



City of Las Vegas

Agenda Item No.: 28.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VAR-3373 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MICHAEL AND CAMILLA GOODWIN - Requesting a Variance TO ALLOW A ZERO-FOOT SIDE AND REAR YARD SETBACK WHERE THREE FEET IS REQUIRED FOR AN EXISTING ACCESSORY STRUCTURE (CLASS 1) on 0.28 acres at 1317 South 6th Street (APN 162-03-610-000), R-1 (Single-Family Residential) Zone, Ward 3 (Reese)

C.C.: 05/20/2009

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

Planning Commission Mtg.

9

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. Protest Postcard
7. Submitted after Final Agenda Protest Postcards/Letter and Support Postcard
8. Submitted at Meeting Support Petition by Michael Goodwin for Items 28 and 29

Motion made by BYRON GOYNES to Approve subject to conditions

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:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 28 and 29.

DOUG RANKIN, Planning and Development, stated that the accessory structure was built without permits, and staff recommended denial.

PLANNING COMMISSION MEETING OF: APRIL 23, 2009

MICHAEL GOODWIN, 1317 6th Street, appeared and explained he and his wife purchased the property this year. Thereafter, they were informed by Code Enforcement that permits were required to do the upgrades. In addition, the casita located in the rear of the property is not on any City records and does not have proper setbacks per Code. City records on this property include vague drawings, an approved permit from 1964, and an additional permit in 1970 for a garage conversion. MR. GOODWIN met with his neighbors and informed them of his variance request. He obtained a petition indicating their support, which was submitted for the record. Since the main house does not have a laundry room, they would like to keep the electricity in the casita and utilize the casita as a laundry room.

TODD FARLOW, 340 North 19th Street, verified with MARGO WHEELER, Director of Planning and Development, that development built before 1962 are not grandfathered in. MR. GOODWIN confirmed that he had met with an inspector from the City who inspected the building but did not obtain a certified letter. He intends on making every effort to ensure the home is safe for his family.

COMMISSIONER EVANS pointed out there is speculation as to when the casita was built, as there is a process in which development must take place. His primary concern is public safety and ensuring the electrical is not substandard.

COMMISSIONER GOFFES read Condition 3, which states that the building will have a final inspection prior to issuance of permits. MS. WHEELER clarified for the Commission that the special use permit is required, and the applicant wishes to retain the kitchen area and laundry facilities. The Commissioner equaled support the request, having MR. GOODWIN'S concurrence with all conditions.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 28 and 29.