

COMMUNITY SUPPORT

● (8) LETTERS RECEIVED THUS FAR ARE ALL IN SUPPORT OF THE VARIANCE REQUEST

My husband and I, Larry and Marianne Hicks, live nearby on Timothy Ct, and are former longtime owners of the subject property on Huffaker Lane. Our daughter is an owner today. My maiden name is Avansino and my great grandparents established the Avansino ranch/farm on this property in 1873. It has been in six generations of my family to this day. The original ranch house (approx. 1,100 sq. ft.) on the front half of this 3 1/2 acre parcel was brought down by horse and wagon from Virginia City in approximately 1890. It has always been well maintained and it represents the ranching heritage and charm which characterized the entire area for miles throughout the 1900's.

We totally support the proposed variance and believe it would preserve, enhance and compliment the charm and history of the entire area.

Thank you,
Marianne Hicks



ORTIZ VARIANCE
DECEMBER 16, 2020

I am the owner of a parcel at 8350 Panorama Drive Reno NV 89511. I understand that the applicant is requesting a variance to allow for a new residence to be built behind an existing structure. My wife Chrissy and I are in favor of granting the variance. We are in favor because the existing structure is the old ranch house that belonged to the Avansino ranching family. Preserving some of the history of south Reno ranching is appealing to us because it adds to the uniqueness of this area.
Alex and Chrissy Benna

We, Randy and Allison Brunelli, are in favor of a variance from the City of Reno to leave the front Avansino ranch house so that a new home can be built behind it. The original ranch house is valuable to our community and our neighborhood, preserving history and charm.
Allison and Randy
1475 W Huffaker Lane

I am sending this email to address the Ortiz Residence Variance LDC21-00022

I am the owner of a number of lots on Huffaker Lane and Panorama Drive (APN # 043-020-04, 043-020-03, 043-020-27, 043-051-04, 043-051-03). I understand that the applicant is requesting a variance to allow for a new residence to be built behind an existing structure. I am in favor of granting the variance. I am in favor because the existing structure is the old ranch house that belonged to the Avansino ranching family. Preserving some of the history of south Reno ranching is appealing to us because it adds to the uniqueness of this area.
Chris Benna

My wife, Cathy and I, property owners on Dieringer Lane fully support approval of this request. Please let me know if you have any questions. Best r
Rick Trachok | Senior Counsel

Reno Planning Commission,
Please accept this email supporting the variance request for the Ortiz Residence - LDC21-00022. The Huffaker property at issue represents a shining example of the Italian-immigrant family ranching history often embraced in Washoe County. Having lived at 1400 West Huffaker Lane for 11 years, it is a quality of the neighborhood we cherish. Granting this variance would be a benefit to the surrounding neighborhood.
Chris and Nicole Hicks

My husband and I are in full support of the request for variance for Carrie and Tom Ortiz. I am Carrie's sister and the existing structure has tremendous meaning to our family. We are sixth generation Nevadans and the home was my great grandparents' and was part of the Avansino Ranch on which many generations of my family were born and raised. It is the last structure on the original ranch that is still owned by family and it is imperative that it remain for our future generations to enjoy.
Amy and Mark Gilmartin

I would like to publicly provide support for the above referenced matter. The Ortiz's plans to construct a new home while preserving their historical farm home on the property should be viewed as a positive improvement. My husband I believe believe maximizing their property's highest and best use should include sparing the existing home while developing a larger home for their family given their lot is over 3 acres. We don't see any drawbacks to this request and we recommend their variance request be approved by the commission.
Jamie and Joe Kulikowski

From: [Craig Rogers](#)
To: [Jeff Foster](#)
Subject: Case Number: LDC24-00057 - Ortiz Residence
Date: Thursday, July 4, 2024 3:12:36 PM

Project: New Residence

Tom and Carrie Ortiz Residence

1275 W Huffaker Lane

Reno, NV 89511

Case Number: LDC24-00057

My wife Stephanie and I live at 1601 View Crest Drive in Reno. We wanted to voice our support for The Ortiz Residence (Case Number LDC24-00057) as we are in favor of the variance and believe that keeping the existing structure helps preserve the history in the south suburban area of Reno. Allowing the Ortiz's to build behind this historic home which was built in the 1860s salvages one of the only remaining historical structures in this original ranching area. We are very much in favor of this variance.

Craig Rogers



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From: [Cory Miller](#)
To: [Jeff Foster](#)
Subject: Ortiz Residence-LDC24-00057 In Favor
Date: Thursday, July 4, 2024 7:56:25 AM

Jeff-

As a neighbor in the Windy Hill area, I am in favor of the Ortiz Residence building variance. I see no issues with their plans to build in the neighborhood.

Thank you,
Cory Miller
1450 View Crest Ct
Reno, NV 89511
Case #LDC24-00057

Sent from my iPhone....please forgive the typos.