



City of Las Vegas

Agenda Item No.: 40.

**AGENDA SUMMARY PAGE - PLANNING
SPECIAL PLANNING COMMISSION MEETING OF: AUGUST 2, 2016**

DEPARTMENT: PLANNING
DIRECTOR: TOM PERRIGO

☐ Consent ☒ Discussion

SUBJECT: VAR-6465 - A VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: SHARI L. AND JEFFREY L. YOUNG - For possible denial of a request for a Variance TO ALLOW A NINE-FOOT CORNER SIDE YARD SETBACK FOR A PROPOSED 144 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS B) [SHED] WITH ATTACHED PATIO COVER WHERE 15 FEET IS REQUIRED AND TO ALLOW ZERO-FOOT DISTANCE SEPARATION FROM THE PRIMARY DWELLING WHERE SIX FEET IS REQUIRED on 0.21 acres at 6228 Old Tradition Street (APN 125-26-512-022), R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Ward 5 (Cass [PR]-64387). 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.

0

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. Submitted after Final Agenda Protest Postcard

Motion made by VICKI QUINN 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 that the applicant was proposing a shed and an attached patio cover with a nine-foot corner setback where 15 feet was required and a second patio cover

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attached to the primary dwelling located two inches from the proposed shed patio cover where six feet was required. As there were no unique or extraordinary circumstances associated with this request, staff considered this a self-imposed hardship and recommended denial.

SHARI and JEFFREY YOUNG, applicant/owners, appeared. MRS. YOUNG stated that the shed would be on the side of their corner property. She explained the location of the patio cover and the shed/workshop with a small covered patio, which was needed so that they could work outside.

TOD MARRS, contractor, Tumbleweed Development, stated that this information was submitted to the homeowners association (HOA) prior to the request for a Variance being submitted, and the HOA was in agreement with the YOUNGS plan.

MR. YOUNG clarified for CHAIR MOODY that they did not intend to use the chat area leading from the sidewalk to outside the gate as a driveway. MR. MARRS stated the plan was to put the same chat material inside the gate in their backyard for a utility trailer that they want to keep under one of the patio covers. He also noted that MR. YOUNG would like to use the shed as a workshop.

COMMISSIONER CREAR asked the YOUNGS if they had any supporting documentation from the HOA. MR. YOUNG stated they did not, but MRS. YOUNG indicated the neighbors signatures were on the paperwork submitted to the HOA. MR. MARRS referenced an email from the HOA and stated that the application that was approved by the HOA included the gate shown in the picture, as well as the shed and patio covers.

With no one present to speak in opposition, receipt of only one protest letter and the YOUNGS statement that they had the support of their HOA, CHAIR MOODY stated he was in support of the Variance request because it was a unique parcel on a corner.

CHAIR MOODY declared the Public Hearing closed.