

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF JULY 19, 2016**

**FILE NO:** SUP-16-062

**AGENDA ITEM:** F-1

**STAFF AUTHOR:** Kathe Green, Assistant Planner

**REQUEST:** Special Use Permit to allow expansion of a building to continue along an existing non-conforming rear setback, accessory buildings to exceed 50% of the size of the primary structure, and guest building to exceed 1,000 square feet, on property zoned Single Family 1 Acre (SF1A).

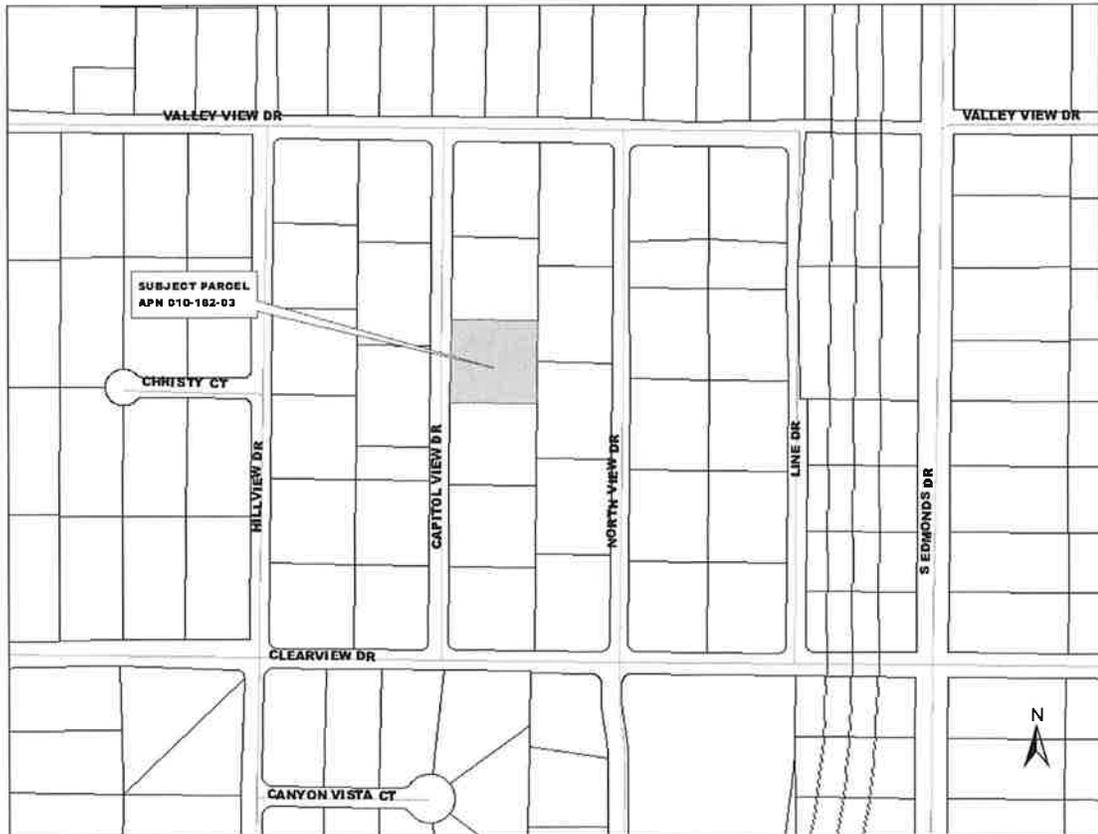
**APPLICANT:** LaVerne Zimmerman

**OWNER:** LaVerne Zimmerman

**LOCATION:** 4089 Capitol View Drive

**APN:** 010-182-03

**RECOMMENDED MOTION:** “I move to approve SUP-16-062, a Special Use Permit request to allow expansion of a building to continue along an existing non-conforming rear setback, accessory buildings to exceed 50% of the size of the primary structure and guest building to exceed 1,000 square feet, on property zoned Single Family 1 Acre, located at 4089 Capitol View Drive, APN 010-182-03 based on findings and conditions of approval contained in the staff report.”



## **RECOMMENDED CONDITIONS OF APPROVAL:**

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

1. The applicant must sign and return the Notice of Decision for conditions for approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, then the item may be rescheduled for the next Planning Commission meeting for further considerations.
2. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by these conditions of approval.
3. All on and off site improvements shall conform to City standards and requirements.
4. The applicant shall obtain a Certificate of Occupancy and final inspection approval for all required improvements prior to commencing the use.
5. The applicant shall meet all the conditions of approval and commence the use for which this permit is granted, within 12 months of the date of final approval. A single, one year extension of time may be granted if requested in writing to the Planning Division 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.

### **The following are required with submission of the Building Permit:**

6. The applicant shall submit a signed copy of the Notice of Decision and conditions of approval with the building permit application.
7. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
8. All repairs, replacements, and alterations must have proper building permits and comply with International Building Code, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Electrical Code, International Energy Conservation Code, and Northern Nevada Amendments.
9. This project must comply with the 2012 International Energy Conservation Code (IEEC).
10. This project must have Professional Nevada Engineering for elements NOT meeting the prescriptive designs of the International Residential Code (IRC).
11. All Contractors are required to carry State and local license
12. Existing drainage has flows draining toward building; drainage must direct water away from building foundations. Drainage must be at least 2% for five feet from all building faces.
13. Proper drainage must be addressed with the construction permit submittal.
14. Proposed addition is located over an existing sewer lateral. A sanitary sewer cleanout must be installed within three feet of new building face.

15. Proper protection per Uniform Plumbing Code (UPC) 2012 is required for all additions over existing utilities.
16. Project must comply with 2012 International Fire Code (IFC) as adopted.

**LEGAL REQUIREMENTS:** CCMC 18.02.080 (Special Use Permits), 18.04.055.2 (Single Family 1 Acre, Accessory Uses), 18.04.190 (Residential Districts Intensity and Dimensional Standards), 18.03.010 (Accessory Building or Accessory Structure), 18.05.055 (Accessory Structures), and Development Standards Division 1.4 Guest Building Development.

**MASTER PLAN DESIGNATION:** Low Density Residential (LDR)

**PRESENT ZONING:** Single Family 1 Acre (SF1A)

**KEY ISSUES:** Would the proposed review to allow expansion of a detached accessory structure to continue along an existing non-conforming rear setback line, exceed 50% of the size of the primary structure and exceed 1,000 square feet for a guest building have an adverse impact on the adjacent residential neighborhood?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

NORTH: Single Family 1 Acre (SF1A)/Residential

SOUTH: Single Family 1 Acre (SF1A)/Residential

EAST: Single Family 1 Acre (SF1A)/Residential

WEST: Single Family 1 Acre (SF1A)/Residential

**ENVIRONMENTAL INFORMATION:**

1. FLOOD ZONE: X, areas of minimal flooding
2. SLOPE/DRAINAGE: The site is flat
3. EARTHQUAKE: Moderate potential, fault zone within 500 feet
4. SOILS: 25- Haybourne sandy loam, 0-2 percent slopes

**SITE DEVELOPMENT INFORMATION:**

1. LOT SIZE: .98 acre/42,689 square feet
2. PROPOSED STRUCTURE SIZE: Total 2,308 square feet. Add 720 square feet living area to the first floor and 273 square feet of covered carport. The building footprint would be 1,751 square feet. There is an existing second floor of 557 square feet.
3. PROPOSED STRUCTURE HEIGHT: 17 feet overall
4. SETBACKS REQUIRED/PROPOSED: Front (west) 30 feet/no change, Left side (north) 15/55, Right side (south) 15/74, Rear 30/20 (expansion along existing non-conforming line), Height 32/17 in area of expansion, although existing building is 22 feet in overall height
5. VARIANCES REQUESTED: None

**ADDITIONAL REVIEWS:**

None

**DISCUSSION:**

A Special Use Permit is required for the following reasons: According to CCMC Title 18.04.055, Single Family 1 Acre, an accessory building is an allowed use. There are five areas to be considered with this review:

First, pursuant to Title 18.04.030.2 Expansion of a non-conforming building requires approval of a

Special Use Permit. The applicant is requesting an expansion of the existing guest building along a non-conforming rear setback of 20 feet. The building was constructed in compliance with a different code in effect at the time of construction. The required rear setback under the current code is 30 feet. The expansion would continue at the same 20 feet from the rear property line.

Second, pursuant to Title 18.05.055, accessory structures which exceed more than 50% of the size of the primary structure require additional approval. An Administrative Permit review is required if the size of the detached accessory structures will be 50-75% of the size of the primary structure. Structures proposed above 75% of the size of the primary require Special Use Permit review. The proposed and existing detached structures, including square footage on the second floor, would total 73% of the size of the primary structure. The applicant has requested review of the size in conjunction with the Special Use Permit submission rather than a separate Administrative Permit review.

Third, pursuant to Title 18.05.055, detached accessory structures which exceed 5% of the size of the parcel require Special Use Permit review. The square footage of the detached accessory structures would total 2,665, or 6.24% of the size of the parcel. However, the square footage of the guest building includes 557 square feet on the second floor, which does not impact land coverage. Therefore the footprint or land coverage of detached accessory structures on the site is 2,108 square feet, or 4.94% of the parcel. Review regarding land coverage in excess of 5% is not required.

Fourth, pursuant to Development Standards Division 1.4 Guest Building Development, the maximum size of a Guest Building is limited to 1,000 square feet of living area in the Single Family 1 Acre zoning district. The size of the guest building is presently 1,315 square feet over two stories (758 first floor and 557 second floor). A proposed first story addition of 720 square feet would bring the total size of the guest building to 2,035 square feet of living area. An attached covered carport of 273 square feet is also proposed, which would bring the total square footage to of the guest building to 2,308, but carports are not reviewed regarding the size of a guest building. The footprint of the building would be 1,751 square feet.

Fifth, also pursuant to Development Standards Division 1.4 Guest Building Development, is review of the size of living areas in the primary structure and guest building, without regard for square footage of garages and parking areas. The primary structure is 2,196 square feet of living area on one floor. The total square footage of the guest building would be 2,035 square feet over two floors.

The primary structure is 2,196 square feet with an attached garage of 1,472 square feet or a total size of 3,668 square feet. The guest building is 1,315 square feet over two stories (758 on the first floor and 557 on the second floor). There are also two sheds on the site, 117 and 240 square feet. The proposed increase to the guest building is 720 square feet to the ground floor and 273 square feet of carport. The total square footage of all detached accessory structures would be 2,665 square feet over two stories, with a total building footprint of 2,108 square feet.

The applicant included information addressing the requirements of Development Standards Division 1.4. Guest Building Development in the application including acceptance of the requirement to record a document to restrict the use of the guest building to family members and non-paying guests, and that the guest building will not be a secondary rental income property. The proposed expansion would meet the architectural features, colors and appearance of the existing and primary structure.

The applicant has submitted an application to add a bedroom, full bathroom and office to the guest building downstairs, a total of 720 square feet of living area, as well as a carport of 273 square feet.

The carport would provide protection from the weather while entering and leaving the property by vehicle. The guest building was originally a barn, but was converted to a guest building by the previous owners. It is noted a barn is currently exempt from accessory structure review. Building and Planning codes can change over the years, so that a structure that was conforming for use and setback can become non-conforming when a change in the code is instituted. The Assessor's Office shows that the original construction on this site was in 1968.

The applicant states she moved to this location in 2014 to help family members raise their grandchildren. They are now all living together at the subject property. They selected a property that appeared to meet their needs, but were disappointed once they moved in, as there were concerns that were not readily apparent, including the fact that there is only a half-bath in the downstairs area, requiring the applicant to climb stairs to use the bath, and there are not enough functional bedrooms.

Capitol View Drive is a one block long street in a rural location near the freeway which is currently under construction, east of South Edmonds Drive at Valley View Drive. There are no curbs, gutters or sidewalks in this area. The parcel has exterior chain link fencing. The view of the existing and proposed guest building is obscured from Capitol View Drive as the guest building is at the back of the parcel, directly to the rear of the primary structure. The proposed additions to the accessory structure would be single story, and located on the eastern portion of the lot to the north and south of the existing guest building, adjacent to other rear yards. The proposed addition to the south of the guest building would be obscured from view from the street by the primary structure, foliage on the south of the house and fencing. A portion of the proposed area of expansion on the north of the guest building could be viewed from the Capitol View Drive, but is also obscured by foliage, fencing and vehicles parked on the site. The view of the existing guest building is generally obscured from the street on the east, with the exception of a location where it can be seen through a metal gate. It cannot be seen from the streets to the north or south of this location. It is noted large accessory structures are more common in the larger parcel size zoning districts.

**PUBLIC COMMENTS:** Public notices were mailed on June 30, 2016 to 30 adjacent property owners within 450 feet of the subject site. At the writing of this report on July 6, 2016 no comments have been received in favor or opposition to the proposal. Any comments that are received after this report is completed will be submitted to the Planning Commission prior to or at the meeting on July 19, 2016 depending on the date of submission of the comments to the Planning Division.

**AGENCY COMMENTS:** All comments from various city departments and agencies which were received as of July 6, 2016 are included in this report. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

**Building Division:**

1. All projects and improvements must be performed in accordance with Nevada State Revised Statutes (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All repairs, replacements, and alterations must have proper building permits and comply with International Building Code, Uniform Plumbing Code, Uniform Mechanical Code or Conservation Code, and Northern Nevada Amendments.
3. This project must comply with the 2012 International Energy Conservation Code (IEEC).
4. This project must have Professional Nevada Engineering for elements NOT meeting the prescriptive designs of the International Residential Code (IRC).
5. All Contractors are required to carry State and local license

**Engineering:**

1. Existing drainage has flows draining toward building; drainage must direct water away from building foundations. Drainage must be at least 2% for five feet from all building faces.
2. Proposed addition is located over an existing sewer lateral. A sanitary sewer cleanout must be installed within three feet of new building face.
3. Proper protection per UPC 2012 is required for all additions over existing utilities.

**Fire:** Project must comply with the 2012 International Fire Code (IFC) as adopted.

**Health:** No concerns

**Environmental Health:** No comments received

**FINDINGS:** Staff's recommendation is based upon the findings as required by CCMC Section 18.02.080 (Special Use Permits) enumerated below and substantiated in the public record for the project.

***1. Will be consistent with the objectives of the Master Plan elements.***

Chapter 3 A Balanced Land Use Pattern

Goal 1.1- Promote the Efficient Use of Available Land and Resources

Goal 1.1-Promote the efficient use of available land and resources

Goal 1.1a- Balanced Land Use Plan

Goal 2.2 Expand Housing Variety

Goal 2.2a-Variety of Housing Types

Goal 2.2c- Accessory Dwellings

Goal 6.2 Promote Compatible Infill and Redevelopment

Expansion of an existing detached guest building is proposed with this application. There are two other detached sheds presently on the site. This would be an infill development of an existing parcel, with placement of the expansion of the existing guest building at the rear of the lot. No expansion of the number of people to be housed on the site is proposed. This request is to allow the people to who currently live here to be more comfortable. The area of expansion would be visible from the back yards of adjacent property owners.

***2. Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes odors, dust glare or physical activity.***

This development would not be detrimental to surrounding properties or the neighborhood. The applicant is proposing expansion of an existing guest building to add a bedroom, full bathroom, office and carport, an expansion to the building of 720 square feet and a carport of 273 square feet. The area of expansion on the north of the guest building will be visible from Capitol View Drive, but the area to the south will not be visible from the street due to location of the main house as well as foliage on the site. The expansion is proposed to be single story. The purpose of the building would be for expansion of the living area of the guest building. No noise, vibrations, fumes, odors, dust, glare or additional physical activity is anticipated as a result of the development of the site with expansion of the guest building to add a bedroom, bathroom, office and carport. No expansion of the number of people living on the site is proposed.

***3. Will have little or no detrimental effect on vehicular or pedestrian traffic.***

The expansion of the guest building under review is proposed to allow for construction of a full bathroom on the first floor, as well as a bedroom, office and carport. No additional vehicular or pedestrian traffic is anticipated once the construction on the site has been completed. The number of people living on the site is not proposed to change. A carport attached to the guest building will provide the occupants with covered parking and storage of a vehicle and mitigate concerns about adverse weather. It is noted a carport is not living space, and is not included in the review for a guest building square footage limitations.

***4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.***

No additional need for public services and facilities is anticipated. The site is on well water and City sewer. The additional of a single full bathroom in a home will not impact existing City services adversely. The people who will use the buildings on the site already live here. No additional people are anticipated to join the family living at this location. No additional need for school, police, fire protection or public roads or other public improvements is required.

***5. Meets the definition and specific standards set forth elsewhere in this Title for such particular use and meets the purpose statement of that district.***

The project is located in the Single Family 1 Acre zoning district which has the following purpose: provide for the development of low-density, large lot, single family detached dwellings residential units.

It is noted an accessory structure only requires approval of a Special Use Permit when the cumulative square footage exceeds 75% of the size of the primary structure and 5% of the lot. The detached accessory structures on this site will be 73% of the size of the primary structure, and less than 5% of the parcel size in land coverage. Approval of an Administrative Permit is required for review of accessory structures which are 50-75% of the size of the primary structure. The applicant has requested concurrent review of the cumulative size of the accessory structures in conjunction with the required Special Use Permit review of the size of the guest building, as guest buildings are limited in size to 1,000 square feet in this zoning district.

***6. Will not be detrimental to the public health, safety, convenience and welfare.***

The guest building currently under review on this site was originally a barn, and was converted with a building permit to living space. It is two stories, and was constructed at the rear of the lot. The proposed expansions to the building are proposed as single story development. Large portions of the existing accessory structure cannot be seen from the street as it is obscured by the primary structure at the front of the lot. Accessory structures are common in this zoning district, including structures used for storage of recreational vehicles, passenger vehicles, boats and motor homes, as well as carports, sheds, shops, barns, corrals, coops and other associated uses and buildings.

***7. Will not result in material damage or prejudice to other property in the vicinity, as a result of proposed mitigation measures.***

Property owners within the vicinity have been notified of the public hearing for the consideration of this project. It is common on larger parcels to have accessory structures, such as garages, recreational vehicle storage, storage units, carports, guest buildings, etc. Property owners in the

vicinity could also apply for a Special Use Permit or Administrative Permit if desired, to allow for construction accessory structures on their properties.

**Attachments**

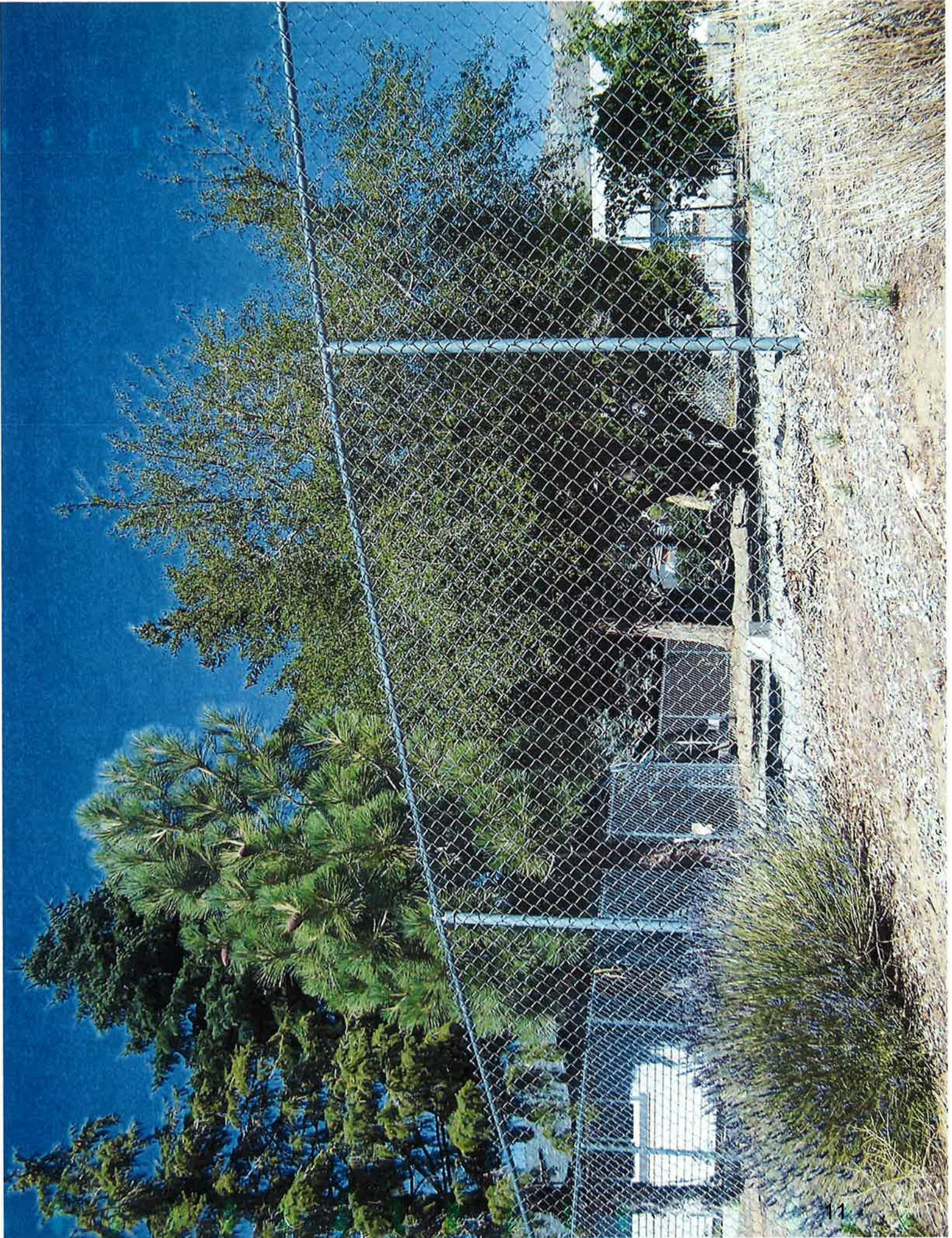
- Site Photos
- Building Division comments
- Engineering Division comments
- Fire Department comments
- Health Department comments
- Application (SUP-16-062)



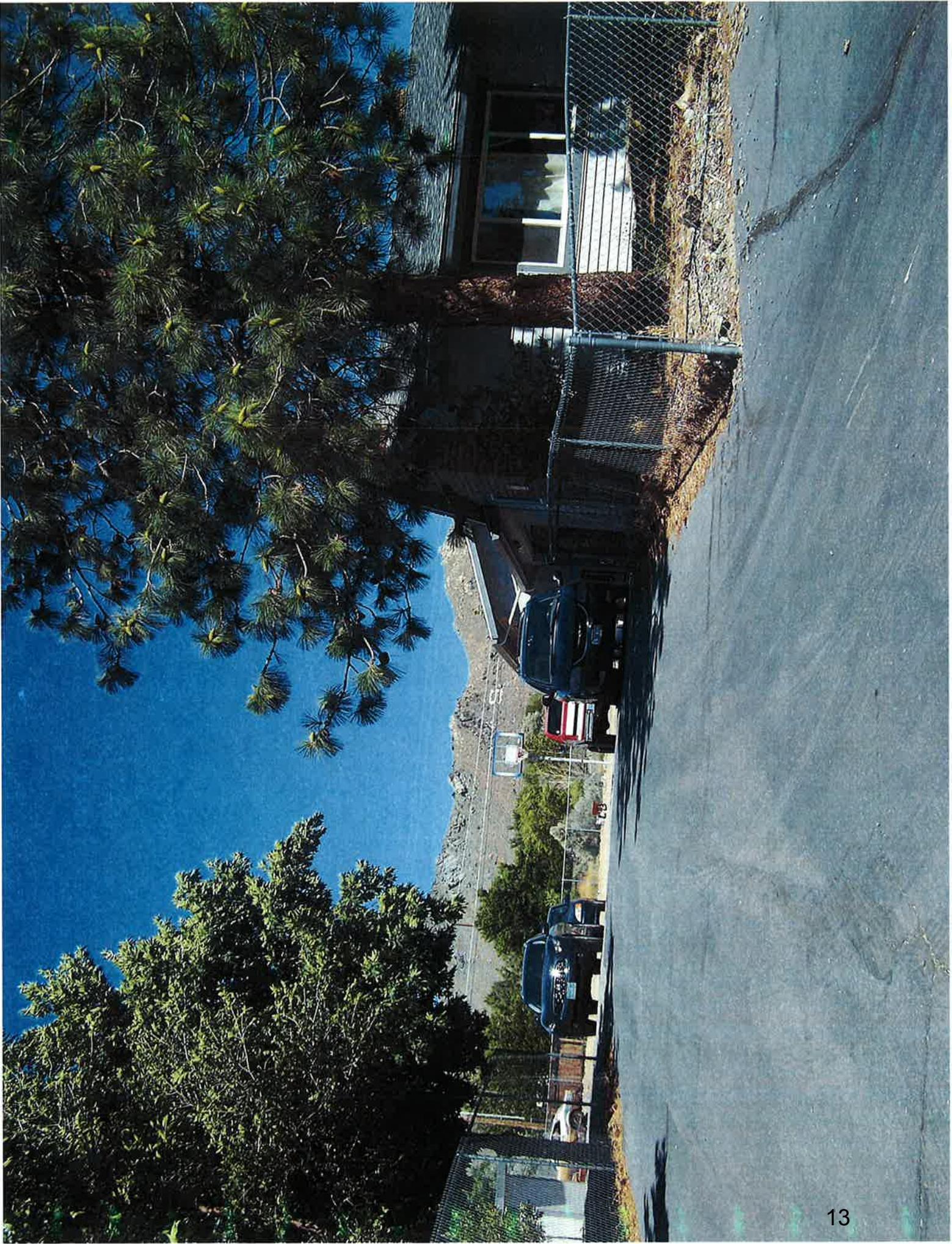
SUBJECT PARCEL  
APN 010-182-03

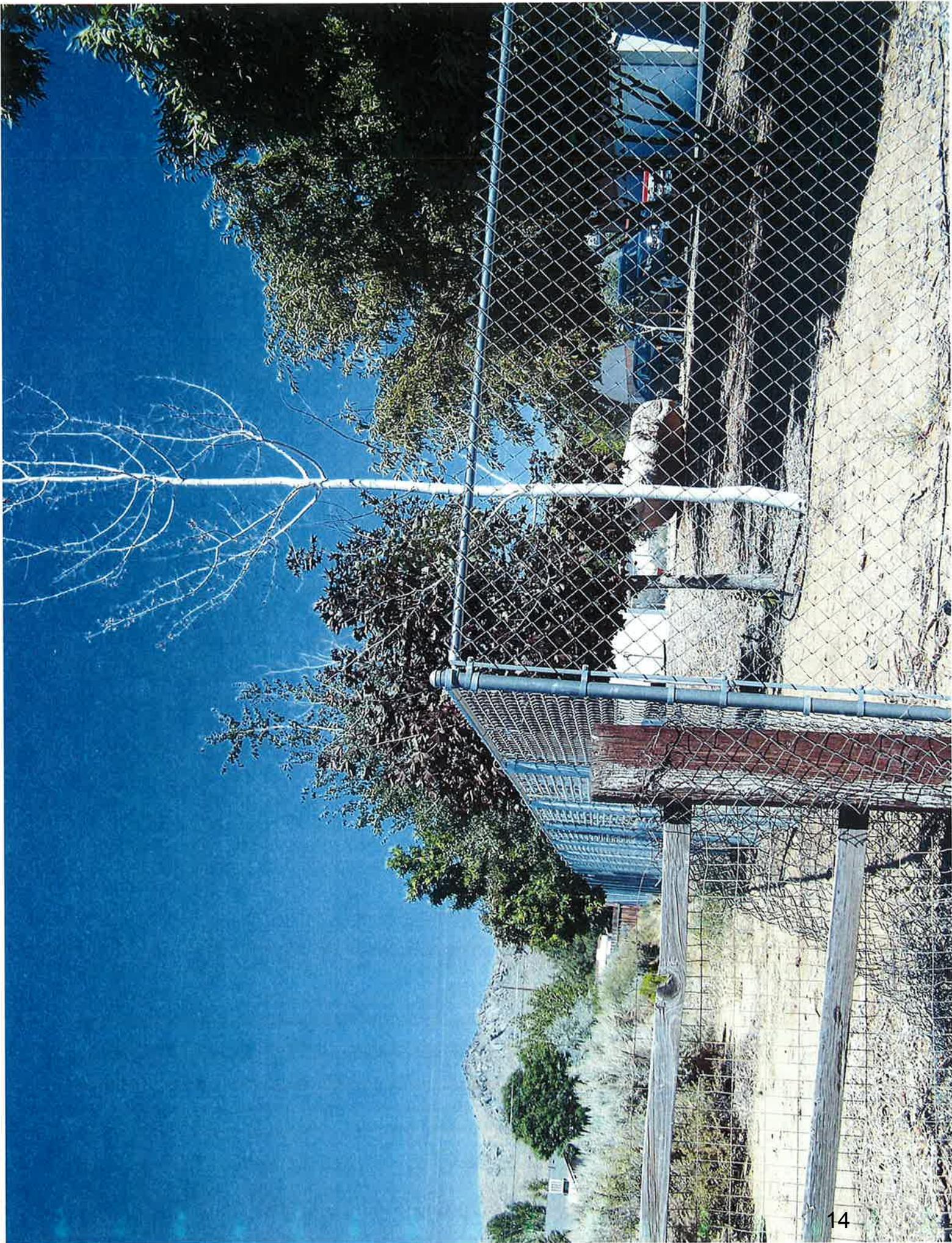


CAPITOL VIEW DR

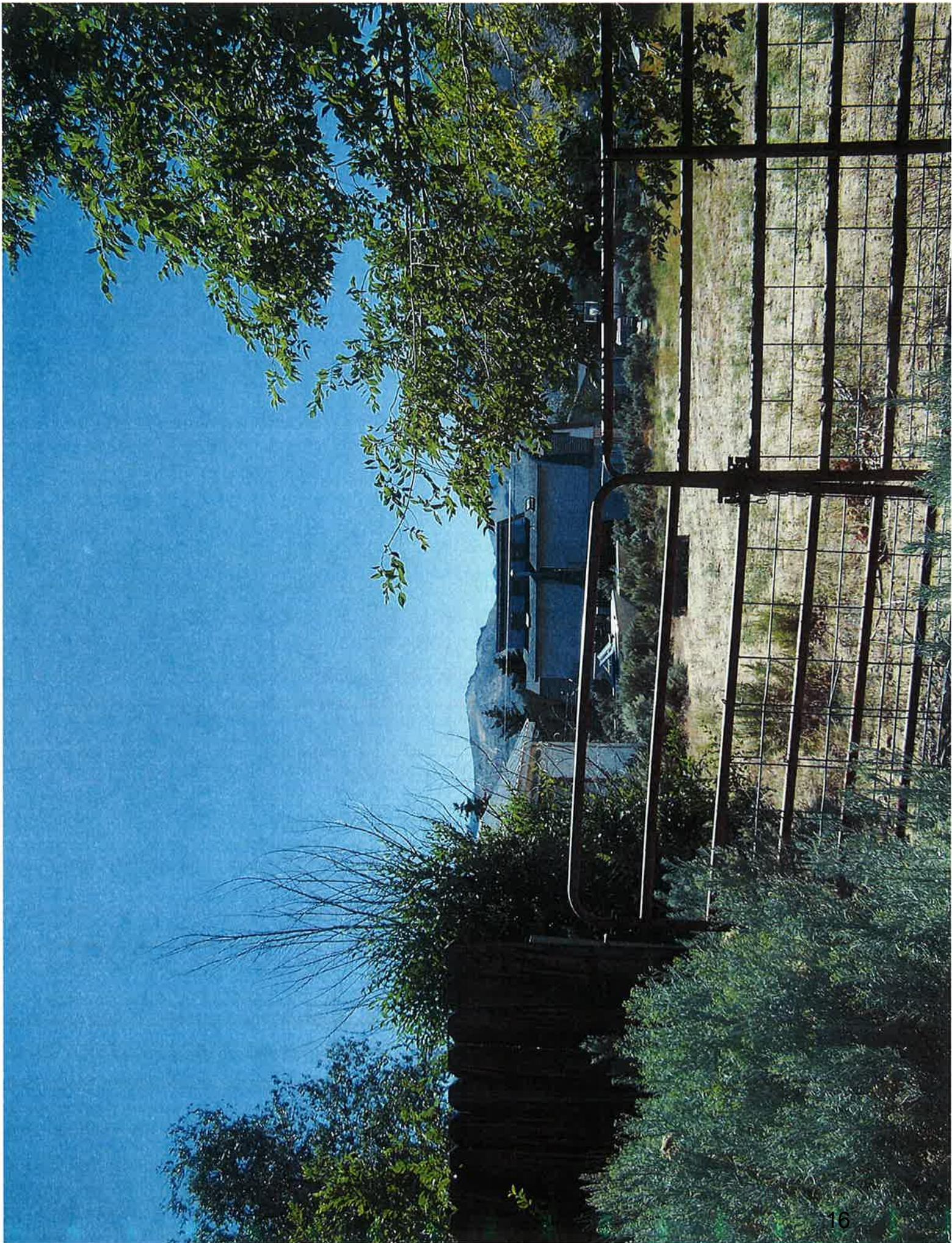




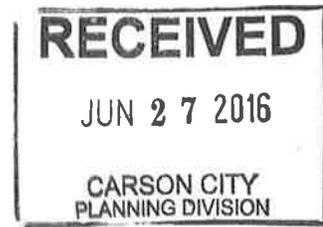












June 27, 2016

SUP-16-062:

1. All projects and improvements must be performed in accordance with Nevada State Revised Statute (NRS) 623 & 624 and Carson City Municipal Code (CCMC) 15.05.020.
2. All Repairs, Replacement, and Alterations must have proper building permits and comply with International Building Code, Uniform Plumbing Code, Uniform Mechanical Code or International Mechanical Code, Fuel Gas Code, Electrical Code, International Energy Conservation Code, and Northern Nevada Amendments.
3. This project must comply with the 2012 International Energy Conservation Code (IEEC).
4. This project must have Professional Nevada Engineering for elements NOT meeting the prescriptive designs of the International Residential Code (IRC).
5. All Contractors are required to carry state and local license.

**Shawn Keating CBO**

*"There's no use talking about the problem unless you talk about the solution"*

**Building Official**

**Carson City Community Development Department**

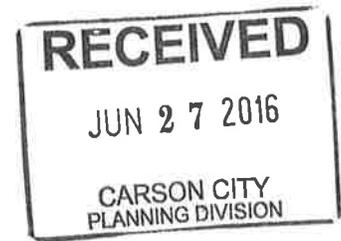
Web page <http://www.carson.org/index.aspx?page=172>

[skeating@carson.org](mailto:skeating@carson.org)

Office 775-887-2310 X 7052

Fax 775-887-2202

Cell 775-230-6623



**Engineering Division  
Planning Commission Report  
File Number SUP 16-062**

**TO:** Planning Commission

**FROM:** Guillermo Muñoz

**DATE:** June 24, 2016

**MEETING DATE:** July 19, 2016

**SUBJECT TITLE:**

Request to allow expansion of a building along expansion of a building along existing non-conforming rear setback, accessory buildings to exceed 50% of primary and guest building to exceed 1,000sf at 4089 Capitol View Drive, apn 010-182-03.

**RECOMMENDATION:**

The Engineering Division has no preference or objection to the special use request.

**DISCUSSION:**

The Engineering Division has reviewed the conditions of approval within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.080, Conditional Uses. All construction and improvements must meet the requirements of Carson City and State of Nevada Codes and Development Standards.

**Conditions of Approval:**

1. Existing drainage has flows draining toward building; drainage must direct water away from building foundations. Drainage must be at least 2% for 5 feet from all building faces.
2. Proposed addition is located over an existing sewer lateral. A sanitary sewer cleanout must be installed within 3 feet of new building face.
3. Proper protection per UPC 2012 is required for all additions over existing utilities.

**CCMC 18.02.080 (2a) - Adequate Plans**

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

**CCMC 18.02.080 (5a) - Master Plan**

The request is not in conflict with any Engineering Master Plans for streets or storm drainage.

**CCMC 18.02.080 (5c) - Traffic/Pedestrians**

The proposal will not affect traffic or pedestrian facilities.

SUP-16-062 Eng 010-182-03

Engineering Division  
Planning Commission Report  
SUP 16-062  
Page 2

**CCMC 18.02.080 (5d) - Public Services**  
Existing facilities are adequate for this project.

June 29, 2016

SUP 16-062 comments:

1. Project must comply with the 2012 IFC as adopted.

**Dave Ruben**  
Fire Marshal  
Carson City Fire Department  
777 S. Stewart Street  
Carson City, NV 89701

Direct 775-283-7153  
Main 775-887-2210  
FAX 775-887-2209



July 5, 2016



**SUP-16-062**

Health and Human Services has no concerns with the application as submitted.

Dustin Boothe, MPH, REHS  
Carson City Health and Human Services  
900 E. Long St.  
Carson City, NV 89706  
(775) 887-2190 ext. 7220

[dboothe@carson.org](mailto:dboothe@carson.org)

RECEIVED

JUN 16 2016

CARSON CITY PLANNING DIVISION

Carson City Planning Division  
108 E. Proctor Street • Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: planning@carson.org

FOR OFFICE USE ONLY:

CCMC 18.02

SPECIAL USE PERMIT

FEE: \$2,450.00 MAJOR  
\$2,200.00 MINOR (Residential zoning districts)  
+ noticing fee

SUBMITTAL PACKET

- 8 Completed Application Packets (1 Original + 7 Copies) including:
  - Application Form
  - Written Project Description
  - Site Plan
  - Building Elevation Drawings and Floor Plans
  - Proposal Questionnaire With Both Questions and Answers Given
  - Applicant's Acknowledgment Statement
  - Documentation of Taxes Paid-to-Date (1 copy)
  - Project Impact Reports (Engineering) (4 copies)
  - CD containing application digital data (to be submitted once the application is deemed complete by staff)

Application Reviewed and Received By:

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.

FILE # SUP - 16 - SUP - 16 - 062

APPLICANT PHONE #  
LaVerne Zimmerman 310-729-3419

MAILING ADDRESS, CITY, STATE, ZIP  
4089 Capitol View Drive, Carson City, NV

EMAIL ADDRESS  
vernierz@sbcglobal.net

PROPERTY OWNER PHONE #  
LaVerne Zimmerman 310-729-3419

MAILING ADDRESS, CITY, STATE, ZIP  
4089 Capitol View Drive

EMAIL ADDRESS  
vernierz@sbcglobal.net

APPLICANT AGENT/REPRESENTATIVE PHONE #

MAILING ADDRESS, CITY STATE, ZIP

EMAIL ADDRESS

Project's Assessor Parcel Number(s): 010-182-03	Street Address ZIP Code 4089 Capitol View Dr., Carson City, NV 89701
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Project's Master Plan Designation Addition to guest house LDR	Project's Current Zoning Residential - SINGLE FAMILY LACRE	Nearest Major Cross Street(s) Clearview & Edmonds
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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: 18.04.030.2.c, 18.05.057 & 8, or Development Standards, Division 1.4, Section \_\_\_\_\_, a request to allow as a conditional use is as follows: → 18.04.030.2.c / 18.05.057.7+8

Extend the guest house along current nonconforming setbacks. Proposed cumulative square footage of accessory buildings will exceed 50% but be less than 75% of the primary. Will not exceed 5% of the parcel size.

THE GUEST HOUSE WILL EXCEED 1000 SF

PROPERTY OWNER'S AFFIDAVIT

I, LaVerne Zimmerman, 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: [Signature] Address: 4089 Capitol View Dr., Carson City, NV Date: 6/14/2016

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

STATE OF NEVADA  
COUNTY Carson  
On 6/14/16, 2016, LaVerne Zimmerman, personally appeared before me, a notary public, personally known (or proved) 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: [Signature]  
NATHAN OPI  
NOTARY PUBLIC  
STATE OF NEVADA  
My Appt. Exp. Mar. 12, 2020  
No. 18-1545-3

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 personnel can help you make the above determination.

**4089 Capitol View Drive  
Proposed Addition – Cover Letter**

**Laverne Zimmerman - Applicant**

**4089 Capitol View Drive,**

**Carson City, NV 89701\**

**(310) 729-3419**

**Plot plan by:**

**Tom Noble**

**P.O. Box 22302**

**Carson City, NV 89721**

**(775) 220-7187**

**Parcel Number – 010-182-03**

**4089 Capitol View Drive**

**Carson City, NV 89701**

**Project Title and Permit Request – Multiple Variance, special use permit.**

WRITTEN PROJECT DESCRIPTION FOR SPECIAL USE PERMITS – 4089 CAPITOL VIEW DR. CARSON CITY 010-182-03

In 2014 I sold my home and relocated to Carson City to assist my brother and sister-in-law, both handicapped seniors, who are raising their three grandchildren, 2 teen-aged girls and a pre-teen boy. I am also a senior and as I am used to having my own residence wanted to be as close as possible while remaining independent.

We selected a one acre property with 2 residential buildings said to contain a total of 6 bedrooms. In reality there were by legal definition only 3 bedrooms. Three other “bedrooms” were without windows and/or closets. My brother and sister-in-law and their grandson have the two bedrooms in the primary house. The second residence is the guest building, where the two teenagers are in the bedroom upstairs while I am currently sleeping downstairs in a small room with no windows or closet. There is only a ½ bath downstairs in this guest building so I need to go upstairs or to the primary residence to bathe. With bad knees going upstairs is difficult at best, plus it is difficult sharing with teenagers. My clothing is still packed in boxes. Therefore I am requesting a special permit to add to the guest building a master bedroom, closet and full bath downstairs. I am requesting the addition of a carport to comply with the regulation requiring one parking space per bedroom. There is a five car garage on property but having the carport near the front door would provide easier access in inclement weather while acting as a mud room for the front door. I wish to enclose the existing cement pad by the rear door to make a sun/mud room. The size indicated and requested is to utilize the existing cement pad and conform to the roof line. The sliding door opens to two tiled steps that can be hazardous to seniors and handicapped persons when the steps are wet from rain or snow. This modification would make the guest building safer.

The well, city sewer, electricity and HVAC can all be accessed and extended as needed from the existing structure. The well and sewer are capable of handling the addition as it is simply a relocation of prior usage. The existing guest building structure is a barn converted by the previous owners. The guest building structure is 20 feet from the rear property line instead of the required 30 feet. We are requesting a special permit to extend the current guest building structure to accommodate the roof line, access to the utilities and for cosmetic purposes as per Title 18.04.030.2.c, Expansion of a Nonconforming Building is allowed along the existing nonconforming setbacks only upon approval of a Special Use Permit.

The total square footage of the guest building and other accessory buildings will be in excess of the allowed 50% percent of the primary residence in detached accessory structures so we are also asking for the permit to allow for this variance as per Title 18.05.055.7 for more than 50% of the size of the primary structure. In addition, the guest building will exceed 1,000 square feet of living space, the allowed size under Dev St 1.4.4.b. The revised structure and accessory buildings will become greater than 50% but less than 75% of the size of the primary structure. I am requesting review as required under Title 18.05.055.7 for detached accessory structures, in conjunction with the required Special Use Permit review of the size of the guest building. The proposed additions are entirely to the first floor structure of the existing 2 story guest house. Criterion for Title 18.05.055.8 may applicable as we will exceed 5% of the parcel size unless the square footage of the second floor is not considered as it is not taking any additional land area.

To review:

Title 18.04.030.2.c – Nonconforming Uses- We request to extend the addition of the 2 living spaces at the same 20 feet from the rear property line\_rather than the 30 feet required now.

Title 18.05.055.7 – The proposed addition will exceed 50 % but not exceed 75% of the total square footage of the primary structure. Specifically: 50% of the primary structure is 1,835 sq. ft. and 75% is 2,751 sq. ft. The proposed size of the guest building is 2,035 square feet. The total of the accessory buildings will be 2665 square feet. Again, we are requesting review of this size in conjunction with the Special Use Permit rather than a separate Administrative Permit.

Title 18.05.055.8 – The detached accessory structures including the proposed addition will exceed 5% of the 42,689 sq. ft. parcel unless the 557 square feet of the second floor of the guest house is excluded. Specifically: The second floor of the quest house is 557 square feet and will not be changed nor does it add to the land coverage. The existing ground floor is 758 square feet and would be increased by 720 square feet for a total of 1478 square feet. There are 2 existing sheds at 117 and 240 square feet respectively. This will increase the land coverage of the accessory buildings to 2108 square feet which is 4.94% of the primary. The total size of the accessory buildings including the second floor will become 2665 square feet of which 2035 is living space.

Dev St 1.4.1 - A site plan is included addressing parts a through d.

Dev St 1.4.2 - The property owner will record a deed restriction at the required time.

Dev St 1.4.3 - The existing guest building has previously been updated to include a kitchen without altering the structure and in compliance with said provisions.

Dev St 1.4.4 - The structure already exceeds a maximum of 1,000 square feet. We are requesting permission to add 720 square feet of living space and 273 square feet for a carport to the existing 758 square feet of the ground floor. This would expand the guest house from 1,315 square feet including the second floor to 2,308 square feet; 2,035 square feet of which would be living space. Again the proposed addition is restricted to only the first floor.

Dev St 1.4.5 - The existing guest building second story is 20 feet from the property line and the first floor addition is request to match the existing structure's distance from the property line of 20 feet to the rear.

Dev St 1.4.6 - The maximum building height remains unchanged.

Dev St 1.4.7 - The carport will provide the required parking.

Dev St 1.4.8 - The materials used and the design will be consistent with the current structure. There will be no visible entrance from the street.

Dev St 1.4.9 - We are hereby requesting the special permit for the modifications.

Dev St 1.4.10 - The Guest building is occupied by the owner and her family. The building will not be rented.

## PROPOSAL QUESTIONNAIRE

Question 1: How will the proposed development further and be in keeping with, and not contrary to, the goals of the Master Plan Elements?

Answer: This proposal will have no impact as it is an addition to a current structure. It is designed as a minimal footprint and conforming to the current building structure as far as possible.

Question 2: Will the effect of the proposed development be detrimental to the immediate vicinity? To the general neighborhood?

Answer:

- A. We have discussed this proposal with our neighbors and they were all supportive. Their single family homes and buildings to the north, south and east are separated from ours by undeveloped land. There is an undeveloped plot to the west.
- B. The majority of the structure is and will continue to be out of sight from the road. All of the additions will be single story. There is no detrimental impact to the neighborhood or vicinity. There is a major housing development on Clearview at the end of Capitol View and freeway construction to the east alongside Edmonds. These projects have not been a cause for concern and are generating far more negative effects than this project would. Since this project is only a minor extension of the current building and is behind the main structure there will be no impact to the current appearance of the neighborhood. There will be no additional traffic as a result of this project. We are not clearing any land or using heavy equipment so there will minimum noise and dust.
- C. This is not a new development. There will be no impact to the surrounding properties as the use and occupancy remain static.
- D. There will be no increase in vehicular or pedestrian traffic. There is no change in location or occupancy to have any effect. This project was discussed with the permit department, planning division and engineering.
- E. There is no short or long range benefit or detriment to the people of Carson City.

Question 3: Has sufficient consideration been exercised by the applicant in adapting the project to existing improvements in the vicinity?

- A. There will be no change to the occupancy and therefore no impact to schools or the Sheriff's office.
- B. Drainage is addressed in the site plan.
- C. There will be no additional water usage. Our property is on a well.
- D. The additional connection to the city sewer will not increase usage.
- E. There are no road provisions required.
- F. The sources are the documentation and conversations with the persons listed in 2.D and a private contractor.
- G. There is no outdoor lighting or landscaping.
- H. The carport is the only parking plan.

**ACKNOWLEDGMENT OF APPLICANT**

I certify that the forgoing 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. 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's 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.

*Lore Zanna*

*6/14/2016*

Applicant

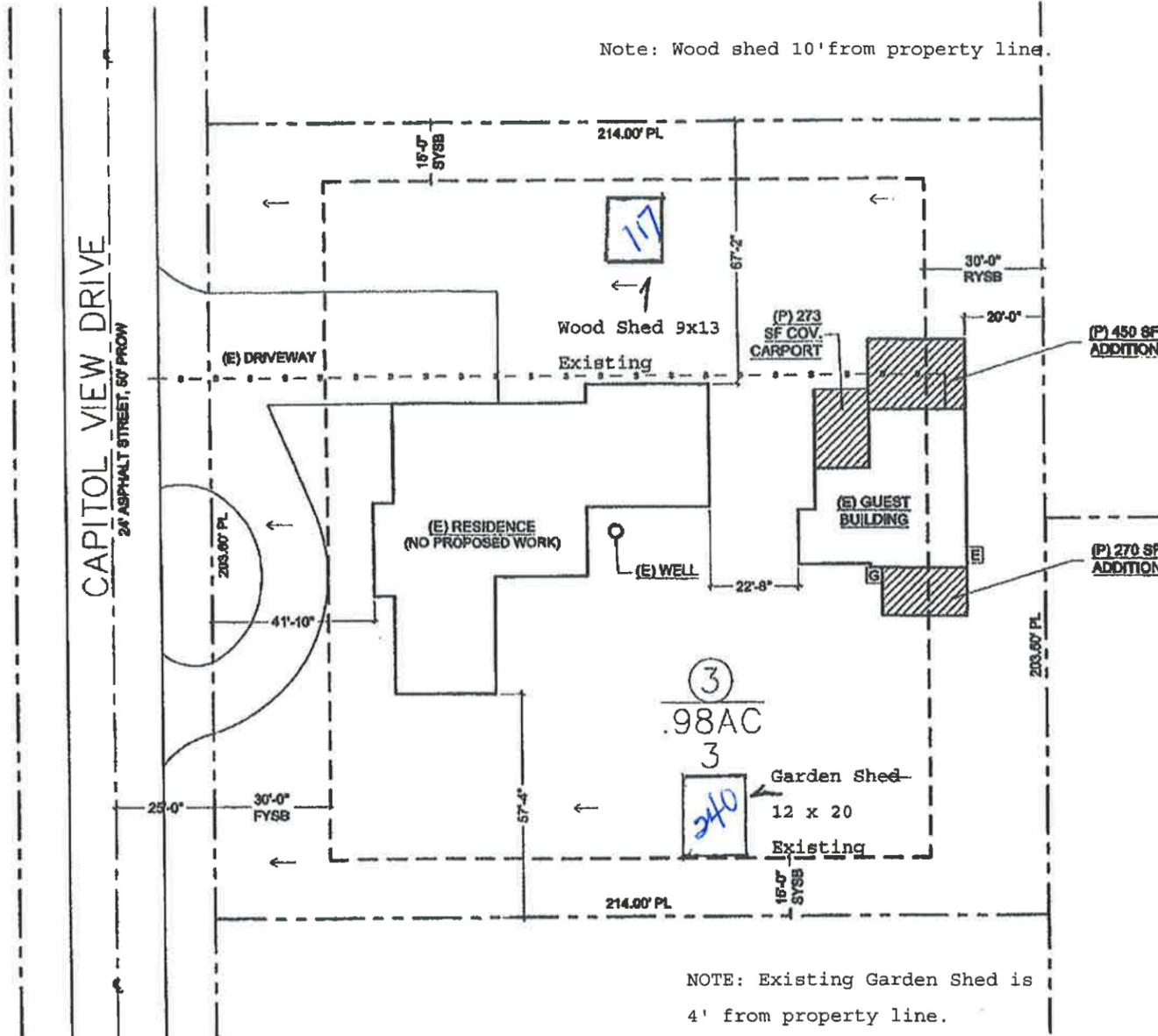
Date

**LEGEND:**

- W WATER METER
- G GAS METER
- E ELECTRICAL PANEL
- S— SEWER LATERAL
- - - - - PROPERTY LINE
- - - - - SETBACK LINE
- ▭ EXISTING STRUCTURES
- ▨ PROPOSED STRUCTURES
- ← LOT DRAINAGE

**DRAINAGE NOTES:**

1. THE FINISHED GRADE MUST HAVE A MINIMUM OF 6" (SIX INCHES) (5% MIN.) OF FALL FOR THE FIRST 10'-0" AWAY FROM THE FOUNDATION; HOWEVER, FINISHED GRADE MUST NOT ALLOW DRAINAGE TO FLOW TOWARDS NEIGHBORING STRUCTURES OR CROSS PROPERTY LINES.
2. DRAINAGE SHOULD EITHER FLOW TOWARD THE PUBLIC RIGHT OF WAY, OR BE DESIGNED TO BE RETAINED ON THE PROPERTY.



**SITE PLAN**



Print reduced to Ledger size so scale is no longer 1"=20'

NOTE: Wood Shed and Garden Shed drawn in are not to scale... dimensions are correct.

**VICINITY MAP:**



**SCOPE OF WORK:**

- 720 SF ADDITION TO AN EXISTING 1315 SF GUEST BUILDING.
- 273 SF ATTACHED COVERED CARPORT

**PROJECT DATA:**

PROJECT NAME: CAPITOL VIEW ADDITION  
 PROJECT ADDRESS: 4089 CAPITOL VIEW DRIVE CARSON CITY, NV 89701  
 LEGAL DESCRIPTION: LOT 3, BLOCK B, CATLEDGE  
 OCCUPANCY CLASSIFICATION: R-3  
 TYPE OF CONSTRUCTION: V-8  
 NUMBER OF STORIES: 2  
 ZONE: SF1A  
 OWNER: ZIMMERMAN  
 A.P.N.: 010-182-03  
 YEAR BUILT: 1988

**BUILDING DATA:**

EXISTING GUEST BUILDING: 1315 SF  
 PROPOSED ADDITION: 720 SF  
 TOTAL AREA OF GUEST BUILDING: 2035 SF  
 EXISTING RESIDENCE: 2188 SF  
 EXISTING ATTACHED GARAGE: 1472 SF  
 RESIDENCE BUILDING HEIGHT: N/A  
 GUEST BUILDING HEIGHT: 22'-6"  
 MAX BUILDING HEIGHT: 32'-0"

**SHEET INDEX:**

SHEET NO.	ITEM
A1.0	SITE PLAN
A2.0	FLOOR PLANS
A3.0	ELEVATIONS
A3.1	ELEVATIONS
A4.0	SECTIONS
A5.0	UTILITY PLAN
S1.0	MINIMUM CONSTRUCTIONS SPECIFICATIONS
S2.0	FOUNDATION PLAN
S3.0	WALL FRAMING PLAN
S4.0	ROOF FRAMING PLAN
S5.0	TYPICAL CONSTRUCTION DETAILS

**CODE COMPLIANCE:**

- 2012 INTERNATIONAL BUILDING CODE
- 2012 INTERNATIONAL RESIDENTIAL BUILDING CODE
- 2009 INTERNATIONAL ENERGY CONSERVATION CODE

**RECEIVED**

JUN 16 2016

CARSON CITY

**CAPITOL VIEW ADDITION**  
4089 CAPITOL VIEW DRIVE  
CARSON CITY, NV 89701

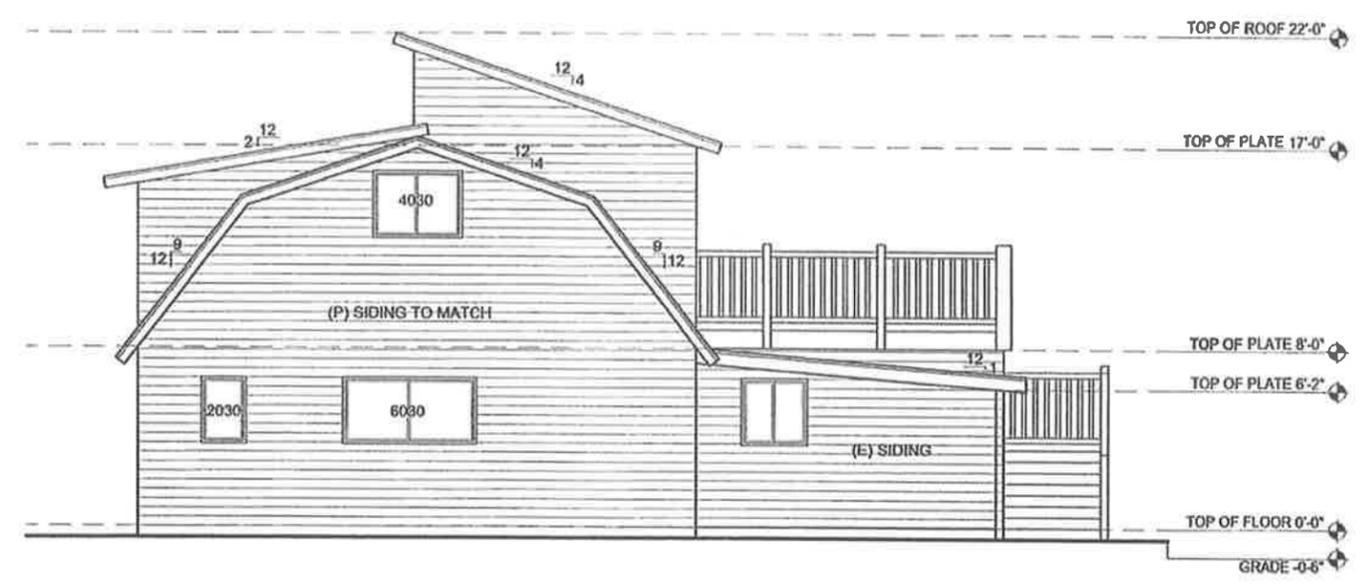
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DATE 04.08.2016

SHEET TITLE SITE PLAN

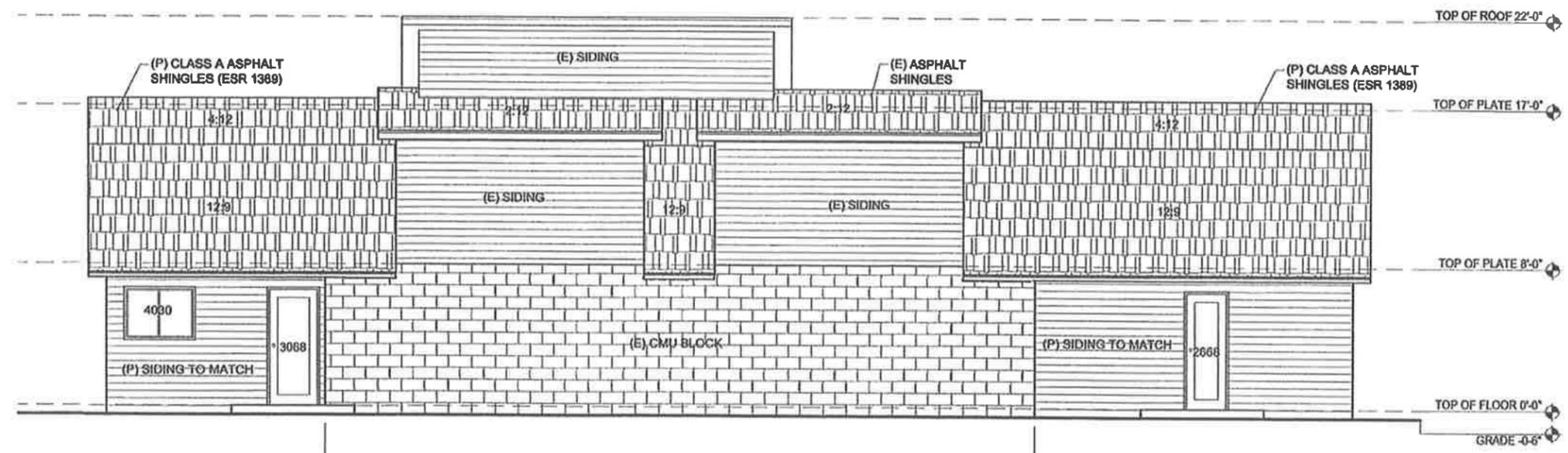
SHEET NO. A1.0





**NORTH ELEVATION**

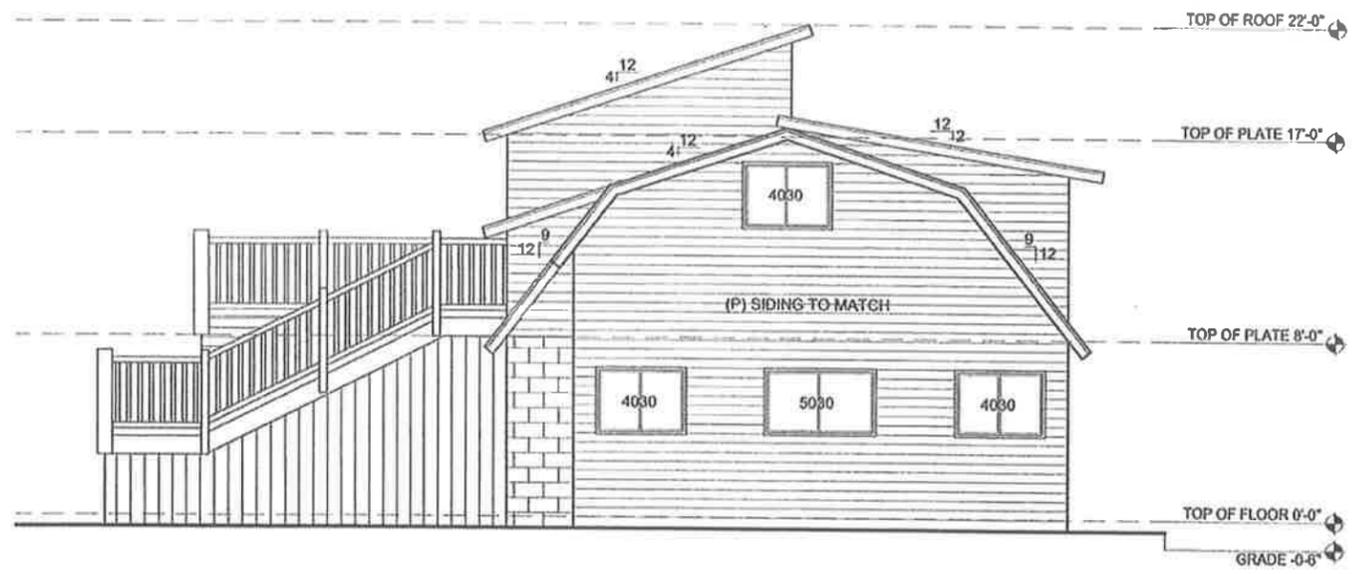
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**EAST ELEVATION**

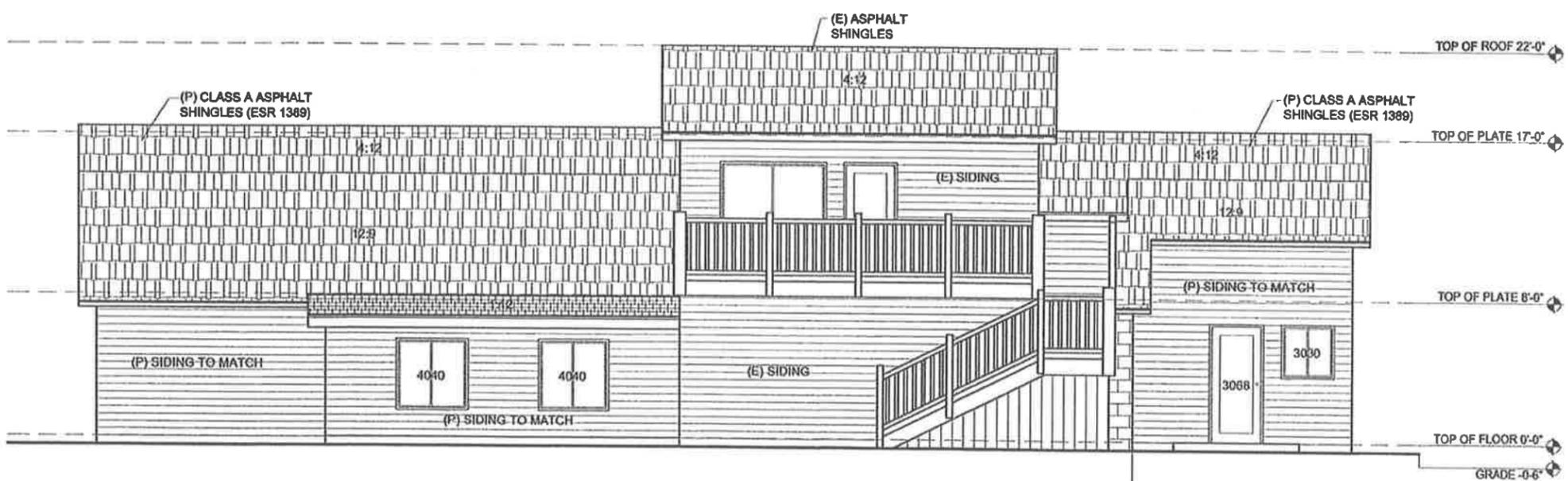
SCALE: 1/4" = 1'-0"

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PROJECT NO.	
DATE	04.06.2016
SHEET TITLE	ELEVATIONS
SHEET NO.	31
	<b>A3.0</b>



**SOUTH ELEVATION**

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



**WEST ELEVATION**

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

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△	
△	
△	
PROJECT NO.	
DATE	04.06.2016
SHEET TITLE	ELEVATIONS
SHEET NO.	32 <b>A3.1</b>