



## Legislation Text

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**File #:** TMP-4499, **Version:** 1

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Public Hearing: Appeal of the denial, by the Washoe County Board of Adjustment of Variance Case Number WPVAR20-0004 (Merritt Rear Yard Setback Reduction) which sought approval of a variance to allow the reduction of the required rear yard setback from 20 feet to 9 feet, 9 inches, to facilitate the construction of a new detached garage on a parcel of land with an existing single-family residence. This constitutes a reduction of 10 feet, 3 inches.

The proposed project is located at 2152 Tanager Court, at the northern terminus of Tanager Court, approximately 400 feet north of its intersection with Wagtail Drive.

The Board may affirm, reverse, or modify the decision of the Board of Adjustment. In doing so, the Board may directly grant all or part of the variance request. Community Services. (Commission District 4.) **FOR POSSIBLE ACTION**