

From: phil@gilanfarrarchitects.com
To: [Cahalane, Daniel](#)
Cc: [Lloyd, Trevor](#)
Subject: RE: 27 Somers Loop
Date: Wednesday, February 24, 2021 11:44:09 AM
Attachments: [image006.png](#)
[image002.png](#)
[Statement of Justification for Variance Request - 27 Somers Loop.pdf](#)

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Dan,

I added some additional findings I had thought were already included,

Thanks,

Phil GilanFarr



GilanFarr
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Interiors
Construction

Post Office Box 446
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From: phil@gilanfarrarchitects.com <phil@gilanfarrarchitects.com>
Sent: Wednesday, February 24, 2021 11:11 AM
To: 'DCahalane@washoecounty.us' <DCahalane@washoecounty.us>
Cc: 'Lloyd, Trevor' <TLloyd@washoecounty.us>
Subject: 27 Somers Loop

Dan,

Please call me regarding this variance request. Looks like we have support from the CAB, Fire, Roads and the neighbors.

Hoping the same from you.

Best,

Phil GilanFarr



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Statement of Justification for Variance Request – 27 Somers Loop VAR20-0008

The request is to reduce the front yard setback to 1 foot. And reduce the amount of existing encroachment into and over the front property line. The second request is to reduce the rear yard setback from 20ft to 14'-7". The current structure extends into the rear setback 7ft.

1. This is a small parcel with a limited building footprint area based on the property size. The existing home and cabin was built in 1936, at the front edge of the property. The small sleeping cottage extends 7ft into the rear property. This parcel's slope is 20-24% upslope from the street. The living space inside the historic cabin and cottage is limited and in order to preserve the original cabin we are proposing to extend the bedroom and dining room space onto a portion of the front deck. The existing house currently sits 4ft 8in back from the front property line and the deck extends 4 ft over the property line. The addition will replace the existing deck and a portion of the deck in front of the addition will be removed. In order to achieve the addition, we are requesting a 1 foot front setback. This does not change the parking or the access to the property. The second request allows the cottage to have a slightly larger sleeping space while maintain the historic structure. There is no other way to provide ample living space without damaging or removing the existing structure.
2. The proposal will not create a substantial detriment. By enclosing a portion of the deck in the front setback we will be reducing the amount of current encroachment in the setback and over the property line.
3. This variance request does not create a special privilege as other properties in the vicinity benefit from having larger living spaces and multiple bedrooms.
4. This property is zoned as a single-family residence, and we are not changing its use.

From: [Marianne Pearsall](#)
To: [Cahalane, Daniel](#)
Cc: pearsalltahoe@gmail.com
Subject: WPMAR20-0008 Rushing - 27 Somers Loop, Crystal Bay, NV 89402
Date: Saturday, February 20, 2021 1:29:12 PM

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Hi Dan-

I'm writing to get more clarification on the application for a 1' setback variance at the above property

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My husband and I live at 29 Somers Loop, next door neighbor, and are vociferously against such a close proximity to our property line.

In addition, Somers Loop is a one way, narrow street with little off street parking without encroaching on other property owners' parking areas.

The lots are small and do not lend themselves to homes that practically straddle the property line.

We encourage you to decline this application in order to keep the existing footprint as it is.

Thank you for your time and consideration to the above.

Respectfully,
Marianne Pearsall & Steve Pearsall
29 Somers Loop
Crystal Bay, NV. 89402
775-742-2975