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April 20, 2016

Carson City Board of Supervisors
City Hall
201 N. Carson Street, Suite 2
Carson City, NV 89701

Subjects: Tentative Subdivision Map, TSM-16-023
Variance, VAR-16-024

Dear Members of the Board of Supervisors:

My name is Nathan Harrison and I am writing to you to express my concerns in regard to the public hearing scheduled to address the Tentative Subdivision Map and the requested Variances, referenced in the subject above, for Parcel APN 004-021-13. Our Family's home of 17 years is on Cedar Street, one of the adjoining neighborhoods of the proposed development.

While I am not in favor of the proposed development I do understand that the landowner and/or developer has a right to develop their property as long as it is within the constraints set forth by Carson City's Planning Division. In regard to the developer's request to put attached single-family residential units on a parcel zoned for multi-family apartments (MFA), there appears little to complain about. However, to facilitate the development, the developer wants a variance to allow the reduction in minimum parcel size from 6,000 square feet, the area required by Carson City Municipal Code for a single family residence, to 1,005 square feet. The proposed minimum parcel size is less than that required by the Carson City Municipal Code (Title 18.04.190) for land zoned MFA, 1,500 square feet of land area for units with 2 or more bedrooms. In short, the minimum square footage proposed by the developer is substantially less than that required for a single-family residence and is also a one third reduction from that required for MFA. This reduction in square footage equates to an almost 50% increase in density when compared to maximum density allowed within the Carson City Municipal Code for multi-family apartment parcels. This analysis highlights the fact that the developer is calling his proposed development single-family attached units despite the fact that his proposed unit per square footage density is greater than the minimum allowed for a multi-family apartment development.

In addition to the developer proposing to increase the zoned density of the parcel, I also take issue with the proposed reduction in setbacks adjacent to a single family residential zoning district from 30 feet to 20 feet. The Carson City Municipal Code (Title 18 Appendix 1.17) clearly specifies that the minimum rear yard setback for multi-family apartment developments is 20 feet plus 10 feet for each additional story above 2 when adjacent to a single-family district. Due to the fact that the proposed lot densities are greater than for multi-family apartments, the developer should be required to maintain the minimum rear yard setbacks that are required for a multi-family apartment development. Other than the developer's desire to increase the number of units on the property, resulting in an increase in profits, there appears to be no reasonable reason to reduce the required rear setback especially when there may be negative impacts to the adjacent single-family residences in the form of increased noise pollution and a reduction privacy.

I appreciate your time in considering these issues.

Sincerely,



Nathan Harrison
1221 Cedar St.
Carson City, NV 89701