



Memorandum

Date: September 25, 2025

To: SOUTHERN NEVADA DISTRICT BOARD OF HEALTH

From: Daniel Isler, PE, REHS, *Environmental Health Engineer/Supervisor DI*
Daniel Burns, PE, REHS, *Environmental Health Engineer/Manager DB*
Chris Saxton, MPH-EH, REHS, *Director of Environmental Health CS on behalf of*
Saxton
Cassius Lockett, PhD, *District Health Officer CJ*

Subject: Variance request for an existing septic system, SNHD Permit #ON0015884, located at 3107 Ramrod Street, Las Vegas, NV 89108 to remain underneath the existing driveway.

I. BACKGROUND:

David Tabacznski, Owner ("Petitioner"), is requesting a variance to obtain approval for a Tenant Improvement in accordance with Section 3 of the *Southern Nevada District Board of Health Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management* ("SNHD ISDS Regulations") and to allow future building permits to be issued for the property located at Assessor's Parcel Number (APN) 138-14-112-013, also known as 3107 Ramrod St., Las Vegas, NV 89108 ("Subject Property").

Petitioner requests a variance from Section 3.7 of the SNHD ISDS Regulations, which states that a "Tenant Improvement approval request shall be denied if the existing individual sewage disposal system (ISDS) is in violation of any of these Regulations." The existing septic system is currently in violation of Section 11.16 of the SNHD ISDS Regulations.

Petitioner further requests a variance from Section 11.16, which states that "placement of any impervious covering, or any material deemed to be unacceptable to the Health Authority, over the soil absorption system is prohibited." Petitioner would like to proceed with their Tenant Improvement approval request and allow the existing driveway to remain over the septic system.

Petitioner states the following with regards to these requirements:

1. There must be circumstances or conditions which are unique to the applicant, and do not generally affect other persons subject to the regulation:

"Our swimming pool far exceeds the minimum distance requirement between it and our ISDS. Our ISDS remains the same and functions properly as it did during the original install and home construction with the driveway in 1978. There are absolutely no visual nor odor related signs of compromise regarding our driveway and leach field. We had our ISDS inspected at the time of purchase in February 2020. Findings are in good condition."

2. There must be circumstances or conditions which make compliance with the regulation unduly burdensome and cause a hardship to and abridge a substantial property right of the applicant, and the variance is necessary to render substantial justice to and preserve the property rights of the applicant. Please indicate in what manner compliance with the regulation would be burdensome or cause a hardship on your business or how the free use of your property may be affected (if economic factors are an issue, please include estimates regarding the costs that would be incurred by compliance):

"We purchased our home in 2020 both for both the circular driveway and classic look. Both remain unaltered since the original install in 1978, at the time of purchase our system was inspected and found to be in good condition and working properly. This would greatly change the original design and classic look of our home/property. And creating financial hardship to remove our driveway that has no and is no posing any issues for well over 40 years."

3. Granting the variance will not be detrimental or pose a danger to public health and safety. Please provide evidence that the variance request, if approved, will not adversely affect the safe and sanitary operation of the applicant(s) pool, spa, or food establishment:

"We far exceed the minimum distance requirements per SNHD pool requirements. Our ISDS tank is 50 feet away and the leach field is 60+ feet. Both our ISDS and driveway have been in place since 1978 (original construction), and both remain unaltered with our system working properly with absolutely no signs of compromise."

The Subject Property is depicted in Attachment E as Lot 26 of the recorded subdivision known as Rancho Meadows Unit #2, which was approved in 1978. The existing subdivision was created prior to the adoption of the current SNHD ISDS Regulations in 2009 and no changes to the Subject Property have been recorded since adoption of the current regulations. The existing septic system was approved on February 1, 1974. The existing single-family residence was constructed in 1978.

Examination of the Clark County Assessor's records and parcel genealogy show that the Petitioner is the eighth owner of the septic system and obtained the Subject Property in February 2020. An analysis of the surrounding area shows that there are 84 permitted septic systems within a square mile of the Subject Property. There is one Las Vegas Valley Water District (LVVWD) production well, one LVVWD groundwater recharge well, and four quasi-municipal wells within a square mile of the Subject Property. The Subject Property receives water service from LVVWD, which receives water from the Colorado River. The nearest sewer connection point is approximately 440 feet from the Subject Property.

II. RECOMMENDATION:

The concrete driveway covering the leach field limits evaporation from the leach field and prevents oxygen from reaching the soil below the leach field, which is necessary for its proper operation. Additionally, vehicular traffic over the leach field adversely impacts the treatment capabilities of the leach field through soil compaction, which also causes oxygen deficiency. Oxygen deficiency in leach fields can cause premature failure of the leach field and can cause partially treated wastewater to be discharged into the groundwater, which may affect nearby wells and wells downstream of the property.

Staff recommend DENIAL of the variance due to the Subject Property's use of Colorado River Water, the presence of a LVVWD production well within one mile of the Subject Property, the age of the system, and because the driveway covers approximately 60 percent of the leach field area. If the Board of Health approves the variance, staff recommend approval with the following conditions outlined in Section III.

III. CONDITIONS:

1. Petitioner and their successors in interest shall abide by all local governmental regulations requiring connection to community sewage systems. Use of the ISDS shall be discontinued and the structure it serves shall be connected to any community sewage system constructed in the future to within 400 feet of the Petitioner's property line when connection can be made by gravity flow and the owner(s) are notified and legally required to do so.
2. Petitioner and their successors in interest must abide by the operation and maintenance requirements of the most current SNHD regulations governing individual sewage disposal systems.
3. The variance shall be in effect until the existing residential septic system is inactivated, removed, or if the property changes land use. Conversion of the existing septic system for commercial use will result in the variance becoming null and void.
4. The applicant and his successor(s) must provide a copy of the variance to potential buyers as part of the disclosure process per NRS 113.

Attachments:

- A. Variance Candidate Application
- B. Justification Letter from the Petitioner
- C. Tenant Improvement Review Conducted by SNHD Staff (SR0055994)
- D. Final Inspection Report and Plot Plan for ON0015884
- E. Subdivision Map of Rancho Meadows Unit No. 2
- F. Public Notice

Attachment A: Variance Candidate Application (Page 1 of 3)



VARIANCE CANDIDATE WORKSHEET

PART I:

ESTABLISHMENT INFORMATION

Name of Facility/Establishment: Private Residence
Health Permit Number: BDG 8D25-13732 Date of Inquiry: June 16th, 2025
Name of Operator/Agent: David Tabaczynski & Lyndsey Carrizzo
Address of Operator/Agent: 3107 Ramrod St. Las Vegas, NV 89108
Contact Information of Operator/Agent:
Office Phone: N/A Cell Phone: 702-449-2196
Fax Number: N/A Email Address: djlalab@gmail.com
If corporation, the name/title of individual to sign for Variance document:
Name: David Tabaczynski
Title: Owner

OWNER INFORMATION

Name of Property Owner: David Tabaczynski & Lyndsey Carrizzo
Address of Property Owner: 3107 Ramrod St. Las Vegas, NV 89108
Contact Information of Property Owner: 702-449-2196
Office Phone: 702-449-2196 Cell Phone: 702-449-2196
Fax Number: N/A Email Address: djlalab@gmail.com

PROPERTY INFORMATION

Property Address: 3107 Ramrod St. Las Vegas, NV 89108
Assessor's Parcel Number (APN): APN 138-14-112-013
Describe location within larger facility (i.e. hotel/casino/resort, etc.):
N/A

Describe Variance Issue (s): (Include sections of the Regulation or Nevada Administrative Code that applies to the request for a variance)

Section 2.7.2: "Permission to construct shall be denied if a public or community sewerage system is available within four hundred feet (400') of the nearest property line and can be accessed by a gravity flow line, and is accessible per the sewer authority of jurisdiction."

Tenant improvement section 5.4/3.7

Attachment A: Variance Candidate Application (Page 2 of 3)

PART II:

Nevada Administrative Code 439.240 states in general that certain conditions or circumstances must be shown to exist in order for a Board of Health to approve a request for a Variance from adopted public health regulations. A variance application letter (as noted below in PART III) MUST specifically address each of the following issues:

1. There must be circumstances or conditions which are unique to the applicant, and do not generally affect other persons subject to the regulation. Please indicate how your request is unique to your situation and is, therefore, not likely to affect other persons subject to the regulations:

Our swimming pool far exceeds the minimum distance requirements between it and our ISDS.

Our ISDS remains the same & functions properly as it did during the original install and home construction with the driveway in 1978

There are absolutely no visual nor odor related signs of compromise regarding our driveway and leach field.

We had our ISDS inspected at the time of purchase in February 2020. Findings are in good condition.

2. There must be circumstances or conditions which make compliance with the regulation unduly burdensome and cause a hardship to and abridge a substantial property right of the applicant, and the variance is necessary to render substantial justice to and preserve the property rights of the applicant. Please indicate in what manner compliance with the regulation would be burdensome or cause a hardship on your business or how the free use of your property may be affected (if economic factors are an issue, please include estimates regarding the costs that would be incurred by compliance):

We purchased our home in 2020 for both the circular driveway and classic look. Both remain unaltered since the original install in 1978, at the time of purchase our system was inspected and found to be in good condition and working properly.

This would greatly change the original design and classic look of our home/property.

And creating financial hardship to remove our driveway that has not and is not posing any issues for well over 40 years.

3. Granting the variance will not be detrimental or pose a danger to the public health and safety. Please provide evidence that the variance request, if approved, will not adversely affect the safe and sanitary operation of the applicant(s) pool, spa, or food establishment:

We far exceed the minimum distance requirements per SNHD pool requirements. Our ISDS tank is 50 feet away & the leach field is 60+ feet.

Both our ISDS and driveway have been in place since 1978 (original construction), and both remain unaltered with our system working properly with absolutely no signs of compromise.

Attachment A: Variance Candidate Application (Page 3 of 3)

NAC 439.240 Approval by State Board of Health. (NAC 439.200, 439.240, 439.245)

1. The State Board of Health will grant a variance from a regulation only if it finds from the evidence presented at the hearing that:
 - (a) There are circumstances or conditions which:
 - (1) Are unique to the applicant;
 - (2) Do not generally affect other persons subject to the regulation;
 - (3) Make compliance with the regulation unduly burdensome; and
 - (4) Cause a hardship to and abridge a substantial property right of the applicant; and
 - (b) Granting the variance:
 - (1) Is necessary to render substantial justice to the applicant and enable the applicant to preserve and enjoy his or her property right; and
 - (2) Will not be detrimental or pose a danger to public health and safety.
 2. Whenever an applicant for a variance alleges that he or she suffers or will suffer economic hardship by complying with the regulation, the applicant must submit evidence demonstrating the costs of compliance with the regulation. The Board will consider the evidence and determine whether those costs are unreasonable.
- [Bd. of Health, Variances Reg. §§ 2.7-2.8, eff. 10-16-80; A 2-5-82; 1-19-84]

PART III:

A Variance Application Letter, which includes all information provided by the applicant on his worksheet, must be submitted in writing to the Environmental Health Division (EHD) Director no later than 40 days before the monthly Board of Health Meeting. **The Application letter must be on the owner's letterhead signed by the Owner/Corporate Officer specifically listing which part(s) of the Regulation the proposed Variance covers with this completed Worksheet as an attachment. The written Application Letter must take particular care in providing statements and evidence of circumstances or conditions and reasons why the District Board of Health should grant the Variance as listed in NAC 439.240 as shown at the top of this page. ALL information you have provided in PART I and II of this Worksheet must be included in the body of the letter.** The evidence required may include 8 1/2" x 11" or 11" x 17" detailed drawings and/or photographs.

The Variance process is outlined in Nevada Administrative Code (NAC) 439.200 through 439.260 with the exception that an application fee is payable to SOUTHERN NEVADA HEALTH DISTRICT (SNHD).

This section to be completed by SNHD staff ONLY

Next closing date is: _____ for the _____ BOH Meeting.

Referred by: _____
(Print Name of REHS)
Completed by: _____ Date: _____
(Print Name of REHS if not by supervisor)
Received by: _____ Date: _____
(Owner/Operator/Agent)
Reviewed by: _____ Date: _____
(Signature of SNHD Manager)

Attachment B: Justification Letter from Petitioner

Justification/Hardship Letter

To: Southern Nevada Health District
280 S. Decatur Blvd.
Las Vegas, NV. 89107

From: David Tabaczynski & Lyndsey Carrizzo
3107 Ramrod St.
Las Vegas, NV 89108

Re: Parcel # APN 138-14-112-013

To whom this may concern:


I hereby make an application and petition the Southern Nevada District Board of Health for a variance to regulations Governing Individual Sewage Disposal & Liquid waste Management Section 5.4 / 3.7 and Nevada Department of Environmental Protection Policy.

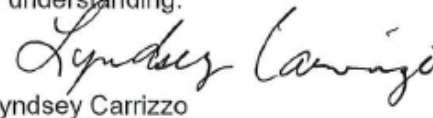
We request the stipulation on our pool permit requiring us to remove our circular driveway be removed. Our swimming pool's location far exceeds SNHD minimum requirements. As our pool is in our backyard and the ISDS is in the front yard, the distance between our tank and the pool is 50' and the leach field is over 60' away,

Yes, the driveway is over a portion of our leach field, both were installed during the original construction of the home in 1978. We purchased our home in February 2020, had our ISDS inspected at the time of purchase and the findings confirmed the system is in good condition, working properly and, to this day, continues to function with absolutely no signs of compromise regarding our driveway. Removal of the said driveway would change the original design and classic look of our home.

We thank you for your time and understanding.

Sincerely,


David Tabaczynski
702-449-2196
djtab@gmail.com


Lyndsey Carrizzo

Attachment C: Tenant Improvement Review by SNHD Staff (SR0055994) (Page 1 of 4)

SOUTHERN NEVADA HEALTH DISTRICT
280 SOUTH DECATUR BLVD • PO BOX 3902 • LAS VEGAS, NV • 89127 • 702-759-0660 (DIRECT)• 702-759-1000(24 HOURS)

REPORT AND/OR NOTICE OF INSPECTION

EHS 2177	PERMIT NUMBER ON0015884	FACILITY TABACZYNSKI DAVID ALLEN and CARRIZZO LYNDSEY ELAINE			ADDRESS 3107 Ramrod ST Las Vegas, NV 89108		
DIST 06	CITY Las Vegas	APN # 138-14-112-013			SR # SR0055994	WATER SOURCE Public Water System	
CURRENT ACTION 628	Service Date 04/29/2025	Status 90	Time In 14:40	Time Out 15:30	Result 33		
	Travel Minutes	Miles	Violations Alleged	Violations Actual	Future Action 76	Action	Date

NOTIFIED OF THE FOLLOWING

The tenant improvement for the pool and spa with no additional plumbing is **CONDITIONALLY APPROVED**.

The pool and pool equipment meet the required setback from the septic system.

However, compliance issues have been observed and conditions have been placed. If these conditions are met, the tenant improvement may be re-evaluated for re-approval.

1. In compliance with Section 11.16 of the Individual Sewage Disposal Systems and Liquid Waste Management Regulations, "The placement of any impervious covering over the soil absorption system is prohibited." The driveway currently exists of the septic tank and parts of the leach field.

The permit for the updated site plan can be released but **PLACE A HOLD ON THE FINAL INSPECTION**.

RECEIVED BY:

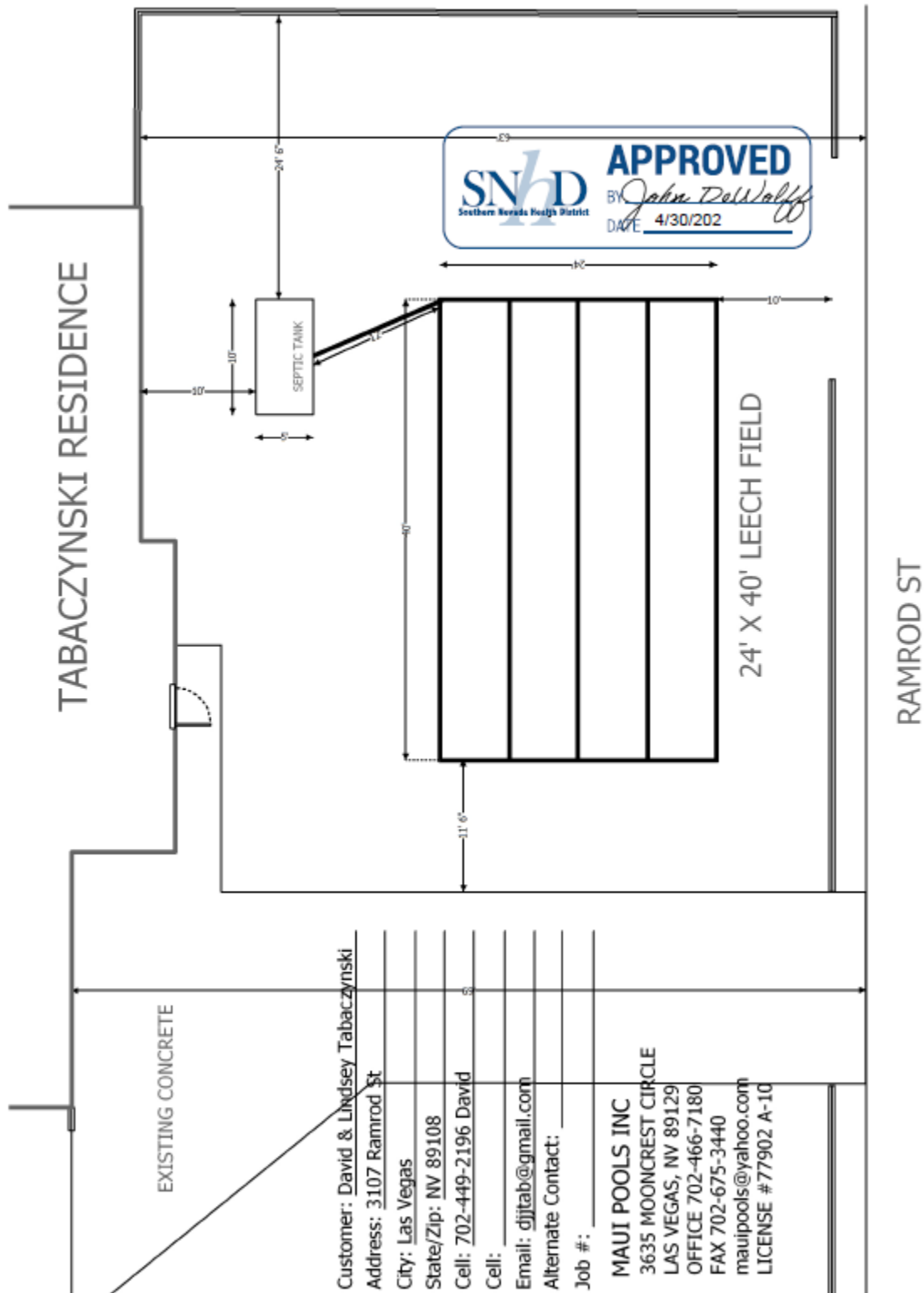
Michael McDuffy via email

ENVIRONMENTAL HEALTH SPECIALIST:

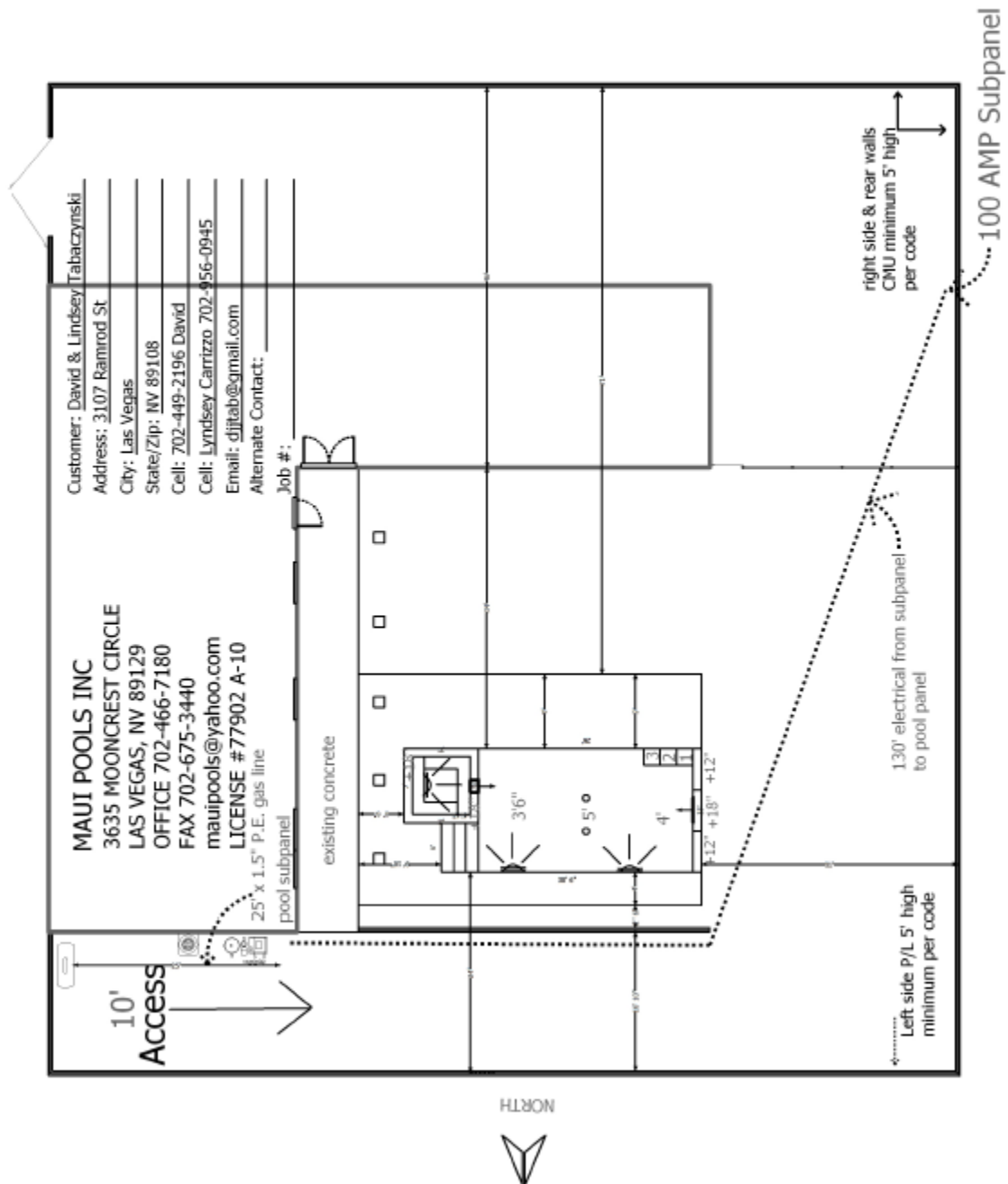
Sarah George



Attachment C: Tenant Improvement Review by SNHD Staff (SR0055994) (Page 2 of 4)



Attachment C: Tenant Improvement Review by SNHD Staff (SR0055994) (Page 3 of 4)



Attachment C: Tenant Improvement Review by SNHD Staff (SR0055994) (Page 4 of 4)



Attachment D: Final Inspection Report and Plot Plan for ON0015884 (Page 1 of 2)

HAN

CLARK COUNTY HEALTH DISTRICT
425 SHADOW LANE LAS VEGAS, NEVADA 89101

PERMIT NO.	ADDRESS	CITY - TOWN
8: 8132	3107 Ramrod	Las Vegas
DATE SCH'D. ACT.	NAME	TYPE ESTAB.
3/2/78	Grogan, Don	080081
APPLICANT NAME		DATE PREV. Insp.
		06
ACTION ORDER		5
NOTIFIED OF THE FOLLOWING		FINDINGS
REQUESTED FINAL INSPECTION		
1200 gal. 935 Sq. ft.		
<i>Cast approved - OK to backfill</i>		
RECEIVED COPY		REVIEWED BY
<i>[Signature]</i>		<i>[Signature]</i>
197		
REPORT AND NOTICE OF INSPECTION		

SEPTIC TANK:
Number of Compartments _____ Type of Material *New Pre Cast*
Inside Dimensions: Length *10* ft.; Width *5* ft.; Liquid Depth *3.5* ft.
Total Liquid Capacity *1200* gals. Distance from Well _____ ft.

SUBSOIL DISPOSAL:
Distance from Well *ON LOT* ft. Distance from Foundation *15* ft.
Distance from Nearest Lot Line *10* ft. at Front *✓*, Side _____, Rear _____.

Seepage Beds:
Width *24* ft.; Length *40* ft.; Total Depth *4* ft.
Total effective absorption area in bottom of bed *960* sq. ft.
Number of Lines *4*; Length of each line *24* ft.
Distance between lines *6* ft. Total length of tile lines *126* ft.
Type of filter material: Gravel *✓*, Broken Stones _____, Other _____
Depth of filter material beneath tile *16* ft. Over tile *16* ft.

Absorption Trenches:
Total length of tile lines _____ ft. Number of lines _____
Length of each line _____ ft. Distance between lines _____ ft.
Trench width _____ ft. Total effective absorption area on sides of trenches _____ ft.
Depth of filter material beneath tile _____ ft.; Over tile _____ ft.

Seepage Pits:
Number of pits _____ Diameter _____ ft.
Effective Depth _____ ft. Lining Material _____
Total effective absorption area of side wall _____

DATE OF APPROVAL: *3/2*, 19*78* *[Signature]*
Sanitarian

NOTE: INSTALLATION APPROVED ONLY UNTIL SEWER AVAILABLE.

Attachment D: Final Inspection Report and Plot Plan for ON0015884 (Page 2 of 2)

CLARK COUNTY HEALTH DISTRICT Las Vegas, Nevada									
APPLICATION TO CONSTRUCT INDIVIDUAL SEWAGE DISPOSAL SYSTEM									
PERMIT NUMBER 8 1 3 2					TYPE CODE				
DISTRICT					CATEGORY				
2 06					17				
BILLING CITY CODE					TOTAL FIXTURE UNITS				
3 09					18 22				
PROPERTY OWNER NAME					SUBDIVISION				
4 Grogan, Don					19 Rancho Meadows Unit #2				
APPLICANT NAME					MINIMUM SEPTIC TANK SIZE				
5 Same					20 1200				
PROPERTY LEGAL DESCRIPTION					MINIMUM LEACH FIELD SIZE				
6 NW Sec 14 T20 R60					21 935				
STREET NO.		FRACTION		DIRECTION		STREET NAME		TYPE ROAD	
7						Lot #26 Ramrod			
CITY						ZIP CODE		LAND AREA	
8 Las Vegas								20,280 120 X 169	
PHONE: PREFIX		NUMBER		EXTENSION		AREA CODE		TOTAL BEDROOMS/BATHS	
9 870		8222						23 4 BDRMS 2 BATHS	
SEPTIC TANK CONTRACTOR					TYPE OWNER				
10 C & C Const					24				
WATER SUPPLIER					25				
11 LVVWD - Lee					WATER SUPPLY CONTROL NO. TYPE				
SANITATION DISTRICT VERIFICATION					26				
12 Stormy					PARCEL NUMBER				
APPLICANT/OWNER FREE FORM ADDRESS					27 29 51 2				
13					PERMIT STATUS EXPIRATION DATE				
STREET NO. FRACTION DIRECTION STREET NAME TYPE ROAD					28 7/13/78				
143000 W Charleston Suite 4					29 R# 76919				
CITY STATE ZIP CODE					PREPARED BY				
15 Las Vegas NV					30 B. Glenister				
PHONE: AREA CODE PREFIX NUMBER EXTENSION					APPROVED BY				
16					31				

IN THE SPACE PROVIDED BELOW DRAW A LAYOUT OF YOUR PROPOSED SEWAGE DISPOSAL SYSTEM. INCLUDE ALL PROPERTY LINES, WATER COURSES, WELLS, BUILDINGS, SWIMMING POOLS, TREES, WATER LINES, STREAMS, AND EXACT DISTANCE IN FEET.

FIXTURE	UNITS	NO.	TOTAL
WATER CLOSETS	6"	2	12
BATHTUBS	2"	1	2
SHOWERS	2"	1	2
DOUBLE LAVATORIES	2"		
SINGLE LAVATORIES	1"	2	2
KITCHEN SINK/DISHWASHER	2"	1	2
CLOTHES WASHER	2"	1	2
OTHER:	"		
	"		
	"		

ALL BUYERS WILL RECEIVE COPIES OF VARIANCE ORDERS.

LOCATION OF 180'S APPROVED BASED ON PLAT MAP PRESENTED BY APPLICANT THIS DATE AND SUBJECT TO RELEASE OF EXISTING DATA RECORD OF MAY 1974.

APPLICATION APPROVED BY _____

APPLICANT'S SIGNATURE D. P. Grogan

EN 2/76

LOS 213980
RECORDED BY THE RECORDER AT
SPRINGFIELD, ILLINOIS
COUNTY OF JEFFERSON, STATE OF MISSOURI
BOOK 21 PAGE 53
ON FILED
OFFICIAL RECORDS BOOK NO. 21
CITY CLERK'S OFFICE SPRINGFIELD, MISSOURI
WITNESSES MY HAND AND SEAL THIS 30TH DAY OF JULY, 1964.
JAMES M. HARRIS, CITY CLERK

Attachment F: Public Notice



PUBLIC NOTICE

The Southern Nevada District Board of Health will conduct a PUBLIC HEARING on Thursday, September 25, 2025 at 9:00 AM during its regular monthly meeting in the Red Rock Conference Room at the Southern Nevada Health District at 280 S. Decatur Blvd., Las Vegas, Nevada, to approve or deny a variance request filed by David Tabaczynski ("Petitioner"), to allow an existing concrete driveway to remain above the existing septic system (SNHD Permit # ON0015884) on the property located at 3107 Ramrod St., Las Vegas, NV 89108, APN 138-14-112-013.

The variance is requested to allow the Petitioner to obtain approval for a Tenant Improvement in accordance with Section 3 of the *Southern Nevada District Board of Health Regulations Governing Individual Sewage Disposal Systems and Liquid Waste Management* and to allow future building permits to be issued. The variance will allow the existing concrete driveway to remain over the leach field.

All interested persons may appear at the hearing and state their positions. All written and oral submissions will be considered by the Southern Nevada District Board of Health. Written comments must be forwarded by September 24, 2025 to:

Daniel Isler, P.E., REHS
Environmental Health Engineer/Supervisor
Southern Nevada Health District
P.O. Box 3902
Las Vegas, Nevada 89127
isler@snhd.org

The variance application is available for review at the Southern Nevada Health District, 280 S Decatur Blvd, Las Vegas, Nevada 89107. Please contact Daniel Isler at (702) 759-0660 to schedule an appointment to review the application during the normal business hours of 8:00 AM to 4:30 PM.

- S -

Karla Shoup, REHS
Acting Director of Environmental Health

September 9, 2025
Date