



City of Las Vegas

Agenda Item No.: 18.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MARCH 26, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARCO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VAR-3336 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARCIA D. GEIL - Request for a Variance TO ALLOW A PROPOSED 4,875 SQUARE-FOOT ACCESSORY STRUCTURE CLASS II WHERE 1,375 SQUARE FEET IS THE MAXIMUM SIZE ALLOWED TO ALLOW FOR THE PROPOSED ACCESSORY STRUCTURE (CLASS II) TO NOT BE AESTHETICALLY COMPATIBLE (METAL) WITH THE PRINCIPAL DWELLING UNITS AND TO ALLOW THE PROPOSED ACCESSORY STRUCTURE (CLASS II) TO BE 24 FEET IN HEIGHT WHERE A HEIGHT OF 18 FEET IS PERMITTED on 1.05 acres of 5921 Melro Avenue APT 125-24-302-003), R-E (Residence Estates) Zone, Ward 6 (Ross)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

8

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

16

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. Protest/Support Postcards
7. Submitted after Final Agenda Protest Postcards
8. Submitted at Meeting Support Petition by Marcia Geil

Motion made by KEEN ELLSWORTH to Hold in abeyance to 4/23/2009

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: MARCH 26, 2009

PETER LOWENSTEIN, Planning and Development, indicated the Variance was preferential in nature, as the request is to exceed the allowable square footage and height. In addition, the proposed structure is not aesthetically compatible with the principal dwelling. Hence, the hardship is self-imposed and staff recommended denial.

The homeowner, MARCIA GEIL, 5921 Mellow Avenue, explained she desires to develop a tan, steel commercial grade building, so it is compatible with her primary residence. She showed samples of the material and design. She owns two fifth-wheels and has parked them in the front due to vandalism along the west side of her property. Having the increased height of the enclosed structure would eliminate an eyesore and any visibility. She explained the dual roll up door, which would accommodate the tall trailers and allow for easy entrance/exit with the trailers. The current zoning also allows for a two-stall barn with a swamp cooler on site to accommodate her two horses. In addition, she would like an exercise area for her own personal use.

MS. GEIL did not believe the structure would be visible, as it will be tucked away in the rear of her property. The vast majority of residents support her project, and trees will also be planted to shield any view. She pointed out the protest received from a resident who resides across the 95 and the 215 Beltway.

COMMISSIONER GOFFES referred to a letter from a resident claiming that MS. GEIL is operating an electrical business from her home, to which MS. GEIL adamantly denied. There are stored items on site, but she has no intent to sell any of them. She confirmed for CHAIR TROWBRIDGE that she has received support from the adjacent residents on both sides of her property, and she submitted documentation verifying this.

Although he expressed concern regarding visibility, COMMISSIONER EVANS noted it is generally uncommon to have a structure at the proposed height but believed when completed, it should blend in well with the architecture of the house.

COMMISSIONER ELLSWORTH confirmed with MS. GEIL that she will accept a 30-day abeyance to allow time for a neighborhood meeting.

CHAIR TROWBRIDGE declared the Public Hearing closed.