



Administrative Review Written Decision **Administrative Review Case Number WDADAR25-0001**

Subject: Reduction of setback from 20 feet to 8 feet pursuant to WCC 110.220.60(b)

Decision: Approve with Conditions

Decision Date: July 9, 2025

Staff Planner: Tim Evans, Planner
Phone Number: 775.328.3214
E-mail: TEvans@washoecounty.gov

Project Description

Administrative Review Case Number WDADAR25-0001 (790 Ida Court) - For possible action by the Washoe County Director of Planning and Building to approve an administrative review permit to allow the reduction of the front yard setback pursuant to WCC Section 110.220.60(b) from twenty (20) feet to eight (8) feet for the construction of a 528-square-foot garage and 528-square-foot gym addition, with topography exceeding 20%. Encroachment of a structure into the front yard setback is permitted through approval of an administrative review permit.

Applicant: GilanFarr Architecture

Property Owner: Paul Carmola

Location: 790 Ida Court

APN: 125-232-20

Parcel Size: 0.303 acres

Master Plan: Tahoe – Incline Village #1

Regulatory Zone: Tahoe – Incline Village #1
(TA_IV1)

Area Plan: Tahoe

Development Code: Authorized in Article 220,
Tahoe Area & Article 809,
Administrative Review
Permits

Commission District: 1 – Commissioner Hill

Notice is hereby given that the Director of the Washoe County Planning and Building Division has granted approval with conditions of the above referenced case number/project based on compliance with Washoe County Code Section 110.306.25 and the specified conditions of approval. Conditions of Approval can be found on our website at https://www.washoecounty.gov/csd/planning_and_development/applications/index.php, choose your Commission District, and scroll to **Case Number WDADAR25-0001** or by contacting the Planning and Building Division at Planning@washoecounty.gov to request a paper copy (free of charge).

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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 Written Decision will be effective 10 calendar days after the mailing date, as shown on the United States Postal Services' postmark on the outside of the envelope, unless the action is appealed. Appeals must be filed in writing with the Planning and Building Division within 10 calendar days of the mailing date. If appealed, the outcome of the appeal shall be determined by the Washoe County Board of Adjustment.

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

Washoe County Community Services Department
Planning and Building Division



Kelly Mullin, Director of Planning and Building
KM/TE/BR

Enclosed: Conditions of Approval

Applicant/Owner: Paul Carmola, carmolap@gmail.com

Developer: Gilanfarr Architecture; Attn: Reece, P.O Box 6987, Incline Village, NV 89451, office@gilanfarrarchitecture.com

Written Decision xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Jane Tung, Assessor's Office; Katrina Pascual, Utilities; Rob Wimer, Engineering and Capital Projects; Brent Moore, Nevada Division of State Lands

Tahoe Agencies: Tahoe Regional Planning Agency, John James, North Lake Tahoe Fire Protection District; Tim Buxton, Incline Village General Improvement District



Conditions of Approval

Administrative Review Case Number WDADAR25-0001

The project approved under Administrative Review Case Number WDADAR25-0001 shall be carried out in accordance with these conditions of approval granted on July 3, 2025. Conditions of approval are requirements placed on a permit or development by each reviewing agency. These conditions of approval may require submittal of documents, applications, fees, inspections, amendments to plans, and more. These conditions do not relieve the applicant of the obligation to obtain any other approvals and licenses from relevant authorities required under any other act or to abide by all other generally applicable codes, and neither these conditions nor the approval by the County of this project/use override or negate any other applicable restrictions on uses or development on the property.

Unless otherwise specified, all conditions related to the approval of this detached accessory dwelling administrative review shall be met or financial assurance must be provided to satisfy the conditions of approval prior to issuance of a certificate of occupancy by the Planning and Building Division. The agency responsible for determining compliance with a specific condition shall determine whether the condition has been fully completed or whether the applicant shall be offered the option of providing financial assurance. All agreements, easements, or other documentation required by these conditions shall have a copy filed with Planning and Building.

Compliance with the conditions of approval related to this administrative review is the responsibility of the applicant, his/her successor in interest, and all owners, and occupants of the property. Failure to comply with any of the conditions imposed in the approval of the Administrative Review Permit may result in the initiation of revocation procedures.

For the purpose of conditions imposed by Washoe County, "may" is permissive and "shall" or "must" is mandatory.

FOLLOWING ARE CONDITIONS OF APPROVAL REQUIRED BY THE REVIEWING AGENCIES. EACH CONDITION MUST BE MET TO THE SATISFACTION OF THE ISSUING AGENCY.

Washoe County Planning and Building Division

1. The following conditions are requirements of Planning and Building, which shall be responsible for determining compliance with these conditions.

Contact Name – Tim Evans, Planner, 775.238.3214 , TEvans@washoecounty.gov

- a. The applicant shall attach a copy of the action order approving this project to all permits and applications (including building permits) applied for as part of this detached accessory dwelling administrative review.
- b. The applicant shall demonstrate substantial conformance to the plans approved as part of this administrative review permit. Planning and Building shall determine compliance with this condition.
- c. The applicant shall submit construction plans, with all information necessary for comprehensive review by Washoe County, and all applicable building permits shall be issued within two (2) years from the date of approval by Washoe County. The applicant shall complete construction within the time specified by the building permits.

- d. Construction hours are 7am to 7pm Monday through Saturday. Any construction machinery activity or any noise associated with the construction activity are also limited to these hours.
- e. A note shall be placed on all construction drawings and grading plans stating:

NOTE

Should any cairn or grave of a Native American be discovered during site development, work shall temporarily be halted at the specific site and the Sheriff's Office as well as the State Historic Preservation Office of the Department of Conservation and Natural Resources shall be immediately notified per NRS 383.170.

Contact Name – Fred Lustenberger, Building Official, 775.328.3600, FLustenberger@washoecounty.gov

- a. A building permit shall be obtained for the project.
- b. Proposed project is located within an Extreme Fire Risk Area and applicant must contact North Lake Tahoe Fire Protection District to verify the correct WUI classification prior to plan/permit application submittal.

Washoe County Engineering and Capital Projects

- 2. The following conditions are requirements of Planning and Development, which shall be responsible for determining compliance with these conditions.

Contact Name – Rob Wimer, P.E., 775.328.2059, RWimer@washoecounty.gov

- a. Prior to issuance of a building permit, the applicant shall execute a Hold Harmless Agreement, by reason of any structures being constructed closer than twenty-five (25) feet to the front property line, with the County Engineer's Office for carrying out County-related activities within the County owned right-of-way. The applicant shall request this document from the Engineering Department's Permit Reviewer for owner signature with the application of a building permit. This document shall be recorded in the County Recorder's Office prior to issuance of a building permit.

Nevada Division of State Lands

- 3. The following condition is a requirement of the Nevada Division of State Lands, which shall be responsible for determining compliance with these conditions.

Contact Name – Brent Moore, Urban Lot Forester, 775.684.2735, bemoore@lands.nv.gov

- a. The Nevada Division of State Lands requests that the Urban Lot not be used for storing materials related to the project or used in any unauthorized way.

*** End of Conditions ***