



City of Las Vegas

Agenda Item No.: **42.**

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: VAR-64848 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: JESSICA FRY - For possible action on a request for a variance to ALLOW A THREE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED FOR A PROPOSED 1,380 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS 1) [GARAGE] on 0.46 acres at 4830 Von Leidner Street (APN 125-33-410-0000) [R-1] (Residence Estates) Zone, Ward 4 (Anthony) [PRJ-64750]. 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.

2

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/Support Postcards - VAR-64848 [PRJ-64750]
7. Submitted after Final Agenda - Location and Aerial Maps by Staff and Protest/Support Postcards

Motion made by SAM CHERRY to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

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

Minutes:

CHAIR MOODY declared the Public Hearing open.

FRED SOLIS, Senior Planner, reported staff considered this a self-imposed hardship as no evidence of a unique or extraordinary circumstance was presented and, therefore, recommended

SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016

denial.

JESSICA FRY, applicant, requested a variance for a three-foot side yard setback of the required 10-foot setback to build a garage on the south side of her property. She indicated that the approval from the homeowners association (HOA), which requires approval from the front and side facing neighbors was included as part of the backup previously submitted. She confirmed for COMMISSIONER QUINN that the garage would match her house, which was a requirement of HOA approval.

COMMISSIONER CREAR asked if the garage was intended for the RV that was shown in the picture displayed. MS. FRY explained that it was not; the garage would actually shield the RV from the neighbors and would be used for a workshop and to store and preserve old cars. She confirmed for COMMISSIONER CREAR that a couple of palm trees would be removed and a portion in front of the garage would be paved to provide access to the garage, but there was a large front yard on the west side to the north of the house as well.

COMMISSIONER CHERRY noted that the name CHERRY appeared on the applicants application, but MS. FRY confirmed there was no relation to the Commissioner.

CHAIR MOODY declared the Public Hearing closed.