Address: 2 North Lake Ave.
Located along the State line in Crystal Bay
Overview

- Reduce Font 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
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.
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

Existing Access

Truck Turning Movements
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*. 