



City of Las Vegas

Agenda Item No.: 21.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 14, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: BEYAN E. VAR-13762 - VARIANCE PUBLIC HEARING - APPLICANT/OWNER:
OLGA SEBGEYEVSKAYA - 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 IN THE SIDE YARD WHERE EIGHT FEET IS THE
MAXIMUM ALLOWED on 0.48 acres at 1640 South Tenaya Way (APN 163-03-604-002), R-E
(Residence Estates) Zone - Urban (Tarkanian)

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

10

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

13

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/Letters and Support Postcards/Letters
7. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by VICKI QUINN to Approve subject to conditions and adding the following condition as read for the record:

A. The approval is for the 8-foot maximum high wall pursuant to the site plan dated 5/1/2009.

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: MAY 14, 2009

DOUG RANKIN, Planning and Development, stated the item was previously held in abeyance to allow the applicant time to redesign the plan to provide a landscaped area along Tenaya Way.

With the redesign, staff believes the hardship is still self-imposed and recommended denial. If approved, staff recommended an additional condition referring to the site plan, date stamped May 1, 2009.

KASTYTIS CECHAGUCUS appeared with SERGEY BEYEVSKIY. MR. CECHAGUCUS indicated the front yard has only one area where it is being utilized as a garden area. He clarified the Variance is for eight feet and not 12 feet. The wall will be moved back six feet to allow for planters. He pointed out that the residents who were previously in opposition, due to the initial request of a 12-foot wall, are now in support of the revised request for an eight-foot wall. The revised plan has been submitted to planning.

COMMISSIONER QUINN expressed support of the proposal now given the wall's height has been reduced and has been enhanced aesthetically.

COMMISSIONER EVANS applauded MR. SERGEY BEYEVSKIY for reaching out to his residents and for writing a thorough letter describing his proposal. In addition, the renderings with the eight-foot wall and landscaping were incredibly attractive, and the solution addresses the need for the homeowners' privacy yet is amenable to the residents as well.

CHAIR TROWBRIDGE declared Public Hearing closed.

