

The property owner has provided written permission to disclose the address associated with this variance consideration.



Boulder City, Nevada
Community Development Department
ZONING APPLICATION FORM

Mailing Address:
 401 California Avenue
 Boulder City, Nevada 89005

CHECK ONE:

- ☐ MASTER PLAN AMENDMENT: MAP ☐ TEXT ☐
☐ ZONING AMENDMENT: MAP/REZONE ☐ ORDINANCE TEXT ☐
☐ CONDITIONAL USE PERMIT
☐ SPECIAL USE PERMIT
☒ VARIANCE
☐ DEVELOPMENT ALLOTMENT: Single-Family ☐ Multi-Family ☐ Hotel-Motel ☐
☐ OTHER (as per STAFF ONLY): _____

Staff Use Only

File No. _____
 Acceptor _____
 Filing Date _____
 Hearing Date _____
 Fee Paid _____

APPLICANT		PROPERTY OWNER	
NAME	John Swatzell	NAME	[REDACTED]
MAILING ADDRESS	718 Brewery Ridge Dr. Henderson NV 89002	MAILING ADDRESS	[REDACTED]
CONTACT PHONE	(702) 493-8025 Check: Work <input type="checkbox"/> Cell <input checked="" type="checkbox"/> Home <input type="checkbox"/>	CONTACT PHONE	[REDACTED] Check: Work <input type="checkbox"/> Cell <input checked="" type="checkbox"/> Home <input type="checkbox"/>
EMAIL	swatzej1@hotmail.com	EMAIL	[REDACTED]

STREET ADDRESS or LEGAL DESCRIPTION: 3 Linda Ln. Boulder City, NV 89005

APPLICATION: Application must specify the nature of the request pursuant to the provisions of City Code, Title 11. Application is to permit the following (BRIEFLY describe here):

Approve increased height for a residential home by 10 inches, and to approve increased height for an accessory RV Garage by 3 feet 10 inches.

JUSTIFICATION: Applicant must submit a written statement along with this application describing the nature of the request (in detail) and justification using the criteria in the City Code (copy attached).

AFFIDAVIT: I do hereby solemnly swear or affirm that all statements contained in this application are true and correct to the best of my knowledge and that this statement is executed with the knowledge that misrepresentation or failure to reveal information requested may be deemed sufficient cause for refusal to approve this application.

John Swatzell

PRINT Applicant Name

[Signature]
 SIGNATURE of Applicant

State of NEVADA, County of CLARK Subscribed and sworn to (or affirmed) before me on (date)

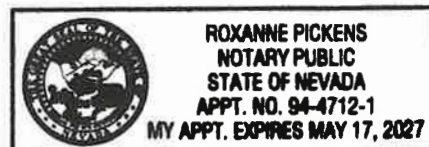
APRIL 3, 2025 by [name(s) of person(s) making statement] * JOHN SWATZELL

[Signature]

(Signature of notarial officer)

(Notary stamp)→

Original: Community Development / APP-ZONE / Revised 2016-01-05



**OWNER'S AFFIDAVIT
(TO BE COMPLETED WHEN THE APPLICANT IS NOT THE OWNER OF THE PROPERTY)**

(I/We) _____ declare that (I am/we are)
the owner(s) of property located at 3 Linda Ln. Boulder City, NV 89005
(Legal Description: _____),
for which John Smith (the **applicant**) is requesting
a Variance through the City of Boulder
City, and have no objection to such request.

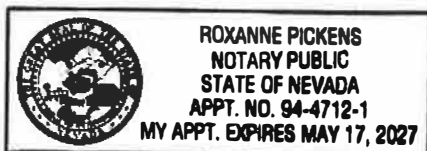
Owner's Signature: _____

Address: _____

Phone: _____

_____. Subscribed and sworn to (or affirmed)
by (name(s) of persons(s) making statement)

(Signature of Notarial Officer) (Notary Stamp)



**AGENT AFFIDAVIT
(TO BE COMPLETED WHEN THE APPLICANT HAS AN AGENT)**

(I/We) _____ (**applicant**) (am/are) applying for
a _____ through the City of
Boulder City for property located at _____
(Legal Description: _____).
Furthermore, (I/We) hereby appoint _____ of
_____ as (my/our) **agent** to act on (my/our)
behalf on all matters pertaining to the processing of this application.

Applicant's Signature: _____

Address: _____

Phone: _____

State of _____, County of _____. Subscribed and sworn to (or affirmed)
before me on (date) _____ by (name(s) of persons(s) making statement)

(Signature of notarial officer) (Notary stamp)

[REDACTED]
Variance Request
3 Linda Lane

Conditions

- A) There are exceptional or extraordinary circumstances or conditions applicable to the property or to its intended use that do not apply generally to the other property or classes of use in the same vicinity and zone.

The extraordinary topography of this property creates challenges when building a home on it because the parcel is cut into the side of a hill with two separate levels. Also, the dimensions of the parcel are long and narrow. Because of this, we have incorporated the topography into the architecture of the house by building it into the hill, and have rotated the position of the home to fit within the side setbacks to maximize use of the parcel within the constraints of the setback. In addition, Linda Ln. provides access to the parcel, and has a very steep grade and is much narrower than other streets in the vicinity.

- B) Such variance is necessary for the preservation and enjoyment of a substantial property right, possessed by other property in the same vicinity and zone, but which is denied to the property in question.

The location of the home has been adjusted to optimize and enjoy our view of Lake Mead much like all the homes within the vicinity. We have worked within the constraints of the setbacks and unusual grade plane to place the home in a position to best decrease some of the obstructed view of the lake from a 2 story house and its trees north of our proposed home. The ridge of the roof will only be 10 inches above code based on the finished grade of the lot. The slanted design of the roof is also a cantilevered protective shade and weather cover for our deck. The design includes a row of windows near the top of the roof to maximize natural light and conserve energy. If the height of the roof ridge was decreased by 10", the row of windows would have to be eliminated. Because of the extraordinary topography of the lot and to maximize the lot usage, the garage has been designed beneath the living level on the lower elevation of the lot. Because of the location of the lot and no other vacant lots to build on, there are no houses whose view of the lake will be impacted at all if our home is built as proposed. The auxiliary building is to be used as an RV garage. The design of the RV garage matches the design of the house. RV garages need to have a higher height than standard auxiliary buildings in order to hold such vehicles.

The RV garage's roof height will be at 19'10". There are no other houses or properties nearby whose view may be impacted by the height of the garage.

- C) The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in such vicinity and zone in which the property is located.

No, by granting this variance, it does not impact others or block the view of any other properties nearby.

- D) The granting of such variance will not adversely affect, or be contrary to, the Comprehensive Plan.

No, by granting this variance, it does not affect the Comprehensive Plan.

- E) The conditions or situations of the specific piece of property, or the intended use of said property for which the variance is sought, is not of so general or recurrent a nature as to make reasonably practicable the formulation of a general regulation of such conditions or situations

No, this variance is specific to the design of the house. We have explored all options, and we have also met with the planning department throughout the process to determine the best options.