



WVAR21-0002

(Gil Spencer and Deidre Toner)

May 6, 2021

Washoe County Board of Adjustment

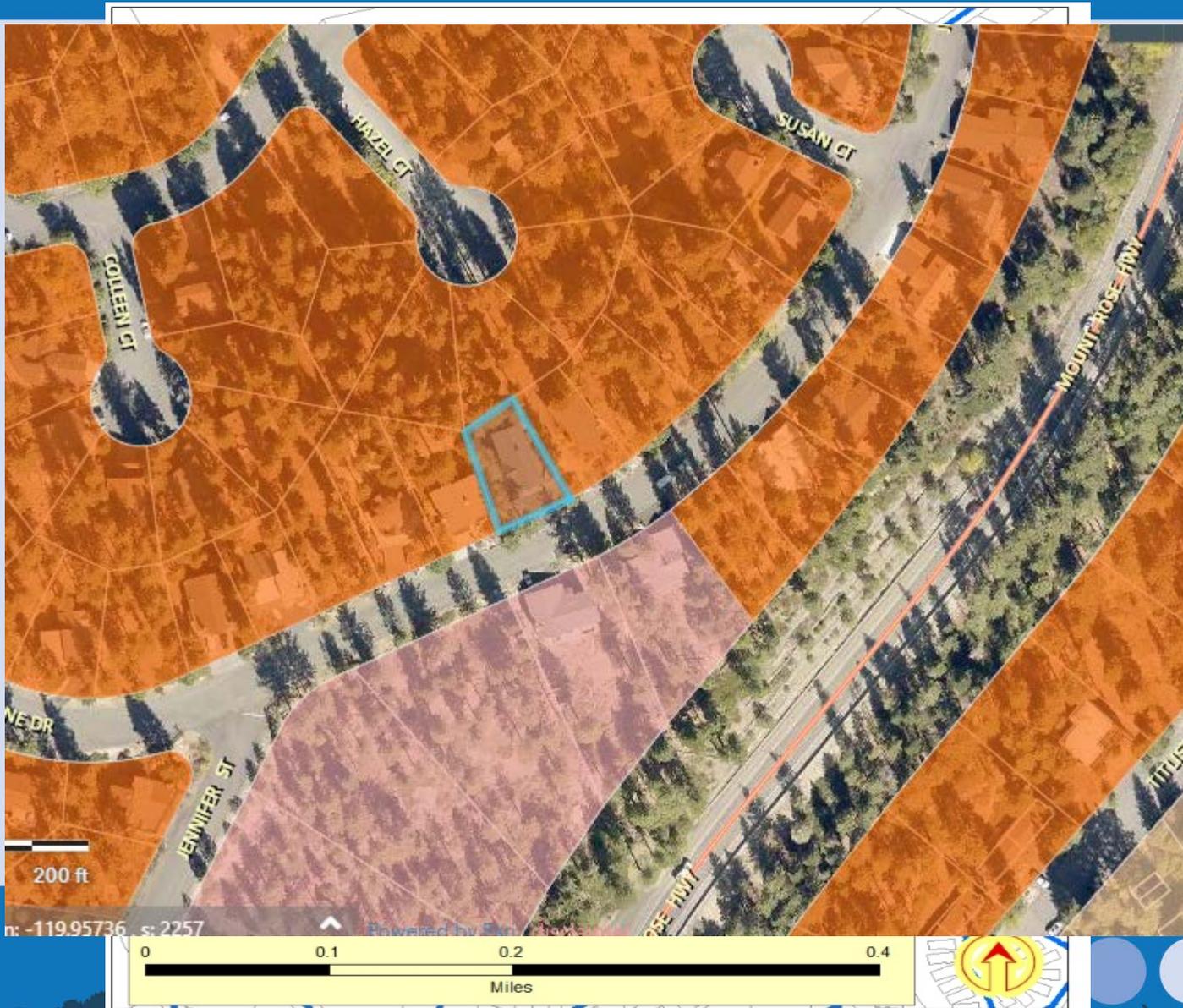


Request

Variance to reduce the required front yard building setback from 20' to 15' to allow for an expansion of a single-family dwelling at 842 Jennifer Street.

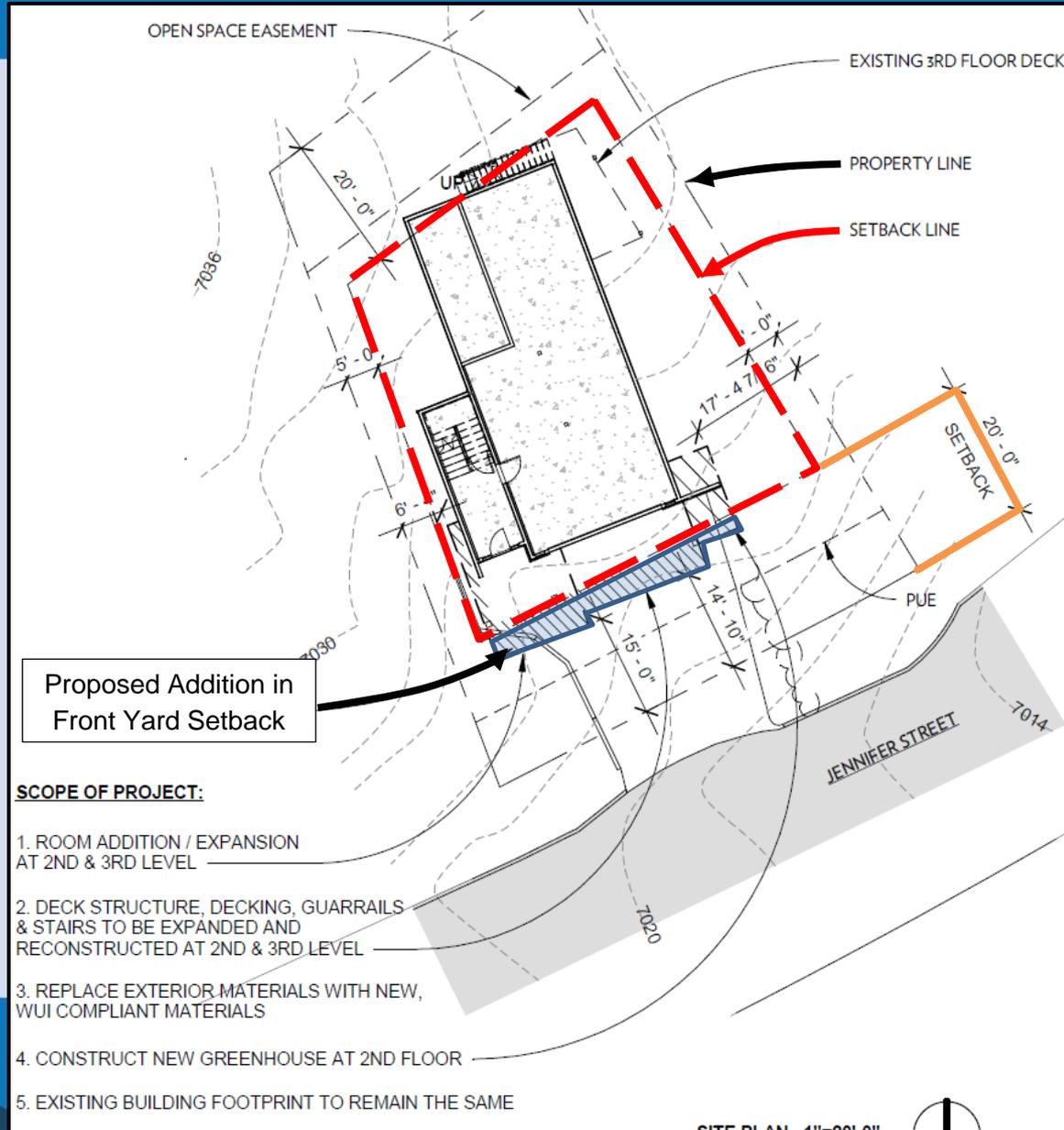


Project Vicinity

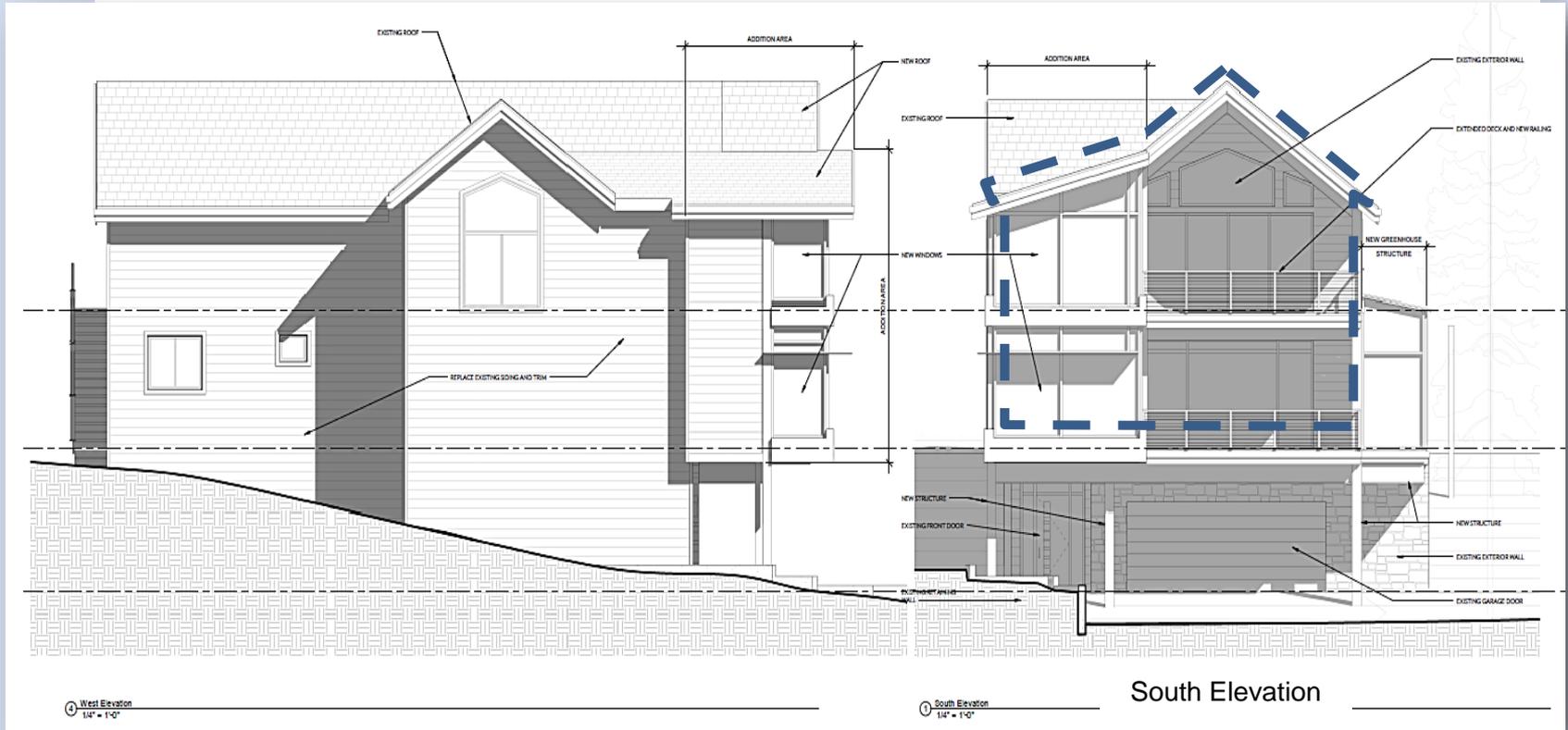




Site Plan



Elevations





Street View





Analysis

The applicant has the responsibility to demonstrate that the subject property exhibits one or more of the following characteristics to demonstrate a hardship:

- 1) Shape of a specific piece of property; or
- 2) By reason of exceptional topographic conditions; or
- 3) Exceptional narrowness, shallowness, or
- 4) Other extraordinary and exceptional situation or condition of the piece of property.

If such a finding of fact can first be made, then the Board must also show that the strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.



Incline Village/Crystal Bay CAB

- **April 5, 2021 Spanish Springs CAB**
- **Voted unanimously in support of the application**



Public Notice / Comment

- **The application was noticed per WCC 110.810.25**
 - Property owners within five hundred (500) feet of the subject parcel
- **Two public comment letters were received in support**



Required Findings

WCC Section 110.804.25, Article 810, *Variance*

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 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; and,
5. **Effect on a Military Installation.** Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.



Possible Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Board of Adjustment deny Variance Case Number WPVAR21-002 to reduce the required front yard building setback from 20' to 15', being unable to make all required findings in accordance with Washoe County Development Code Section 110.804.25.