



City of Las Vegas

Agenda Item No.: 16.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: AUGUST 13, 2009**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARCO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VAR-3503 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GLEN A. RECKNEB & CATHERINE RECKNEB - Request for a Variance FOR A PROPOSED METAL ACCESSORY STRUCTURE (CLASS II) WITH A HEIGHT OF 18 FEET WHERE 17 FEET IS THE MAXIMUM HEIGHT ALLOWED, TO ALLOW A TOTAL AREA OF 2,140 SQUARE FEET WHERE 1,177 SQUARE FEET IS THE MAXIMUM AREA ALLOWED FOR ALL ACCESSORY STRUCTURES IN THE REAR YARD, AND TO ALLOW AN ACCESSORY STRUCTURE TO NOT BE AESTHETICALLY COMPATIBLE WITH THE PRINCIPLE DWELLING UNIT (STUCCO) on 0.50 acres at 638 Lacy Lane (APN 139-32-301-007), R-E (Residential Estates) Zone, Ward 1 (Tarkanian)

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

6

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 Support Postcards

Motion made by BYRON GOYNES to Hold in abeyance to 8/27/2009

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0
KEEN ELLSWORTH, VICKI QUINN, BYRON GOYNES, GLENN TROWBRIDGE,
RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

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STEVE GEBEKE, Planning and Development, explained that the proposal exceeds the maximum height allowed and is not compatible with the existing structure. Staff recommended denial, as there are no unique circumstances and is a self-imposed hardship. If denied, the applicant must redesign to comply with Title 19 requirements prior to obtaining a building permit; if approved, an additional condition is necessary requiring the applicant must get a demolition permit and remove existing accessory structure within 30 days.

GLEN BECKNER appeared and explained he would like to have a hobby shop/workshop and questioned the square footage indicated within staff's report. DAVID RANKIN, Planning and Development, responded that the back porch and the garage, which is parking, both do not count as square footage for habitable area, even if they are situated under the same roof.

CHAIR TROWBRIDGE asked if he received letters of support and why not build the structure to be compatible with the house. MR. BECKNER was aware that some of his neighbors submitted their support, and one of his neighbors was present and supported his request. He explained he requested the height at 18 feet to ensure the structure, which is just over 17 feet, is covered when the slab is poured. The structure is metal, but his stucco house will be repainted to match the color of the structure. The structure is situated far enough from his home and cannot be seen very easily. The structure backs up to a commercial district building and has a large tent and maintenance facility. He was sure that his structure will be more aesthetically pleasing than what is currently being seen. He plans to remove the old building as soon as the new one, if approved, is built.

TODD FARROW asked for the map to be displayed, and he complimented the applicant on a beautiful home.

BILL FANNING resides directly across the street from MR. BECKNER and confirmed that his structure is not visible, and the water building is a mess. He would be glad to see MR. BECKNER'S structure block his unsightly view.

COMMISSIONER QUINN commented that she resides approximately 100 feet away from a warehouse that was built per Code. However, she now has multiple warehouses next to her property where vehicles are being restored on site, which looks like a compound. She expressed concern that, if approved, she would have to support others seeking the same type of approval. The subject neighborhood is not a corridor for warehouses. It was her duty to protect the residents.

Although wood, metal and vehicles will be inside the structure, MR. BECKNER reassured the Commissioner that it is strictly a hobby shop/workshop. He understood COMMISSIONER QUINN'S concern regarding setting a precedent, but he has worked as a welder for 43 years and is now retired and would like to enjoy some of his hobbies. He welcomed the Commission to visit his property and was sure that they could support his wish; he confirmed that there are different types of sheds within his neighborhood. COMMISSIONER QUINN realized that MR. BECKNER was a sincere man with a decent argument. She agreed to hold the item in abeyance.

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to allow time for her and any other Commissioners to visit his property.

CHAIR TROWBRIDGE declared the Public Hearing closed.

