



City of Las Vegas

Agenda Item No.: 48.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-2622 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: VINCENT J. ROTH - Request for a Variance to Allow a 1.5-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING DETACHED ACCESSORY STRUCTURE, CLASS II (SPECIAL) 0.05 acres at 411 Ordrech Place (APN 138-33-315-038), R-PD9 (Residential Planned Development) 2 Units Per Acre) Zone, Ward 2 (Wolfson)

P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	2	Planning Commission Mtg.	15
City Council Meeting	0	City Council Meeting	0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support postcards and support letters
7. Submitted after final agenda Protest/support postcards
8. Submitted at meeting Support letter and photos by Vincent J. Roth
9. Submitted after meeting Recordation notice of Planning action and conditions of approval

Motion made by GLENN TROWBRIDGE to Approve subject to conditions

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0
SAM DUNNAM, BYRON GOYNES, GLENN TROWBRIDGE, VICKI QUINN; (Against-DAVID STEINMAN, RICHARD TRUESDELL, STEVEN EVANS); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:
CHAIR GOYNES declared the Public Hearing open.

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FLINN FAGG, Planning and Development Department, explained that the accessory structure requires a variance for the setback. Because it does not meet the criteria for the variance, he recommended denial.

VINCENT J. ROTH, 612 Woodridge Place, appeared on behalf of the applicant. Having looked at the backup material, he noticed the omission of several support postcards and letters and submitted them for the record. MR. ROTH explained that he has consistently complied with all the requirements as directed by the Planning and Building Departments.

BARBARA BOUGGS, 105 Jonathon Glen, representing the Homeowners Association spoke in support of the application and asked the Commissioners to consider approval of the request.

COMMISSIONER QUINN, recognizing the endorsements from the neighbors, stated she would support the request.

COMMISSIONER EVANS commented on the fire wall and its distance to the neighbor and noted the possibility of their homeowners insurance being increased. COMMISSIONER EVANS asked staff whether the City could put storage bins to make them aware that purchase of such items as storage sheds required a permit from the Building Department. MR. FAGG replied that although the suggestion is excellent, the best method to notify the large retail stores who sell prefabricated structures, water heaters, etc. would most likely be by providing information on the City website.

COMMISSIONER STEINMAN expressed concerns with the location of the shed and guessed that the applicant created his own hazard by purchasing too large a shed. He questioned why the shed was put against the neighbors wall rather than against his residence. Because the shed sits directly beneath the eave of the neighbors house, COMMISSIONER STEINMAN felt it could be a very hazardous situation should the shed catch on fire and ignite the neighbors roof.

CHAIR GOYNES declared the Public Hearing closed.