



City of Las Vegas

Agenda Item No.: 38.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: AUGUST 8, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD, ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAR-7107 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM H. AND CAROL E. STODDARD FAMILY TRUST for possible action on a request for a Variance TO ALLOW A FIVE-FOOT SIDE YARD AND SEVEN-FOOT REAR YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 2,000 SQUARE-FOOT ACCESSORY STRUCTURE (CLOSED GARAGE) on 0.47 acres at 404 Lacy Lane (APN 139-32-210-004), R-E (Residence Estates) Zone, Ward 1 (Parkanian) [PJ-70795]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

5

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. Submitted after Final Agenda Support Postcards
7. Submitted at Meeting Support Letter

Motion made by VICKI QUINN to Approve subject to conditions

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

DONNA TOUSSAINT, LOUIS DE SALVIO, VICKI QUINN, TRINITY HAVEN

SCHLOTTMAN, SAM CHERRY, CHRISTINA ROUSH, CEDRIC CREAR; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

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SCOTT RUEDY, Sr. Management Analyst, reported that the applicant was requesting to construct an accessory structure that does not meet the requirements of Title 19. No evidence of a unique or extraordinary hardship to justify the request had been presented, and staff recommended denial as a self-imposed hardship. He noted that additional letters of support had been received since publication.

ATTORNEY WILLIAM STODDARD JR. appeared on behalf of the applicant with GARY CARLSON, architect and designer. ATTORNEY STODDARD stated that the application was for the approval of a garage in the applicants' backyard. The backyard is approximately one half of an acre, so there is enough space. The setback waiver is to go within five feet of the neighbors property line on the south and within seven feet where 10 feet is required on the west. In regards to the south property line, that neighbor was in favor of the proposed project. ATTORNEY STODDARD asserted that the applicants have been proactive in meeting with neighbors to address any concerns and have met with COUNCIL WOMAN TAYLOR KANIAN who has expressed her support.

The garage has been designed to be architecturally consistent with the style of the home. In reference to the self-imposed hardship, if there is a setback the applicants must move the garage five feet further to the north which would create difficulty in backing out.

MR. CARLSON showed an image of the street view and reiterated that the detailing would match the house.

COMMISSIONER QUINN commented on the design of the project.

CHAIR SCHLOTTMAN declared the Public Hearing closed.