



City of Las Vegas

Agenda Item No.: 188.

**AGENDA SUMMARY PAGE - PLANNING
PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2019**

DEPARTMENT: PLANNING
DIRECTOR: ROBERT SUMMERFIELD

Consent Discussion

SUBJECT: VAR-7533 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: COLVIN LIVING TRUST, ET AL - For possible action on request for a Variance TO ALLOW EXISTING ACCESSORY STRUCTURES (CEASING CARPORTS) THAT ARE NOT AESTHETICALLY COMPATIBLE WITH THE PRINCIPAL DWELLING, TO ALLOW A ZERO-FOOT SEPARATION FROM MAIN BUILDING WHERE SIX FEET IS REQUIRED, A ZERO-FOOT SIDE YARD SEPARATION WHERE THREE FEET IS REQUIRED AND TO BE LOCATED IN FRONT OF THE PRINCIPAL DWELLING UNIT WHERE SUCH IS NOT ALLOWED on 6.14 acre at 100 South 13th Street (APN 162-02-210-027), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ 75295]. Staff recommends DENIAL.

C.C.: 3/6/2019

PROTESTS RECEIVED BEFORE:

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.	4	Planning Commission Mtg.	5
City Council Meeting	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/Support Postcards and Support Documentation Not Vetted - Comment Form (1)
7. Protest/Support Postcards

Motion made by VICKI QUINN to Approve subject to conditions

Passed For: 4; Against: 2; Abstain: 0; Did Not Vote: 0; Excused: 1
CHRISTINA ROUSH, DONNA TOUSSAINT, LOUIS DE SALVIO, VICKI QUINN; (Against-TRINITY HAVEN SCHLOTTMAN, SAM CHERRY); (Abstain-None); (Did Not Vote-None); (Excused-BRENDA J. WILLIAMS)

NOTE: An initial motion to Deny by Commissioner Schlottman failed with Commissioners Quinn, De Salvio, Toussaint and Roush voting No and Commissioner Williams Excused.

PLANNING COMMISSION MEETING OF: FEBRUARY 12, 2019

Minutes:

CHAIR CHERRY declared the Public Hearing open.

ERIC McCAMMOND, Sr. Management Analyst, reported that the applicant is requesting a Variance to allow two existing accessory structures (carports) to be forward of the primary structure, to have zero-foot separation from the primary structure where six feet is required and to have a zero-foot side yard setback where three feet is required. As no evidence of a unique or extraordinary circumstance has been presented, staff concludes that the hardship is preferential in nature; therefore, staff recommended denial. Additional notes and support letters were received after publication.

ROBERT COLVIN, applicant, stated that his family has lived in the home and the Huntridge area for more than 40 years. It was built in the 1940's and originally had a carport on the side, but it had been converted to a room prior to him purchasing the home. He was advised that he could install a temporary structure; however, he could not find anything that would complement the home, so he built two carports to cover their vehicles. They received numerous compliments that the carports fit well in the neighborhood, and they did not block any of the neighbors' views. He received notification that he needed proper Variances for the carports. He inquired about this, and City staff advised him that he had to hire an engineer to draft proper plans and apply for the required variances. His engineer, JARIN SANCHEZ, drew up the plans and submitted them to the Planning Department. He paid the application fee and obtained and submitted support letters from his neighbors.

MR. SANCHEZ stated that they are asking for forgiveness for building the carports without a permit. They provide shade for their vehicles, and the materials for the carports are one-hour fire rated and non-combustible.

CHAR SIMONE, neighbor, stated that she drives by the carports every day, and they look fine to her. She was in support.

THOMAS GROSS stated that he has been in the neighborhood for about 25 years. Many of the homes had carports, but as families grew they closed in the carports to add to the house. The aesthetics of the house and subject carports are pleasing to the neighborhood and area, and the mechanical connections that are used to fasten the structure to the concrete are definitely acceptable in construction. He was in support.

COMMISSIONER QUINN commented that this is the old Bishop Gorman High School neighborhood and is not abnormal for the area. She was in support.

COMMISSIONER SCHLOTTMAN stated that he had an issue with this as the entire carport is within the front yard, and he rarely supports that.

CHAIR CHERRY declared the Public Hearing closed.