



WPVAR-0007 IZAKAYA TAHOE



Washoe County Commission
June 19, 2018

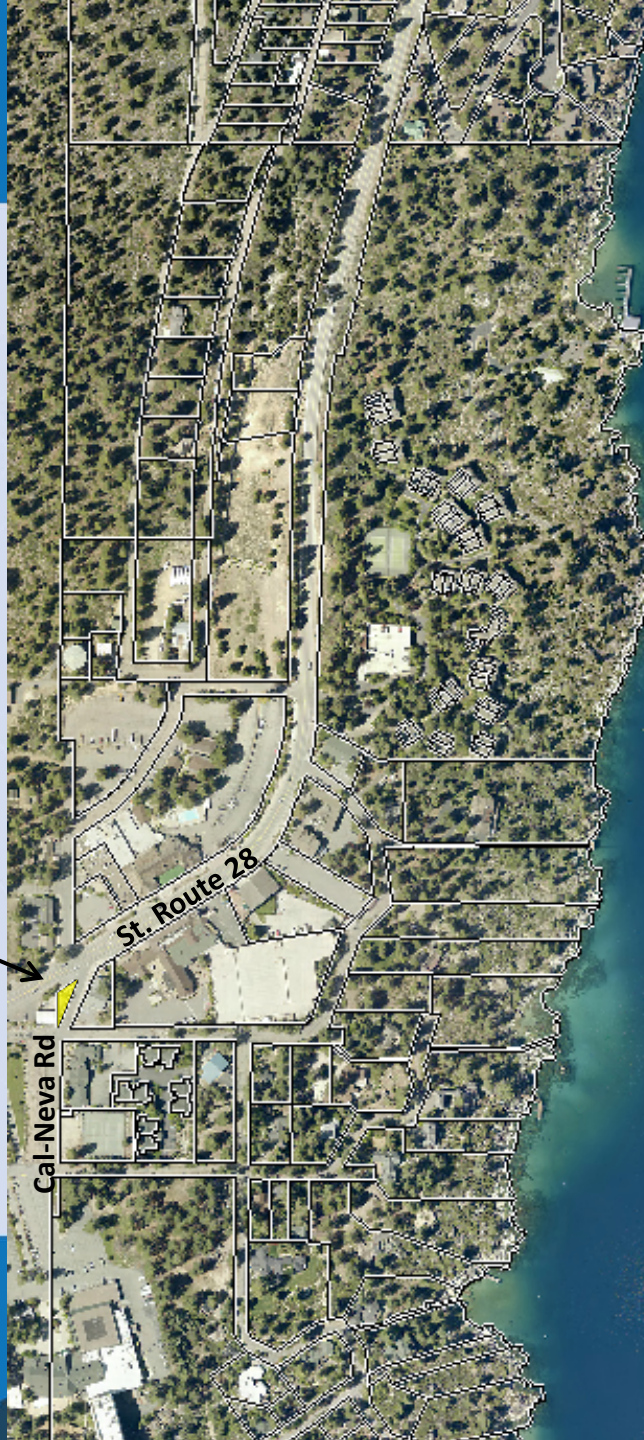
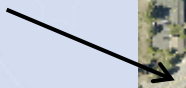


Vicinity Map

Address: 2 North Lake Ave.

Located along the State
line in Crystal Bay

**Subject
Property**





Overview

- **Reduce Front Yard Setback from 20' to 0' along Stateline Rd.**
- **Reduce Front Yard Setback from 20' to 8' along State Route 28.**
- **Reduce Side Yard Setback from 10' to 3'**
- **To Allow for Construction of an eating – drinking establishment on vacant property**



Board of Adjustment Decision

- **Denied the Variance by 3-1 vote**
 - The BOA could not make the finding of “No Detriment”
 - Lack of parking, pedestrian safety & uncertain traffic issues were primary reasons for the denial.



IVCB CAB

- **Incline Village/Crystal Bay CAB**

- Discussed the item at the September 25, 2017 Meeting
- Unanimous recommendation for approval



Overhead Photo





Findings

- **Special Circumstances.** Because of the special circumstances applicable to the property, including 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;
- **No Detriment.**
- **No Special Privileges.**
- **Use Authorized.**



Parking

- **Improve pedestrian access**
- **Public Transportation**
- **Provide Valet Parking**
- **Shuttle Service**
- **Bicycle Parking**
- **Off Street Parking for Employees**
- **Conditions for Parking Agreement(s) and**



Traffic/Access



Car Turning
Movements



Truck Turning
Movements

Existing Access



Traffic/Access



Car Turning
Movements



Truck Turning
Movements

Proposed Access



Conditions for Traffic/Parking

- **Submittal of Traffic Control Plan**
- **Signs, markings, flashing beacons, etc. at pedestrian intersection crossings.**
- **Additional Traffic Study/Information re: turning movements, site distances & traffic and pedestrian safety is required.**
- **NDOT approval(s) for all work in Right of Way.**
- **Parking Agreement(s) and Director's Modification Required.**



Possible Motion for Approval

Motion to Deny:

- “Move to deny the appeal and affirm the denial of Variance Case Number WPVAR17-0007 (Izakaya Tahoe). The denial is based upon the inability to make the findings required by WCC Section 110.804.25, *Findings*.”

Motion to Approve:

- “Move to approve the appeal and reverse the denial of Variance Case Number WPVAR17-0007 (Izakaya Tahoe). The approval is based on the Board’s ability to make all four of the findings required by WCC Section 110.804.25, *Findings*.”