

Washoe County Appeal of Decision to Board of County Commissioners

Your entire application is a public record. If you have a concern about releasing personal information please contact Planning and Building staff at 775.328.6100.

Appeal of Decision by (Check one)	
Note: Appeals to the Washoe County Board of County Commissioners are governed by WCC Section 110.912.20.	
<input type="checkbox"/> Planning Commission	<input checked="" type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Hearing Examiner	<input type="checkbox"/> Other Deciding Body (specify) _____
Appeal Date Information	
Note: This appeal must be delivered in writing to the offices of the Planning and Building Division (address is on the cover sheet) within 10 calendar days from the date that the decision being appealed is filed with the Commission or Board Secretary (or Director) and mailed to the original applicant.	
Note: The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).	
Date of this appeal: <u>11 March 2022</u>	
Date of action by County: <u>3 March 2022</u>	
Date Decision filed with Secretary: <u>7 March 2022</u>	
Appellant Information	
Name: GilanFarr Architecture (Phil GilanFarr)	Phone: 775-831-8001
Address: P.O. Box 446	Fax:
	Email: phil@gilanfarrarchitecture.com
City: Crystal Bay State: NV Zip: 89402	Cell: 775-742-3358
Describe your basis as a person aggrieved by the decision: I represent the Owners, Susan Herz-Callahan Family Trust et al., as their Architect. I believe the BOA should have considered TRPA constraints as a hardship.	
Appealed Decision Information	
Application Number: WPVAR22-0001	
Project Name: Herz-Callahan Side Yard Setback Reduction	
State the specific action(s) and related finding(s) you are appealing: The BOA, along with Staff, should have considered TRPA site constraints as a special circumstance and hardship.	

Appealed Decision Information (continued)

Describe why the decision should or should not have been made:

TRPA classifies each parcel with a land classification based on its sensitivity. This is different than anywhere else in Washoe County. The parcels that have a classification of 4 or higher can relocate coverage within their site, however the more sensitive parcels with classification 3 and lower often cannot meet the findings to relocate existing coverage from a disturbed location to a undisturbed location on the site. This often means that you have to work within the existing coverage that was previous disturb in order to modify or add to your home. These higher sensitive parcels also do not meet the requirement for the coverage reduction program, established by TRPA, that allows these parcels to gain additional coverage when they convert their decks or driveways to previous materials furthercausing hardships to the higher sensitive parcels

In the TRPA portion of Washoe County the higher sensitive parcels have a hardship that is and should be considered as part of the special circumstances required for variance findings. It often limits the ability for these parcels to build or expand without special consideration such as setback reduction.

Cite the specific outcome you are requesting with this appeal:

Over turn the denial and approve the requested side yard variance request.

Did you speak at the public hearing when this item was considered?

Yes
 No

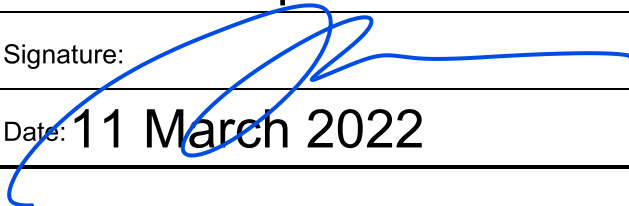
Did you submit written comments prior to the action on the item being appealed?

Yes
 No

Appellant Signature

Printed Name: Philip GilanFarr

Signature:



Date: 11 March 2022