



City of Las Vegas

Agenda Item No.: 61.

AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

DEPARTMENT: PLANNING

DIRECTOR: ROBERT SUMMERFIELD ACTING

☐ Consent ☒ Discussion

SUBJECT:

VAR-7130 - A VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: KENNETH D FORZIME REVOCABLE TRUST AND SUSAN KLINE TRUST - For possible action on a request for a variance TO ALLOW A ONE FOOT SIDE YARD SETBACK WHERE THREE FEET IS REQUIRED AND A THREE FOOT SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED; AND TO ALLOW AN ACCESSORY STRUCTURE IN THE FRONT YARD WHERE SUCH IS NOT ALLOWED FOR AN EXISTING 432 SQUARE FOOT ACCESSORY STRUCTURE (CLASS II) [GARAGE] on 0.69 acres at 2500 Palomares Lane (C/PN 37-52-702-020), R-A (Ranch Acres) Zone, Ward 1 (Tarkanian) [P.L. 71240]. Staff recommends DENIAL.

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

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

5

City Council Meeting

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APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

8

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. Support Letters and Protest Postcards
7. Submitted after Final Agenda - Protest/Support Postcards

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, CEDRIC CREAR, VICKI QUINN, TRINITY HAVEN
SCHLOTTMAN, SAM CHERRY, CHRISTINA ROUSH, LOUIS DE SALVIO; (Against-
None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

CHAIR SCHLOTTMAN declared the Public Hearing open.

PLANNING COMMISSION MEETING OF: SEPTEMBER 12, 2017

FRED SOLIS, Sr. Planner, reported that this request is the result of an open Code Enforcement case for an accessory structure being constructed without a building permit. There is no evidence of a unique or extraordinary circumstance. The applicant has created a self-imposed hardship by constructing a structure without a permit and violating several zoning code requirements. Staff recommended denial.

KENNETH VORZIMER, the applicant, said he loves this property that he purchased five years ago. He explained that in the process of a bedroom addition it was discovered that the garage was constructed illegally, so Code Enforcement officers visited him. He offered proof of approval by his neighbors on either side and said that the structure does not pose a fire hazard. He requested approval.

COMMISSIONER ROUSH commented that the structure is beautiful. Before she made a visit to the site she was under the impression that the garage would be built out. She supported the variance.

CHAIR SCHLOTTMAN declared the Public Hearing closed.

