



City of Las Vegas

Agenda Item No.: 27.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: APRIL 23, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-3376 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: OLGA SERGEYEVNA SKAYA - Request for a Variance TO ALLOW A PROPOSED 12-FOOT HIGH WALL IN THE FRONT YARD SETBACK AREA WHERE FIVE FEET IS THE MAXIMUM ALLOWED AND THE SIDE YARD WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.4 Acres at 1640 South Tenaya Way (APN 163-03-604-002), R-E (Residence Estates) Zone, Ward 1 (Eastman)

P.C.: FINAL ACTION Unless Appeared Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

14

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

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 Postcards
7. Submitted after Final Agenda Table Request by Kastytis Cechavicius and Protest Postcards/Letters and Support Postcards

Motion made by VICKI QUINN to Hold in abeyance to 5/14/2009

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

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

Minutes:

By way of reading the item, CHAIR TROWBRIDGE declared the Public Hearing open.

KASTYTIS CECHAVICIUS, Design and Sales Architect, 10777 West Twain Avenue, appeared on behalf of the applicant and asked to withdraw the table request and proceed with hearing the

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item. PETER LOWENSTEIN, Planning and Development, verified that staff is ready to proceed as well.

MR. LOWENSTEIN indicated staff received revised plans from the applicant, which reflect an eight-foot block CMU wall without the additional four feet of fencing on top of this wall. In addition, this area is no longer depicted as a tennis court. There is not an extraordinary circumstance, and the requested Variance is self-imposed. Staff recommended denial. MARGO WHEELER, Director of Planning and Development, clarified that an eight-foot wall is allowed on the side property lines. The applicant is requesting an eight-foot wall on the front yard where only five feet is allowed.

MR. CECHAVICHUS showed photos while explaining the site. The owner acquired the foreclosed home and plans to occupy the home and make some improvements on the property. The main entrance is off of Doe Avenue and not Tenaya Way. Having the fencing in the front yard, off of Tenaya Way, at five feet creates privacy and security issues, as the home would be exposed. Rather than having the tennis courts, the area will be used as a gardening area, but the owner desires to have an eight-foot solid block wall. He showed additional photos depicting some of the surrounding homes with block walls ranging from five to 10 feet in height.

COMMISSIONER ELIAS WORTH pointed out that in the adjacent properties along Tenaya Way all have five-foot walls. Not knowing the residents' position on the applicant's request, the Commissioner suggested the applicant hold a neighborhood meeting.

COMMISSIONER QUINN asked if the subject corner generates a high volume of traffic and recommended a six-foot block wall with two feet of wrought iron. She agreed that the applicant should receive input from the neighborhood. However, she was not comfortable with MR. CECHAVICHUS late change and uncomfortable voting on the item without having sufficient information to make an informed decision. She also desired to see a wall that was more aesthetically pleasing.

COMMISSIONER EVANS still questioned why the applicant desired eight-feet of block wall when the adjacent residents have five feet. He suggested increasing the setback to the wall with landscaping to blend in better with the neighborhood and avoid having a home that is out of character. MS. WHEELER noted that staff received 13 protests.

By way of reading the item, CHAIR TROWBRIDGE declared the Public Hearing closed.

Meeting recessed at 7:58 p.m. and reconvened at 8:21 p.m.