



City of Las Vegas

Agenda Item No.: 36.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 11, 2018

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

☐ Consent ☒ Discussion

SUBJECT: BEYANET - VAR-73813 - MAJIA E. PUBLIC HEARING - APPLICANT/OWNER:
BYLAND HOMES NEVADA. Take the possible action on a request for a Variance TO ALLOW
A SIX-FOOT CORNER SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED ON LOT
224 OF A PROPOSED SINGLE FAMILY RESIDENTIAL SUBDIVISION on a portion of 6.68
acres at the southwest corner of Stange Avenue and Karsee Street (APN 137-01-314-030), PD
(Planned Development) [PRJ-73725]. [Low Density Residential) Special Land Use Designation],
Ward 4/Anthony. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.	2
City Council Meeting	0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	0
City Council Meeting	0

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 Postcards and Protest Documentation Not Vetted Comment Forms (2) and Altered Postcard (1)

Motion made by DONNA TOUSSAINT to Approve subject to conditions

Passed For: 6; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 1

CHRISTINA ROUSH, DONNA TOUSSAINT, TRINITY HAVEN SCHLOTTMAN, SAM
CHERRY, LOUIS DE SALVIO, BRENDA J. WILLIAMS; (Against-None); (Abstain-None);
(Did Not Vote-None); (Excused-VICKI QUINN)

Minutes:

CHAIR CHERRY declared the Public Hearing open.

STEVE GEBEKE, Planning Supervisor, reported that the applicant is requesting approval of a
reduced corner side yard setback. A residence that meets all setback requirements could be

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constructed on the site, and no evidence of a unique or extraordinary circumstance has been presented. This is a self-imposed hardship; therefore, staff recommended denial.

ROBERT CUNNINGHAM, Taney Engineering, appeared representing the applicant. He stated that under Item 48 they were making the same request for a property a block-and-a-half away from this site and wondered if they could be heard together. CHAIR CHERRY stated that he would bring that item forward after hearing the one.

MR. CUNNINGHAM stated that from the covered porch element of the home to the back of the sidewalk, there is six-foot setback on this lot and a five-foot setback on the lot under Item 48. The sidewalk is located on one side of the street only, and if this lot was on the opposite side of the road, they would meet the setback requirements. He showed the elevation of what is proposed and pointed out that the roof on the covered porch is what includes it to the setback area. MR. CUNNINGHAM thought the design provides relief from a flat plane of the house facing the street and meets the Lone Mountain Master Plan idea for having varied elevations on the front of the homes.

COMMISSIONER TRUSSAINT stated that she was in support of MR. CUNNINGHAM regarding this issue. She thought this was a lovely project and was in support.

See Item 48 for related discussion.

CHAIR CHERRY declared the public hearing closed.

