



## Legislation Text

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**File #:** TMP-2299, **Version:** 1

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Public hearing: Appeal of the Washoe County Board of Adjustment's denial of Variance Case Number WPVAR17-0007 (Izakaya Tahoe). The project includes a variance 1) to reduce the front yard setback along State Line Road from 20 feet to 0 feet; 2) to reduce the front yard setback along State Route 28 from 20 feet to 8 feet and 3) to reduce the side yard setback from 10 feet to 3 feet to allow for a commercial building on a  $\pm 2,000$  square foot property.

The Board of County Commissioners (Board) may affirm, reverse, or modify the decision of the Board of Adjustment.

The applicant and property owner is Evo Real Estate, Inc. The address is 2 North Lake Avenue in Crystal Bay. The Assessor's Parcel Number is 123-043-01. The Master Plan Category is Commercial (C) and the Regulatory Zone is Tourist Commercial (TC). The project is located within the Tahoe Plan Area and within the Incline Village Crystal Bay Citizen Advisory Board boundary. The variance request comes under WCC Chapter 110, Article 804, Variances. Community Services. (Commission District 1.) **FOR POSSIBLE ACTION**