



Attachment B

## Board of Adjustment Action Order

Appeal of Decision Case Number WSTR21-0283 (STR Appeal - 916 Harold Drive #36)

Decision: **Affirm Director's Decision**  
Decision Date: January 2, 2025  
Mailing/Filing Date: January 7, 2025  
Property Owner: Matthew J & Bernadette M Castagnola  
Staff Planner: Courtney Weiche, Senior Planner  
Phone: 775.328.3608  
E-Mail: cweiche@washoecounty.gov

**Appeal of Decision Case Number WSTR21-0283 (STR Appeal - 916 Harold Drive #36)** – For hearing, discussion, and possible action to affirm, modify, reverse, or remand a decision of the Washoe County Director of Planning and Building to reduce the appellant's short-term rental (STR) occupancy from eight (8) persons to four (4) persons based on a reduction in designated parking from two (2) spaces to one (1) space. The appellant is requesting an occupancy of eight (8) persons with two (2) parking spaces.

- Applicant: Matthew Castagnola
- Property Owner: Matthew J & Bernadette M Castagnola
- Location: 916 Harold Dr, Unit #36
- APN: Incline Village, NV 89451
- Parcel Size: 131-140-36
- Master Plan: 0.001 acre
- Regulatory Zone: Tahoe – Fairway
- Area Plan: Tahoe – Fairway
- Development Code: Tahoe
- Commission District: Authorized in Article 912, Establishment of Commissions, Boards and Hearing Examiners

This Action Order is issued subject to the attached conditions and Washoe County development standards. Please contact the planner assigned to your project at the above-referenced phone number within 7 days of receipt of this Order to review the steps necessary to satisfy the Conditions of Approval. Any business license, certificate of occupancy, or final approval shall not be issued until all of the Conditions of Approval are satisfied. Additionally, compliance shall be required with all federal, state, and local statutes, ordinances, and regulations applicable to the approved project.

**This Action Order does not authorize grading or building without issuance of the necessary permits from the Washoe County Planning and Building Division.**

A party of record who is aggrieved by a decision of the Board of Adjustment may: (i) Seek judicial review of the decision by filing a petition in the Second Judicial District Court for the State of Nevada

To: Matthew J & Bernadette M Castagnola  
Subject: WSTR21-0283  
Mailing Date: January 7, 2025  
Page: Page 2 of 2

within 25 days from the date the decision is filed with the secretary of the board; or, (ii) Appeal the decision to the Board of County Commissioners in accordance with Section 110.912.20 of this Article within 10 days of the date the decision is filed with the secretary of the board.

*Trevor Lloyd*

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

TL/CW/AA

Appellant: Matthew Castagnola, [sfmumatt158@att.net](mailto:sfmumatt158@att.net)

Action Order xc: Elizabeth Hickman, District Attorney's Office; Steve Oriol, Code Enforcement Officer; Kelly Mullin, Director of Planning and Building