



City of Las Vegas

Agenda Item No.: 24.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: NOVEMBER 8, 2011

DEPARTMENT: PLANNING
DIRECTOR: FLINN RAGO

☐ Consent ☒ Discussion

SUBJECT: VAR-4331 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: GUOLIANG PANG
For possible action on a request for a variance FOR A PROPOSED FRONT YARD PATIO COVER, AN EXISTING REAR YARD PATIO COVER AND FOUR EXISTING ACCESSORY STRUCTURES WITH A COMBINED FLOOR AREA OF 1,659 SQUARE FEET WHERE 635 SQUARE FEET IS ALLOWED AND THAT ARE NOT AESTHETICALLY COMPATIBLE (MATERIAL) WITH THE PRINCIPAL DWELLING UNIT (STUCCO); TO ALLOW A ZERO-FOOT FRONT YARD SETBACK WHERE 20 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED; SEPARATION DISTANCES OF ZERO, 2.5 AND THREE FEET BETWEEN EXISTING ACCESSORY STRUCTURES AND THE MAIN BUILDING WHERE SIX FEET IS REQUIRED; AN ACCESSORY STRUCTURE WITH A GREATER HEIGHT (16.5 FEET) THAN THE PRINCIPAL DWELLING UNIT (14 FEET); AND 59% LOT COVERAGE WHERE 50% IS ALLOWED on 0.15 acres at 1912 Pink Ice Court (APN 139-21-410-038), R-1 (Single Family Residential) Zone, Ward 5 (Barlow). Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

6

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

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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. Protest Postcard
7. Submitted after Final Agenda Protest Postcards
8. Submitted at Meeting Protest Postcards by Commissioner Goynes and Photos by Cheryl Thomas

Motion made by BYRON GOYNES to Deny

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

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

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open.

DOUG RANKIN, Planning, reported that the applicant erected several accessory structures without obtaining approval and was fined by Code Enforcement. Staff believes this is a self-imposed hardship and, therefore, recommends denial.

GUOLIANG PANG stated that he tried to come into compliance and assured the Commissioners that he is not running a business and just wants to provide shade for his vehicle during the summer heat. He has made sustainable improvements.

TODD FARLOW, Las Vegas resident, felt that there is no way the owner could not have realized that he needed a permit for the carport.

CHERYL THOMPSON, next-door neighbor, showed pictures which were submitted, and said that the carport was erected without her knowledge. It was massive that the views from her home have been impaired.

COMMISSIONER QUINN stated that these types of structures do not belong in neighborhoods.

COMMISSIONER GOYNES commented that during a tour of the property, he saw a couple of patio covers, and MR. PANG explained to him that he thought the general contractor he hired would make sure the structure was properly constructed with all the permits. However, it has turned into a dispute because MR. PANG had an issue with one of the neighbors that volunteered to pour the concrete. Although the few neighbors he spoke with were in opposition, they failed to submit their opposition postcards in a timely manner, but he did obtain some of those opposition postcards, which he submitted as backup documentation.

Additionally, COMMISSIONER GOYNES was concerned that the driveway was not done professionally. He confirmed with MR. PANG that the protruding pipes are for watering the landscaping. Despite the Commissioner's empathy for MR. PANG, he conceded that the proper permits were not obtained and that the structure is massive and not aesthetically pleasing. He felt compelled to support staff's recommendation for denial.

CHAIR TROWBRIDGE remarked that the contractor should have known that this structure required permits.

CHAIR TROWBRIDGE declared the Public Hearing closed.