



City of Las Vegas

Agenda Item No.: 35.

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

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-3792 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DEBRA D. MAZZA TRUST OF 2008 - Request for a Variance to ALLOW AN 11-FOOT REAR YARD SETBACK WHERE 15 FEET IS REQUIRED FOR A 305 SQUARE-FOOT PROPOSED ROOM ADDITION on 16666 S. 16th Street at 16 Brighton Road (APN 38-34-212-047), R-1 (Single Family Residential) Zone, Clark County, Nevada. 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.

6

City Council Meeting

0

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL.

BACKUP DOCUMENTATION:

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

Motion made by VICKI QUINN 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.

STEVE GEBEKE, Planning and Development, indicated that the proposed room addition would encroach four feet into the required 15 foot rear yard setback of the property. The addition could be accommodated on the site in conformance with the requirement to Title 19 through an alternative design. Staff recommended denial as the applicant has provided no evidence of

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unique or extraordinary circumstances, pursuant to Title 19.18, that would justify a variance request. If denied, construction of the addition will not be allowed.

The builder, ALLEN HUGHES appeared with DEBRA MAZZA, who wants to add a room for the family. He indicated the addition would not encroach into the neighborhood, and other room additions have been built in the area without a permit.

COMMISSIONER CHINN stated, he met with the owners and the property is deceiving. The backyard is somewhat staggered with a 16-foot wall and no one can see into the property. It will not harm anybody by making it four feet higher than the code because it is not encroaching into any neighbor's wall.

CHAIR TRUESDELL declared the Public Hearing closed.

