



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building

Board of Adjustment Action Order

Variance Case Number WPVAR22-0001 (Herz-Callahan Side Yard Setback Reduction)

Decision: Denial
Decision Date: March 3, 2022
Mailing/Filing Date: March 7, 2022
Property Owner: Susan Herz-Callahan Family Trust et al.
Assigned Planner: Katy Stark, Planner
Washoe County Community Services Department
Planning and Building Division
775.328.3618
krstark@washoecounty.gov

Variance Case Number WPVAR22-0001 (Herz-Callahan Side Yard Setback Reduction) - For hearing, discussion, and possible action to approve a variance to reduce the required side yard setback on the north side of the parcel from five (5) feet to one (1) foot in order to enlarge the existing bedroom wing of the current home on the property and add a second level bedroom.

- Applicant: GilanFarr Architecture
- Property Owner: Susan Herz-Callahan Family Trust et al.
- Location: 1710 Lakeshore Blvd., Incline Village, NV 89451
- APN: 130-332-12
- Parcel Size: 0.192 acres
- Master Plan: Tahoe – East Shore
- Regulatory Zone: Tahoe – East Shore
- Area Plan: Tahoe
- Development Code: Authorized in Article 804, Variances
- Commission District: 1 – Commissioner Hill

Notice is hereby given that the Washoe County Board of Adjustment denied the above referenced case number based on the inability to make the findings required by Washoe County Code (WCC) Section 110.804.25. The Board was unable to make finding (a) Special Circumstances below.

Required Variance Findings (WCC Section 110.804.25)

(a) Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;



Memo to: GilanFarr Architecture
Subject: Variance Case Number WPVAR22-0001 (Herz-Callahan Side Yard Setback Reduction)
Date: March 7, 2022
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Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days from the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division

Trevor Lloyd

Trevor Lloyd, Planning Manager
Secretary to the Board of Adjustment

TL/KS/AA

Applicant: GilanFarr Architecture, Attn: Phil GilanFarr & Aleks Soto
phil@gilanfarrarchitects.com
aleks@gilanfarrarchitecture.com

Property Owner: Susan Herz-Callahan Family Trust et al, Attn: Matt Callahan
mattcallahan@allstate.com

Tahoe Agencies: Tahoe Regional Planning Agency
wjepson@trpa.org

North Lake Tahoe Fire Protection District
jdonogue@nltpd.net

Incline Village General Improvement District
tim_buxton@ivgid.org

Tahoe Transportation District
info@tahoetransportation.org

Nevada State Lands
sbarker@lands.nv.gov

USFS
kkuentz@fs.fed.us

Nevada Tahoe Conservation District
mkelly@ntcd.org

Action Order xc: Mike Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Rob Wimer, Engineering and Capital Projects; Dan Holly, Building;

