



City of Las Vegas

Agenda Item No.: 65.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: JUNE 13, 2017

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: PAR-6962 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JEFFREY M. AND MICHELL D. MUEHLERSEN - Public interaction on a request for a Variance TO ALLOW AN EXISTING ACCESSORY STRUCTURE (CLASS II) [CARPORT] TO BE IN FRONT OF THE PRIMARY STRUCTURE WHERE SUCH IS NOT ALLOWED, A ZERO-FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A ZERO-FOOT SEPARATION FROM THE MAIN BUILDING WHERE SIX FEET IS REQUIRED on 0.17 acres at 1320 Maplegrove Circle (APN 138-26-513-071), R-C1 (Single-Family Compact-Lot) Zone, Ward 5 (Barlow) [PRJ-68-111] Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

Staff recommends DENIAL, if approved, subject to conditions:

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photo(s)
5. Justification Letter
6. Protest/Support Postcards

Motion made by CEDRIC CREAR to Approve subject to conditions

Passed For: 4; Against: 3; Abstain: 0; Did Not Vote: 0; Excused: 0

VICKI QUINN, GLENN TROWBRIDGE, CEDRIC CREAR, DONNA TOUSSAINT; (Against -TODD L. MOODY, TRINITY HAVEN SCHLOTTMAN, SAM CHERRY); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

SCOTT RUEDY, Senior Management Analyst, reported the applicant is requesting a variance to permit an existing carport that does not meet the minimum setback requirements. This case is

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the result of a Code Enforcement case. No evidence of a unique or extraordinary hardship to justify the request has been presented, and staff recommended denial because this is a self-imposed hardship. He noted an additional letter of support was received after publication.

JEFFREY and MICHELLE MUEHLEISEN, applicants, were present. MR. MUEHLEISEN stated they are trying to obtain a variance for an existing structure because they received erroneous information from the individual that built it that no permit was needed if the structure was bolted to the concrete. Even though financial status is not considered a hardship, he noted they are still paying on the building and would like to know what their options are. With regard to the side yard setbacks, if the supports are moved to meet City guidelines, they would be in the middle of the gate, making the backyard inaccessible. He explained the structure is so close to the exterior wall because they were trying to create a security barrier. Their house had been broken into, and the police indicated the perpetrators accessed their property by walking on the wall. They talked to their neighbors, who all seemed to support the project.

NORM SAHM, resident, spoke in support of the variance. He stated the structure added to the beauty of the neighborhood.

MR. MUEHLEISEN confirmed for COMMISSIONER QUINN that the structure was built after they purchased the home. The Commissioner stated she would support this request.

COMMISSIONER CREAR asked if the applicants built the structure themselves. MR. MUEHLEISEN stated they hired a contractor. COMMISSIONER CREAR wondered if any liability fell with the contractor. MRS. MUEHLEISEN reiterated that the contractor told them because the structure was bolted down, no permit was required. She stated the paint color was selected to match the house. COMMISSIONER CREAR indicated he would also support the applicants request.

CHAIR SCHLOTTMAN declared the Public Hearing closed.