



City of Las Vegas

Agenda Item No.: 33.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 27, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-37850 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: ST. MARY COPTIC ORTHODOX CHURCH - Request for a variance TO ALLOW A 31-FOOT FRONT YARD SETBACK WHERE 50 FEET IS REQUIRED on 1.96 acres at 6170 West Cartier Avenue (APN 133-14-703-00000000 - Residence 4 (4000) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

Planning Commission Mtg.

4

City Council Meeting

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps VAR-37850 and SDR-37848
2. Conditions and Staff Report VAR-37850 and SDR-37848
3. Supporting Documentation
4. Photos VAR-37850 and SDR-37848
5. Justification Letter VAR-37850 and SDR-37848
6. Support Letter/Postcards VAR-37850 and SDR-37848
7. Submitted after Final Agenda - Protest/Support Postcards for VAR-37850 and SDR-37848
8. Submitted after Meeting Recordation Notice of Planning Commission Action and Conditions of Approval for VAR-37850 and SDR-37848

Motion made by KEEN ELLSWORTH to Approve subject to conditions

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open for Items 33 and 34.

DOUG RANKIN, Planning and Development, stated the site consists of a 3,000 square foot assembly hall currently used as a church and a play area located on the northwest corner of the 1.96 acre parcel. The assembly building was constructed while the property was under Clark

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County's jurisdiction. The site is paved, with the exception of two unimproved pads; one for the 6,000 square foot church and the other for the proposed parsonage. The perimeter includes landscaping and a six-foot wrought iron fence with non-decorative block walls. Staff recommended denial of the associated variance for the front yard setback, and, therefore, also recommends denial of the site development plan, as the variance is a self-imposed hardship. If the Variance is denied, the building cannot be constructed as proposed and a new site plan would be required.

MEHDI OWLIAIE appeared with DR. HELMI, the founder of the church. MR. OWLIAIE explained that the property was located in the County in 2001 and by the first phase, the property was annexed into the City. When he spoke to COUNCILMAN BARLOW and asked for his support, the Councilman expressed concern about the neighbor to the north. MR. OWLIAIE talked to that resident and obtained a letter of support. The church would not generate high volume of traffic as they only have one Sunday service. When he submitted the applications, he was told there was an issue with the setback from Maverick Street. Everything is ready and the infrastructure is there. Perhaps he can install more landscaping to make improvements. This project will also create jobs.

COMMISSIONER GILLES stated that MR. PETT of Brown Street is only concerned that the building is 15 feet away from the property line and no windows on the second floor overlook into his yard. MR. OWLIAIE verified that the north elevation does not have windows. Maverick Street is 60 feet and the closest neighbor is 120 feet away.

CHAIR TRUESDELL declared the Public Hearing closed for Items 33 and 34.