

*City of Las Vegas***AGENDA MEMO****PLANNING COMMISSION MEETING DATE: APRIL 23, 2009****DEPARTMENT: PLANNING AND DEVELOPMENT****ITEM DESCRIPTION: ABEYANCE - VAR-33369 - APPLICANT/OWNER: MARCIA D. GEIL**

**** CONDITIONS ******STAFF RECOMMENDATION: DENIAL.** If Approved, subject to:**Planning and Development**

1. This approval shall be void two years from the date of final 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.
2. Trees planted within the perimeter of the accessory structure are to be 24-inch box trees planted every 20 linear feet on-center to provide adequate buffering to adjacent residential properties.

Public Works

3. If this structure will be plumbed for water and/or sewer, coordinate with the Southern Nevada Health District to determine if the existing septic system permit will accommodate the additional square footage of the proposed structure; if not coordinate with the City of Las Vegas Collection Systems Planning Section of the Department of Public Works regarding connection to the City of Las Vegas sewer system prior to the issuance of any permits.
4. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

Submitted after final agenda

Date

Item 13

Submitted after final agenda

NE

Date 4-23-09 Item 13

VAR-33369 - Staff Report Page One
April 23, 2009 - Planning Commission Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request for a Variance to allow a 4,875 square-foot Accessory Structure (Class II) where 1,325 square feet is the maximum size allowed on an R-E (Residence Estates) zoned property at 5921 Mello Avenue. This represents a 368 percent deviation from the Code standard. The applicant is also requesting a Variance to allow the proposed accessory structure to be 21 feet in height, where 18 feet is the maximum permitted. In addition, the applicant is requesting a Variance to allow the accessory structure to not be aesthetically compatible with the primary residence.

This is a self-imposed hardship created by the applicant by proposing an accessory structure that exceeds the allowable square-footage by 3,550 square feet, as well as the height of the main building by six feet, and is not aesthetically compatible to the primary residence. Due to the excessive size and incompatibility of the proposed Accessory Structure (Class II), staff can not support this application and is recommending denial of this Variance request.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
03/26/09	The Planning Commission voted to hold this item in abeyance in an effort to provide the applicant with an opportunity to hold a neighborhood meeting.
<i>Related Building Permits/Business Licenses</i>	
05/25/94	A building permit (#94333364) was issued for a pool at 5921 Mello Avenue. The permit was finaled on 08/18/94.
10/24/94	A building permit (#94353467) was issued for a wall at 5921 Mello Avenue. The permit was finaled on 04/03/95.
<i>Pre-Application Meeting</i>	
01/28/09	A pre-application meeting was held where the submittal requirements for a Variance were discussed.

<i>Field Check</i>	
02/19/09	Staff performed a routine field check where a well-maintained single-family residence was observed. Staff was not able to observe the rear yard where the proposed accessory structure is to be constructed.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	1.07

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VAR-33369 - Staff Report Page Two
April 23, 2009 - Planning Commission Meeting

<i>Neighborhood Meeting</i>	
04/21/09	A neighborhood meeting was held on at 6:00pm at the Centennial Hills Community Center located at 6601 North Buffalo Drive Las Vegas, Nevada 89131. The following questions and concerns were raised: • A question was raised as to whether or not a business would be operated from the property; the applicant indicated that the structure was not for a business and that it would be used to accommodate two fifth-wheel trailers, two horse stalls, and an exercise room. • It was questioned if the structure would have full HVAC; the applicant responded that it would have a swamp cooler only. • A question was raised regarding the contract and cost for the structure; the applicant responded that the cost had not been finalized, but that the budget was \$125,000. • There were concerns raised about the appearance of the structure; the applicant responded that stucco or wood siding would be too expensive, but that the metal panels would be beige in color to match the color of the house (or the house would be painted to more closely approximate the color of the metal building). • A question was raised as to whether or not the structure would be noisy; the applicant's contractor responded that the roof would be fully insulated, so it would not be as noisy as typical metal structures. • Questions were raised about the location of the proposed structure relative to the rear property line and the new subdivision being developed to the south; the applicant indicated that there was a little room to move the structure further away from the property lines, and that larger trees (36" box) could be installed to better screen the structure from neighboring properties. • It was also noted that the HOA for the subdivision to the south should be notified of the proposed structure.

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
North	Single-Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
South	Single-Family Residence	R (Rural Density Residential)	R-PD3 (Residential Planned Development – 3 Units per Acre)
	Single-Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
East	Single-Family Residence	R (Rural Density Residential)	R-E (Residence Estates)

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VAR-33369 - Staff Report Page Three
April 23, 2009 - Planning Commission Meeting

West	Single-Family Residence	R (Rural Density Residential)	R-E (Residence Estates)
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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan	X		Y
Centennial Hills Sector Plan	X		Y
Northwest Open Space Plan	X		Y
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.08.040(B)(1) for Accessory Structures

<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	45,868 SF	Y
Min. Lot Width	100 FT	154 FT	Y
Min. Setbacks			
• Front	N/A	N/A	N/A
• Side	3 FT	10 FT	Y
• Corner	N/A	N/A	N/A
• Rear	3 FT	10 FT	Y
Min. Distance Between Buildings	6 FT	109 FT	Y

Max. Lot Coverage	50%	16%	Y
Max. Building Height	2 Stories or 35 Feet, or the Height of the Main Building, Whichever is Less	21 FT	N*

**The applicant is requesting a Variance to allow the proposed accessory structure to be 21 feet in height where 18 feet is the maximum height allowed. The main building (residence) is 18 feet in height; the proposed accessory structure would exceed the allowable height of 18 feet by three feet.*

VAR-33369 - Staff Report Page Four
April 23, 2009 - Planning Commission Meeting

<i>VARIANCE</i>			
<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Percent of Deviation</i>
The total floor area of all accessory structures shall not exceed fifty (50) percent of the floor area of the principal dwelling unit constructed on the same lot.	1,325 SF	4,875 SF	368%
<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
An accessory structure must be aesthetically compatible with the principal dwelling unit.	Stucco, Painted Same Color as Primary Residence.	Corrugated Metal	N
<i>Standard</i>	<i>Required/Allowed</i>	<i>Provided</i>	<i>Compliance</i>
A detached accessory structure shall not exceed two stories in height (with a maximum of 35 feet), or the height of the main building, whichever is less.	18 Feet	21 Feet	N

ANALYSIS

The applicant is requesting a Variance to allow an Accessory Structure (Class II) to exceed the allowable square footage, height, and aesthetics standard set forth by Title 19.08:

Size and Coverage [19.08.040(B)(1)(c)]

The proposed accessory structure is 4,875 square feet. Title 19.08 states, "The total floor area of all accessory structures shall not exceed fifty percent of the floor area of the principal dwelling unit constructed on the same lot." The principal dwelling on the subject site is 2,650 square feet, allowing for a total of 1,325 square feet in accessory structures. The proposed accessory structure exceeds this standard by 3,550 square feet, a 368 percent deviation from code standard.

Height [19.08.040(B)(1)(b)]

Title 19.08 states, "A detached accessory structure shall not exceed two stories in height (with a maximum of 35 feet), or the height of the main building, whichever is less." The main building on the subject site is a single-story single-family residence with a maximum height of 18 feet, allowing for an accessory structure to be 18 feet in height. The proposed accessory structure is 21 feet tall, exceeding the allowable height by three feet. This is a 16 percent deviation from code standard.

VAR-33369 - Staff Report Page Five
April 23, 2009 - Planning Commission Meeting

- **Aesthetics [19.08.040(B)(1)(f)]**

The applicant has proposed a corrugated metal accessory structure. Title 19.08 requires an accessory structure to be “aesthetically compatible with the principal dwelling unit.” The principal dwelling unit on the subject site is a single-family home with a beige/tan stucco finish. The proposed accessory structure is not aesthetically compatible with the principal dwelling unit on the subject site.

- **Site Plan**

The proposed site plan demonstrates a 2,650 square-foot single-family residence located on an R-E (Residence Estates) zoned, 1.07 acre parcel. The proposed 4,875 square-foot Accessory Structure (Class II) would be used for storage, and is located in the far southwest corner of the subject site adjacent to residentially zoned properties. The applicant has proposed installing seven trees within the 10-foot setback adjacent to the south and west perimeters of the proposed accessory structure providing screening to the adjacent residentially zoned properties. The size of the trees proposed were not indicated on the site plan; a condition has been added requiring these trees to be 24-inch box size, planted every 20 linear feet on-center in order to provide adequate buffering for the neighboring properties. The site also indicates a well house, which serves as protection from the elements to the applicants well. The subject site is enclosed by a six-foot CMU perimeter wall.

- **Elevation**

The elevation indicates a 21-foot tall, manufactured, corrugated metal accessory structure. The south elevation would have no windows or doorways, with the north elevation having one, eight-foot tall doorway. The west elevation demonstrates no windows, and a typical 14-foot tall, 20-foot wide (double) roll-up doorway. The east elevation demonstrates the majority of the accessory structures access with one eight-foot tall doorway, a typical 14-foot tall by 14-foot wide (single) roll-up doorway, and an additional typical 14-foot tall by 20-foot wide (double) roll-up doorway.

This is a self-imposed hardship created by the applicant by proposing an accessory structure that exceeds the allowable square-footage by 3,550 square feet, as well as the height of the main building by six feet, and is not aesthetically compatible to the primary residence. Due to the excessive size and incompatibility of the proposed Accessory Structure (Class II), staff can not support this application and is recommending denial of this Variance request.

VAR-33369 - Staff Report Page Six
April 23, 2009 - Planning Commission Meeting

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing an accessory structure that exceeds the allowable square-footage, height requirements, and is incompatible with the aesthetic requirement set forth by Title 19. Alternative design for the proposed accessory structure would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

ASSEMBLY DISTRICT 13

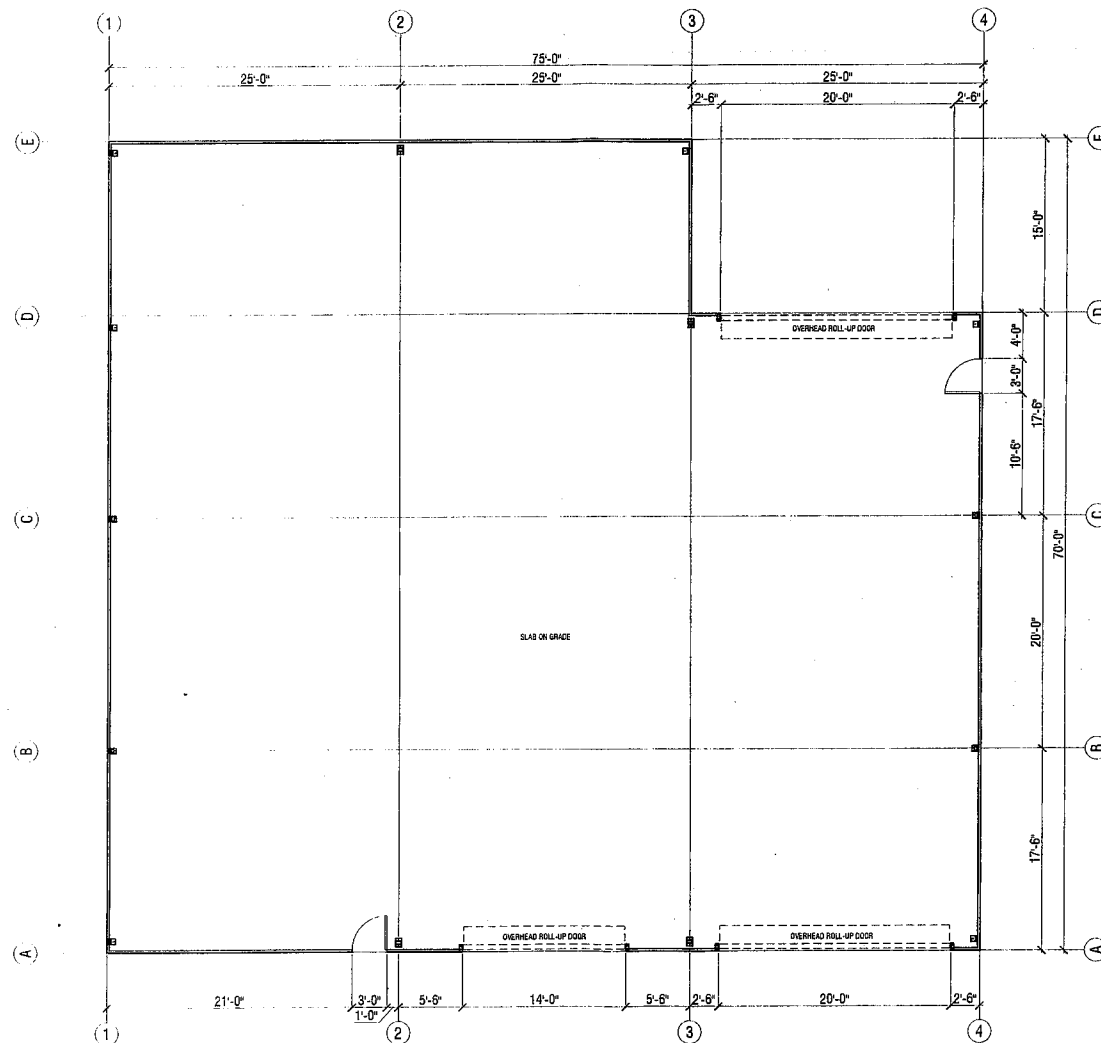
SENATE DISTRICT 9

VAR-33369 - Staff Report Page Seven
April 23, 2009 - Planning Commission Meeting

NOTICES MAILED 120

APPROVALS 14

PROTESTS 9



FLOORPLAN

SCALE: 3/32" = 1'-0"

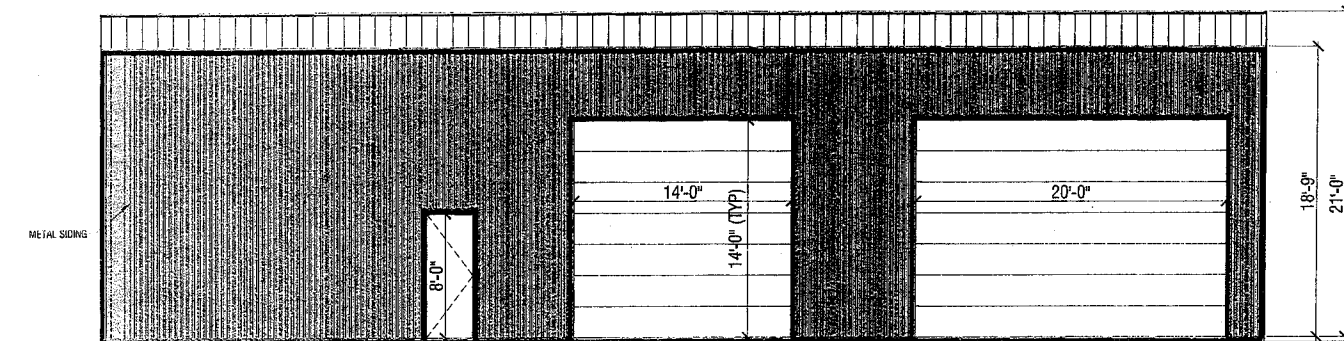
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Submitted after final agenda	
Date	Item

GEIL RESIDENCE - STORAGE BUILDING
5021 MELLO AVENUE, LAS VEGAS, NV

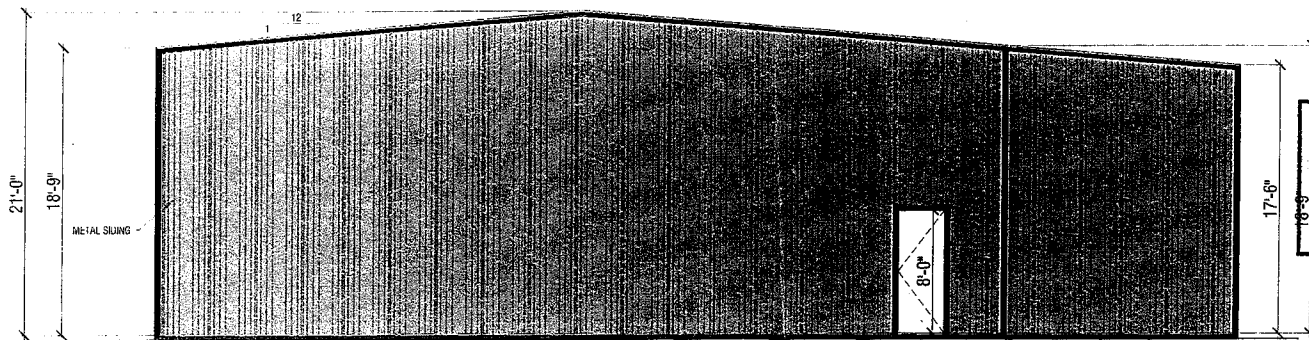
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VAR-33369
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04/23/09 PC



EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

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Date

Item

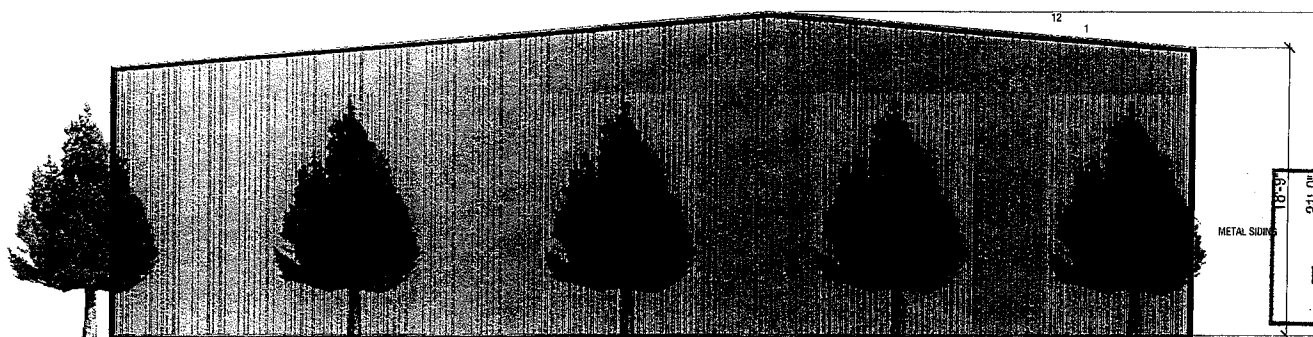
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VAR-33369
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WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

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