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CARSON CITY
PLANNING DIVISION

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Tuesday, February 27, 2018 3:22 PM

Planning Department

Kathe Green

Opposition to SUP-17-217 Detached Garage Corrinne Court

Late Info

E-3

SUP-17-217

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Planning Commission Members,

I reside in the adjacent cul-de-sac east of the applicant and received a Notice of Public Hearing from the Carson City Planning Department regarding the approval of Special Use Permit 17-217. I am opposed to its approval as proposed. This "detached garage" is more like a warehouse in size, placement, construction and general appearance. Yes, there are other detached garages in the neighborhood and all but one are nowhere near the proposed in square footage and height. The one that might be considered comparable is placed closely along the side and parallel to the existing house. Its placement tends to make it blend into the house and does not block the views of other property owners and is nowhere near as visually intrusive as this one would be.

The Staff Report states (Findings, response to question 2) that the "exterior colors and **materials** of the building will match the primary structure". This would be inaccurate if my understanding is correct in that this will be a metal building. The primary residence and surrounding homes are stick built and wood sided. I believe the quoted square footage of the primary structure includes the garage and second floor. If using the same logical consideration (height being a second floor and adding to the square footage) then the proposed structure should be considered at least twice as large as stated in the application at a height of nearly 22 feet. The same logic should also be applied to the land coverage ratios as well. If the second floor square footage of the primary structure is included in the calculation, it should not be considered toward the land coverage. The second floor of the primary structure covers the same land as the first level.

I'm not opposed to the construction of a more traditional detached garage and would expect that in our neighborhood but feel this is very excessive in size, especially the height. RV's and trailers are not higher than 14 feet so why 20 foot walls and a 22 foot peak? Why not place it on the lower (south) side of the lot or along the side of the existing garage and drop it to 16 feet in height? Although I will likely not be able to see the structure out of my living room windows, I would from my second level and certainly every time I drive in and out of the neighborhood. I'm concerned that the approval of this Permit would negatively impact the property values in the surrounding area due to its overwhelming size and type of construction. A more traditional detached garage that appears residential in nature would not negatively affect the values, views or enjoyment of the surrounding properties.

Regards,

Dwight "D.J." Menzel

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