

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-26-0114-SMITH, CHARLES:

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduce setback; **2)** increase wall height; and **3)** allow modified driveway geometrics in conjunction with an existing single-family residence on 0.19 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located east of Boxwood Lane and north of Baywood Avenue within Spring Valley.
JJ/rp/cv (For possible action)

RELATED INFORMATION:

APN:

163-14-216-038

WAIVERS OF DEVELOPMENT STANDARDS:

1. Reduce the rear setback of a proposed garage addition to 15 feet where 20 feet is required per Section 30.02.06 (a 25% reduction).
2. Increase the height of an existing decorative fence along the west property line to 6 feet 8 inches where a maximum of 6 feet is permitted per Section 30.04.03B (a 13% increase).
3.
 - a. Allow 2 residential curb cuts where a maximum of 1 residential curb cut is permitted per Uniform Standard Drawing 222 (a 100% increase).
 - b. Eliminate separation between a residential driveway and the property line where 12 feet is required per Uniform Standard Drawing 222.

LAND USE PLAN:

SPRING VALLEY - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 6618 Boxwood Lane
- Site Acreage: 0.19
- Project Type: Setback reduction, increase fence height, and second driveway
- Building Height (feet): 6 feet 8 inches (existing decorative fence)/31 (proposed garage addition)
- Square Feet: 680 (proposed garage addition)

Site Plan

The plan depicts an existing single-family residence with a proposed second driveway along the west property line, located northwest of the residence. A waiver of development standards is required since only 1 driveway is allowed. An additional waiver is required for the separation

between a residential driveway and the property line where 12 feet is required per Uniform Standard Drawing 222. This second driveway will lead to the proposed garage addition, on the west side of the residence. The garage addition has an overall area of 680 square feet and features an open floor plan with interior access from the primary dwelling. The rear setback for the addition is 15 feet from the south property line; a waiver is required since the minimum setback required per Title 30 is 20 feet.

Lastly, the site plan shows that Shed 1 will be removed during construction of the garage addition. Shed 2 is located on the southeast corner of the site and is not visible from the street, and its exterior will be painted to match the primary dwelling; therefore, no waivers will be required for these structures.

Landscaping

Landscaping is neither required nor a part of this request.

Elevations

The photo depicts an existing decorative fence ranging from 6 feet 4 inches to 6 feet 8 inches at its highest point. The fence is constructed of aluminum with decorative panels, including an additional 4 inches of aluminum panels installed on a portion of the existing block wall. The proposed garage is 31 feet in height and will be constructed to match the existing single-family residence.

Applicant’s Justification

The applicant states that a second garage on the west side of the residence will require a rear setback waiver to align with the home’s existing 15 feet setback where 20 feet is required. A second driveway is also proposed to access the new garage. The applicant indicates that a chain-link fence was replaced with a 6 feet 8 inches aluminum wall/fence to enhance appearance and improve security, noting that the overall improvements will benefit the property and surrounding neighborhood.

Prior Land Use Requests

Application Number	Request	Action	Date
AV-20-900313	Administrative minor deviation for an accessory structure	Approved by ZA	June 2020

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East, & West	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential

Clark County Public Response Office (CCPRO)

CE25-23386 is an active zoning violation for building a fence without permits.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waivers of Development Standards #1 & #2

Staff does not typically support reductions to required setbacks or the request to increase in allowable fence or wall heights. However, the requested rear setback reduction is consistent with the existing 15 feet setback of the primary residence, and the proposed garage will not create additional negative impacts to the site or the surrounding residences. The request to increase the wall height is minimal, and the added height does not negatively affect adjacent properties or the existing streetscape. Therefore, staff can support these requests.

Public Works - Development Review

Waiver of Development Standards #3a

Staff has concerns with the request to add a secondary driveway, the location of the driveway is on the curve where sight visibility is reduced, creating potential for conflicts between vehicles and pedestrians in the area. Therefore, staff cannot support this request.

Waiver of Development Standards #3b

Staff cannot support the request to reduce the distance from the driveway to the property line as the extended driveway now does not allow distance from the utility boxes.

Staff Recommendation

Approval of waivers of development standards #1 and #2; denial of waiver of development standards #3.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Comprehensive Planning

If approved:

- 1 year to complete the building permit and inspection process or the application will expire unless extended with approval of an extension of time.
- Applicant is that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Applicant is advised that signs, structures, and landscaping shall not encroach into public right-of-way, easements, or sight-visibility zones.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- Applicant is advised that the property is already connected to the CCWRD sewer system; and if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTESTS:

APPLICANT: CHARLES SMITH

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