



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building

Attachment A
 Page 1
 1001 EAST 9TH STREET
 RENO, NEVADA 89512-2845
 PHONE (775) 328-6100
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Board of Adjustment Action Order

Variance Case Number WPVAR19-0001

Decision: Denial

Decision Date: March 7, 2019

Mailing/Filing Date: March 8, 2019

Property Owner: John & Doreen Maria Hash, Tao Fung, George & Nancy Learmonth and Ross Malinowski

Assigned Planner: Julee Olander, Planner
 Washoe County Community Services Department
 Planning and Building Division
 775.328.3627
jolander@washoecounty.us

Variance Case Number WPVAR19-0001 – For possible action, hearing, and discussion to approve a variance to reduce the front yard setback from 15-feet to 1 ½-feet and the northwest side yard setback from 5-feet to 1-foot. This variance would allow the construction of one single car garage and one two-car garage in the common area.

- Applicant: Greenview HOA
- Property Owner: John & Doreen Maria Hash, Tao Fung, George & Nancy Learmonth and Ross Malinowski
- Location: 692 Palmer Ct.
- APN: 128-310-05
- Parcel Size: 4,356 sq. ft.
- Master Plan: Urban Residential (UR)
- Regulatory Zone: Low Density Urban (LDU)
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay
- Development Code: Authorized in Article 804 (Variance)
- Commission District: 1 – Berkbigler Commissioner

Notice is hereby given that the Washoe County Board of Adjustment **denied** the above referenced case number based on the inability to make all findings required by Washoe County Code (WCC) Section 110.804.25, the Board was unable to make findings #2 (No Detriment) and #3 (No Special Privileges) below.

Required Variance Findings (WCC Section 110.804.25)

1. 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



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property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;

2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;

3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property.

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.



Trevor Lloyd, Planning Manager
Secretary to the Board of Adjustment
Planning and Building Division
Washoe County Community Services Department

Applicant/Owner: Greenview HOA
c/o John Hash
692 Palmer Ct. #2
Incline Village, NV 89450
Email: jh1nsa@gmail.com

Action Order xc: Michael Large, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Mojra Hauenstein, Planning and Building;