



City of Las Vegas

Agenda Item No.: 15.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 18, 2008**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

Consent Discussion

SUBJECT:
VAR-3169 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHELLE SHAPPIE Request for a Variance to Allow for a SEVEN-FOOT SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED ROOM ADDITION TO THE COVERED 0.75 acres at 4998 Sandra Road (APN 140-29-612-016), R-E (Residence Estate) Zone, Ward 3 (Reese)

C.C.: 01/21/2009

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0	Planning Commission Mtg.	6
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

Motion made by STEVEN EVANS to Approve subject to condition and amending Condition 1 as read for the record:

1. This approval shall be void two years from the date of approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1
DAVID STEINMAN, STEVEN EVANS, BYRON GOYNES, GLENN TROWBRIDGE,
RICHARD TRUESDELL, KEEN ELLSWORTH; (Against-None); (Abstain-None); (Did Not
Vote-None); (Excused-VICKI QUINN)

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Minutes:

CHAIR GOYNES declared the Public Hearing open.

PETER LOWENSTEIN, Planning and Development, recommended denial of the application as the applicant has created a self-imposed hardship that can be alleviated with an alternate design. However, if approved, he read the proposed amendment - Condition 1.

MICHELLE SHAPPIE, 4998 Sandra Road, explained that the existing setbacks are non-conforming as the house was built in the 1960s. The existing corner of the property is approximately 8.5 feet and less than three feet on the left side of the property. She asked that they be allowed to continue with the remodel with the existing roofline and existing footprint. The property line that runs along the west side is not perpendicular to the street causing the encroachment. Their intent is to modify a bathroom to a laundry room and add a second bathroom. The property has well water and all above ground water/sewer. She has consulted with a plumbing engineer who suggested that the sewer lines be kept perpendicular to existing water lines.

COMMISSIONER EVANS verified that this is a unique situation, and the variance seems to be a minor request. Miss. SHAPPIE showed a diagram of the lot elevations.

COMMISSIONER TRACY BRIDGE verified with the applicant that the residents support the request. COMMISSIONER STEENMAN acknowledged that the lot has a trapezoid shape and the applicant makes a compelling argument.

CHAIR GOYNES declared the Public Hearing closed.

