



City of Las Vegas

Agenda Item No.: 22.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: JUNE 24, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:
VAR-3813 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: MARK SNAVELY -
Request for a Variance TO ALLOW A 19' FRONT YARD SETBACK WHERE 20 FEET
IS REQUIRED on 0.15 acres at 3822 Summit Avenue (APN 140-31-410-045), R-1 (Single Family
Residential) Zoning Map 3 (Reese) Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

Planning Commission Mtg.

3

City Council Meeting

0

City Council Meeting

0

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. Submitted after Final Agenda Support Postcards
7. Submitted after Meeting Recordation Notice of Planning Commission and Conditions of Approval

Motion made by STEVEN EVANS 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, summarized the applicants request and noted staffs recommendation for denial, as the applicant has not provided extraordinary circumstances for a hardship. In summary, there is adequate space on the lot to expand within the required setback areas, particularly to the east or west, but not to the north as this is the subject of the Variance request.

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MARK SNAVELY explained that the shape of the house causes difficulty for the expansion, which is needed for storage and a workshop area. Expanding in the rear is not an option due to the distance from property lines. If the expansion occurred in the front of the property, it would block the front door. He has a family with five children, and the storage area is filled to capacity.

TODD FARLOW reviewed the site plan and believed that such requests in the past that were approved, specifically where the garages are situated up to the curb line and used as multi-purpose rooms will one day backfire.

COMMISSIONER EVANS supported MR. SNAVELY'S request, as it was justifiable and not egregious. The variance is minor and MR. SNAVELY confirmed he has no intentions to rent the structure.

CHAIR TRUEDELL declared the Public Hearing closed.

