	Painter Preservation & Planning
Address	2685 A Petaluma Blvd. N., Petaluma, CA 94952
Telephone Number	(707) 658-0184

13. ATTACHED DOCUMENTATION

X	Continuation sheets
X	Photographs
X	Location maps
	Plans
	Other (please specify)
X	Associated Structures Summary Form
	Historic District Addendum (if applicable)

**NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
ASSOCIATED STRUCTURES/FEATURES SUMMARY FORM**

Property Name: 611 W Robinson St

City, County: Carson City/County

If this inventory involves associated structures or features, please include this form with the SHPO submission. Include continuation sheet, if necessary.

ASSOCIATED STRUCTURES/FEATURES SUMMARY																																											
Number of associated structures:	1	Contributing	Noncontributing																																								
Number of associated features:		Contributing	Noncontributing																																								
<table border="1"> <thead> <tr> <th>Structure/Feature #1</th> <th>Structure/Feature #2</th> </tr> </thead> <tbody> <tr> <td>Historic Name</td> <td>Historic Name</td> </tr> <tr> <td>Property Type</td> <td>Building</td> </tr> <tr> <td>Historic Use</td> <td>Garage</td> </tr> <tr> <td>Current Use</td> <td>Guest Cottage</td> </tr> <tr> <td>Style (if applicable)</td> <td>Neo-Eclectic</td> </tr> <tr> <td>Materials</td> <td>Wood</td> </tr> <tr> <td>Construction date</td> <td>1972 (estimate)</td> </tr> <tr> <td>Integrity</td> <td>Poor</td> </tr> <tr> <td>Map Reference Code</td> <td>#6</td> </tr> </tbody> </table>		Structure/Feature #1	Structure/Feature #2	Historic Name	Historic Name	Property Type	Building	Historic Use	Garage	Current Use	Guest Cottage	Style (if applicable)	Neo-Eclectic	Materials	Wood	Construction date	1972 (estimate)	Integrity	Poor	Map Reference Code	#6	<table border="1"> <thead> <tr> <th>Structure/Feature #3</th> <th>Structure/Feature #4</th> </tr> </thead> <tbody> <tr> <td>Historic Name</td> <td>Historic Name</td> </tr> <tr> <td>Property Type</td> <td>Property Type</td> </tr> <tr> <td>Historic Use</td> <td>Historic Use</td> </tr> <tr> <td>Current Use</td> <td>Current Use</td> </tr> <tr> <td>Style (if applicable)</td> <td>Style (if applicable)</td> </tr> <tr> <td>Materials</td> <td>Materials</td> </tr> <tr> <td>Construction date</td> <td>Construction date</td> </tr> <tr> <td>Integrity</td> <td>Integrity</td> </tr> <tr> <td>Map Reference Code</td> <td>Map Reference Code</td> </tr> </tbody> </table>		Structure/Feature #3	Structure/Feature #4	Historic Name	Historic Name	Property Type	Property Type	Historic Use	Historic Use	Current Use	Current Use	Style (if applicable)	Style (if applicable)	Materials	Materials	Construction date	Construction date	Integrity	Integrity	Map Reference Code	Map Reference Code
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NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 611 W Robinson St

City, County: Carson City, /County

SECTION NO. 9G PAGE NO. 3



North and east facades

This is a one-and-one-half-story, 1,268 sq. ft. gable-front building with lower cross gables and narrow eaves. A portion of the building on the east façade is enclosed within the wrap-around porch, which extends around more than half the building. The building is located on the southeast corner of Elizabeth and Robinson Streets, and faces north onto Robinson. It was constructed ca. 1870. The house was renovated in the Victorian style in 2005. There is a one-story second unit on the site in the southeast corner. It was originally a garage, constructed ca. 1970 and renovated in 2002. It displays a contemporary mix of stylistic elements.

The main house is a wood frame building with horizontal board siding with quoins at the corners on the front façade and east facades, and shingle siding on the west and south (rear) facades. The upper portion of the façade is finished with multiple shingle styles. It has a concrete foundation and an asphalt shingle roof. The front entry is slightly off center on the north façade. It consists of a double door with single lights in the upper

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 611 W Robinson St

City, County: Carson City./County

SECTION NO. 9G PAGE NO. 3

portion with decorative details, set within simple wood surrounds. A round fan-light window surmounts the doors. It is flanked by a paired, double-hung window on the right and a single double-hung window on the left. Windows are vinyl-frame with a wide, plain, wood surrounds. A single, double-hung window is located under the gable at the second level.

The east façade has a single, double-hung window with vinyl frame and false muntins. Under the upper gable is a two-part window with vertically-oriented lights and wide wood surrounds. The west façade has four, single, double-hung windows with vinyl frames and false muntins and narrow wood surrounds with a flush sill. This façade is finished in coursed shingles. Slightly off center, towards the front of the lot, is a large exterior chimney. The wrap-around porch abuts and terminates at the chimney.

The south, rear façade displays a small shed-roof addition and a gabled addition. The two-part shed extension has two double-hung windows on the west façade of the same design as the rest of the windows on this façade. Similar windows appear on the gabled addition on this façade, in addition to an enclosed entry porch.

The porch extends across the front (north), east and west façades. It is accessed via two wood steps and is enclosed below with lattice. The porch is not original to the house (see below). It incorporates elements of the Victorian-era Queen Anne style that would likely not have been part of the original structure, which did not originally have a front porch and pre-dated the Queen Anne era. The details, which include a spindle frieze and spindle brackets, appear under-scaled and delicate and not in keeping in terms of stylistic expression with the quoins on the corners of the house, which would be consistent with the earlier style. The balustrade also has delicate proportions. The square posts that support the porch roof are narrowed in the center portion and faced with a small relief.

The second unit is in the southeast corner of the lot and faces north onto Robinson Street. It is wood frame construction with a concrete slab foundation and board and batten finish. It has a steeply pitched side gable roof with a cupola mounted on the building ridge. The front façade has a centrally-placed paneled door with slightly arched surround, surmounted by a small crown detail. It is flanked by paired, two-over-two-light, double-hung windows with vinyl frames and the same arch over each window as displayed on the door, with flush sill. A small exterior stair on the east façade leads to an upper level space. It has a turned balustrade of the same design as the remainder of the house.

The yard is enclosed with a picket fence with a trellis feature at the Robinson Street entry.

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

Property Name: 611 W Robinson St

City, County: Carson City/County

SECTION NO. 91 PAGE NO. 3

Changes over time. This house appears on the birds-eye illustration of Carson City in 1875. A note in the building permit files estimates a date of 1870. Through 1890 the rectangular building had a recessed area along the frontage, but no porch. It had a separate outhouse to the southwest of the house, where the driveway is today. By 1907, the date of the next Sanborn map, the building had a half-width recessed entry porch on the north (front), a small entry porch on the east façade, and a narrow overhang to the rear, abutting the outhouse. This configuration remained through 1941, the date of the last Sanborn map for this area.

A garage in the northeast corner of the site was demolished in 1971 and a new deck proposed on the southeast corner of the house, projecting towards Elizabeth Street. An addition to the garage was proposed in 1982 on the southwest corner, projecting into the yard fronting on Robinson Street. At that time, the changes apparent on the garage today were in place. Evidently this approximately 100 sq. ft. addition was not built, as it is not apparent on the house today. The garage was converted to a guest house in 2002. This was approved by the Historic Resources Commission.

By 1982 a larger projecting porch/deck was shown on the east façade, leading to the yard. The house was remodeled in 2003 and some of the shingle siding removed and the original lap siding restored, according to building permit records. At that time, new trim was added to doors and windows. These changes were found to be in conformance with the Secretary of Interior's Standards for Rehabilitation and Carson City Historic District Guidelines at that time. A small addition to a bedroom and new bathroom was added on the northeast corner of the house 2005. This was also approved by the historic Resources Commission. At this time the existing wrap-around porch, which encompassed the earlier porch, was in place.

6

NEVADA STATE HISTORIC PRESERVATION OFFICE
HISTORIC RESOURCE INVENTORY FORM
CONTINUATION SHEET

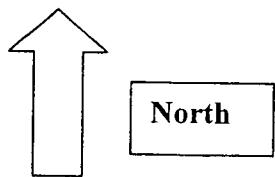
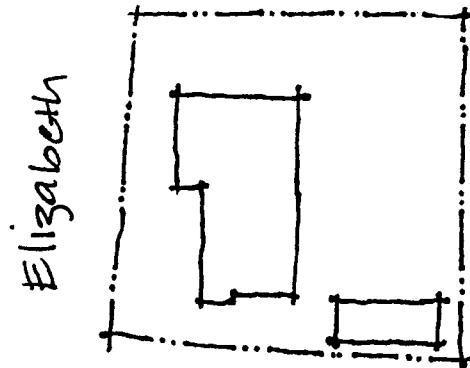
Property Name: 611 W Robinson St

City, County: Carson City/County

SECTION NO. Sketch map

PAGE NO. _____

W. Robinson



North