



Agenda Item No.: 110.

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF JANUARY 17, 2007

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VARIANCE RELATED TO MAP 14-34

VAR-16769 ABEMANCE ITEM - PUBLIC HEARING - APPLICANT/OWNER: STEVEN PORTNOFF - Request for a Variance TO ALLOW A PROPOSED SINGLE FAMILY DWELLING TO ENCLOSE FEET FROM THE SIDE PROPERTY LINE WHERE 10 FEET IS THE MINIMUM SETBACKS REQUIRED on 0.63 acres located on the south side of O'Bannon Drive, approximately 140 feet west of Lisa Lane (APN 163-04-401-002), U [(Undeveloped) Zone, R (Rural) General Plan Designation] Ward 2 (Wolfson). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

Motion made by STEVE WOLFSON to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LAWRENCE WEEKLY, LARRY BROWN, LOIS TARKANIAN, STEVE WOLFSON, OSCAR B. GOODMAN, GARY REESE, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR PRO TEM REESE declared the Public Hearing open.

STEVEN PORTNOFF, applicant, showed photos of the site plan. He pointed to the area dealing with the subject variance request, which is approximately 25 square feet of his entire patio and house roof structure. That structure is almost 6,000 square feet. The structure is encroaching five feet into the 10-foot sideyard setback. The remaining portion of the home is within the

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building setbacks. He emphasized the uniqueness of his lot in that it is turned at an angle in a cul-de-sac, whereby he would like to put a rectangular peg into an irregular shaped area. He respectfully requested approval of the requested variance. MR. PORTNOFF referenced an upcoming Richmond American residential development, which will have less than four feet of clearance between each house.

DOUG RANKIN, Planning Manager, explained to COUNCILMAN WOLFSON that the Richmond American project MR. PORTNOFF referred to was a project approved as part of a residential planned development, and the setbacks were set by the site plan.

COUNCILMAN WOLFSON confirmed twice with MR. PORTNOFF that he has spoken with his neighbor to the south of his property, and the neighbor had no problems with his requested variance. MR. PORTNOFF added that the neighbor's actual residence is approximately 20-25 feet away from their shared block wall. The Councilman felt the encroachment was minor considering all the factors involved, so he could support this request.

MAYOR PRO TEM REESE declared the Public Hearing closed.