

08/06/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0273-TEGLIA, SEAN:

WAIVER OF DEVELOPMENT STANDARDS to reduce building separation for a proposed detached accessory building (garage) in conjunction with an existing single-family residence on 0.47 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) and Airport Environs (AE-60) Overlays.

Generally located on the south side of Mardon Avenue, 115 feet west of Bonk Boulevard within Enterprise. MN/hw/syp (For possible action)

RELATED INFORMATION:

APN:

177-08-114-011

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the separation between a proposed detached accessory building (garage) and an existing single-family residence to 3.5 feet where 6 feet is the standard per Section 30.02.04 (a 42% reduction).

LAND USE PLAN:

ENTERPRISE - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3323 W. Mardon Avenue
- Site Acreage: 0.47
- Project Type: Detached accessory building (garage)
- Number of Stories: 1
- Building Height (feet): 20
- Square Feet: 2,556 (garage)/2,908 (existing residence with attached garage)

Site Plan

The plan depicts an existing 2,908 square foot single-family residence on a 0.47 acre lot on the south side of Mardon Avenue, approximately 116 feet west of Bonk Boulevard. The existing residence is shown to be rectangular in shape and is located in the south-central portion of the site. The existing residence is shown to be setback 48 feet from Mardon Avenue, 34 feet from the western property line, 33 feet from the eastern property line, and 42.5 feet from the rear property line. The plan shows that there is an existing attached patio cover located on the southeastern portion of the residence and a detached shade structure located to the east of the

pool in the rear of the site. The proposed detached RV garage is shown to be 2,556 square feet and located on the western side of the property. The proposed detached garage is L-shaped and is setback 62.5 feet from Mardon Avenue, 5 feet from the western property line, and 5 feet from the rear property line. The plan shows that the separation between the proposed building and the existing residence is 3.5 feet, requiring a waiver of development standards. Access to the site is provided by 2 residential driveways from Mardon Avenue. The main driveway accesses an existing attached garage in the northeastern portion of the site and the secondary driveway will access the proposed garage on the western portion of the site.

Landscaping

There are no proposed changes to the existing landscape on the site, which consists partially of turf and desert landscaping in the front yard and additional desert landscaping in the rear yard.

Elevations

The plans show that the existing residence is one story and approximately 15 feet tall with a brick front and beige stucco exterior. The roof of the existing residence is a black, gabled, asphalt shingle roof. The elevations for the proposed detached garage show that the building will range in height from 13 feet up to 20 feet in height. The exterior of the proposed garage will consist of a beige stucco exterior to match the exterior of the existing residence. The roof is shown to be an angled, black, asphalt shingle roof. Access to the proposed garage is provided by 2 roll-up garage doors along the northern façade of the building with 3 access doors along the eastern side of the building.

Floor Plan

The plan for the proposed garage show that the 2,556 square foot garage will be divided into three different rooms. The main garage room will house personal vehicles and a shop area and is shown to be approximately 2,064 square feet. An additional 336 square foot storage room is off the main garage areas in the southeast portion of the building. This room is only accessible from the outside of the building. A lawn and garden room are shown to be 156 square feet and located at the southern end of the building. The lawn and garden room are separated from the main garage and is accessible only from the rear yard.

Applicant's Justification

The applicant states that the garage will be used for the storage of the applicant's RV's and other vehicles. The garage will also be used for general and gardening storage purposes. The applicant indicates that the reduction in building separation is needed due to lot conditions and the needed width for the garage entries.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified the site from the R-E zoning to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP & AE-60)	Single-family residential
South	Business Employment	IP (AE-60 & AE-65)	Office/warehouse complex

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**Waiver 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.

Staff finds that the purpose of requiring a minimum separation between buildings is to assure the crowding of structures on a site is reduced, as well as the mass viewed from the street. In this case, staff finds that the proposed building has been designed to maintain the necessary setbacks, but as a result has reduced building separation. Based on a survey of the surrounding area, there are no similar structures with the mass and size of the proposed garage. Staff can appreciate that each lot carries its own unique circumstances, in terms of building placement and conditions; however, staff finds that the building could have been designed to meet the minimum building separation requirements based on the size and circumstances of the lot in question. In addition, the applicant has not provided sufficient justification nor mitigation for the proposed reduction in building separation. Ultimately, staff finds that the request is the result of a self-imposed hardship and could pose a potential safety risk. For these reasons, staff cannot support this waiver of development standards. If the request is approved, staff recommends that architecturally compatible brick be incorporated on the front façade of the garage building to compliment the brick that is on the house.

Staff Recommendation

Denial.

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:

- Incorporate architecturally compatible brick into the front façade of the garage building.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; that approval of this application does not constitute or imply approval of any other County issued permit, license, or approval; 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

- No comment.

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 that if any existing plumbing fixtures are modified in the future, then additional capacity and connection fees will need to be addressed.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: SEAN TEGLIA

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