



City of Las Vegas

Agenda Item No.: 50.

**AGENDA SUMMARY PAGE PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 21, 2010**

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARCO WHEELER

☐ Consent ☒ Discussion

SUBJECT: VAR-3936 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: YADIDIA SARAF - Request for a Variance TO ALLOW A NINETY-FOOT CORNER SIDE YARD SETBACK WHERE 15 FEET IS REQUIRED FOR AN EXISTING ROOM ADDITION on 0.15 acres at 4805 Apawana Blvd. (PN 138-25743-041), R-1 (Single Family Residence) 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.

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. Support Postcards
7. Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by BYRON GOYNES to Approve subject to conditions

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

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

Minutes:

CHAIR TRUESDELL declared the Public Hearing open.

STEVE GEBEKE, Planning and Development, stated the site contains an existing 1,040 square-foot single-family dwelling with a carport, which was enclosed without permits, creating a 312 square-foot room addition that encroaches into the corner side yard setback area. This resulted in the need for a Variance. Staff recommends denial, as it is a self-imposed hardship. If denied, the

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applicant will be required to return the carport to its original condition.

DENNIS RUSK, Architect, representing the owners, explained that the carport was added several years ago after the building was constructed. The problem is that there is quite a grade difference between the sidewalk and where the carport is. From the front of the property there is a block wall that is very low, down to the corner, as depicted in the elevation plan. To comply with the setback, the entire end of the house would have to be taken down, as well as the existing carport. He requested approval.

TODD FARLOW, Las Vegas resident, asked how the City will confirm that the materials used for the carport are Code compliant, to which MARGO WHEELER, Director of Planning and Development, responded that one of the conditions requires a building inspection.

For COMMISSIONER EVANS, MR. RUSK stated that the carport was erected approximately 20 years ago and enclosed about three years ago. The neighbors he spoke with are in support, as the structure has been covered with stucco.

MS. WHEELER commented that the applicant will be required to obtain a building permit and schedule a final inspection, adding that three support comments were received from residents within the notification area.

COMMISSIONER EVANS said he could support the structure as long as it is considered safe by a building inspector.

COMMISSIONER GOYNES was concerned that the inspection would come after approval of the Variance. MS. WHEELER explained that the Variance is required by Building and Safety.

CHAIR TRUESDELL declared the Public Hearing closed.