

07/16/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0243-RETANA ROSIO:

WAIVER OF DEVELOPMENT STANDARDS to reduce setback for a room addition in conjunction with an existing single-family residence on 0.23 acres in an RS10 (Residential Single-Family 10) Zone.

Generally located on the east side of Linn Lane, 115 feet south of Christchurch Avenue within Sunrise Manor. TS/jm/ng (For possible action)

RELATED INFORMATION:

APN:

140-28-812-001

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side setback for a room addition to 5 feet where 10 feet is required per Section 30.02.05 (a 50% reduction).

LAND USE PLAN:

SUNRISE MANOR - MID-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 980 Linn Lane
- Site Acreage: 0.23
- Project Type: Side setback
- Number of Stories: 1 (addition)/2 (existing home)
- Building Height (feet): 14 (addition)
- Square Feet: 480 (addition)/1,884 (existing home)

Site Plan

The plan depicts an existing single-family residence with a proposed room addition on the south side of the existing home. The proposed addition is shown at 16 feet by 30 feet and the front is flush with the existing front of the home. The roofline, colors, and materials are shown matching the existing home. The setback to the south property line is shown at 5 feet.

Landscaping

The applicant states that no changes are planned to the existing landscaping.

Elevations

The plans depict a single story room addition to the existing residence. The addition is shown at 14 feet high and has been described as to be constructed to match the existing home with regard to style, color, and materials.

Floor Plan

The plan depicts a 480 square foot, 16 feet by 30 feet, addition to the south side of the existing residence with interior access.

Applicant's Justification

The applicant states they plan to have family live with them but they would like them to have a space of their own. The proposed addition will grant them that space. They are requesting a waiver of development standards to allow for a side setback of 5 feet where 10 feet is required (a 50% reduction). The applicant states the addition roofline, color, and materials used will match the existing residence.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & East	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS5.2	Single-family residential
South	Mid-Intensity Suburban Neighborhood (up to 8 du/ac)	RS10	Single-family residential
West	Public Use	PF	School

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.

Although the proposed addition will feature a roofline, colors, and materials that are architecturally compatible with the existing residence, staff typically does not support requests to reduce setbacks unless sufficient mitigating measures are included to minimize the impact on adjacent properties. Staff finds that the applicant has not provided such mitigation, and the encroachment into the required setbacks is a self-imposed hardship that can be avoided by

constructing the addition in the rear of the residence rather than on the side. Therefore, staff cannot support this request.

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:

- 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; 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:

APPROVALS:

PROTESTS:

APPLICANT: JAMASON THEODORE

CONTACT: JAMASON THEODORE, 4504 SAN JUAN AVENUE, NORTH LAS VEGAS, NV 89032