

04/04/23 PC AGENDA SHEET

DETACHED GARAGE
(TITLE 30)

HAVEN ST/FORD AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-23-0025-WHETSTONE, LARRY & BEVERLY:

WAIVER OF DEVELOPMENT STANDARDS to reduce setbacks for accessory structures in conjunction with an existing single family residence on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the north side of Ford Avenue, 150 feet east of Haven Street within Enterprise. MN/sd/syp (For possible action)

RELATED INFORMATION:

APN:

177-16-302-017

WAIVER OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the rear yard setback for an existing detached garage to 3 feet where 5 feet is required per Table 30.40-1 (a 40% reduction).
 - b. Reduce the side yard setback for an existing accessory structure to 4 feet where 5 feet is required per Table 30.40-1 (a 20% reduction).
 - c. Reduce the rear yard setback for an existing accessory structure to 4 feet where 5 feet is required per Table 30.40-1 (a 20% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 124 E. Ford Avenue
- Site Acreage: 0.5
- Number of Lots/Units: 1
- Project Type: Detached garage & accessory structure
- Number of Stories: 1
- Building Height (feet): 12 (detached garage)/10 (accessory structure)
- Square Feet: 946 (detached garage & accessory structure)

Site Plans

The plans depict an existing single family residence located within a 4 lot subdivision. Access to the property is from Ford Avenue with the detached garage having a driveway for access through the cul-de-sac. The applicant is requesting to reduce the rear setback for an existing detached garage to 3 feet and reduce the rear and side setbacks to an existing accessory structure (outdoor shower) to 4 feet.

Landscaping

Landscaping is not required as part of this application.

Elevations

The existing detached garage matches the principal residence in architectural elements with a tile roof and stucco finish and is approximately 12 feet in height. The photos also depict an existing 10 feet tall accessory structure partially enclosed with wood siding for an outdoor shower. The metal roof and columns of the shade structure have been painted a subdued color, which is similar to the color of the house.

Floor Plans

The plans depict a garage used for storage of vehicles or personal possessions. The shade structure has an open floor plan with a portion enclosed for a shower, and the remaining portion being used as sitting area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the detached garage was built by a contractor who did not build it to Code in relation to setbacks. The applicant states they were told it was to Code. In addition, the neighbor to the north has stated they have no issues with the current configuration.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-1026-05	Reclassified 3,800 parcels from R-E to R-E (RNP-I) zoning	Approved by BCC	October 2005

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Ranch Estate Neighborhood (up to 2 du/ac)	R-E (RNP-I)	Single family residential

Clark County Public Response Office (CCPRO)

CE21-08624 is an active zoning violation for building without a permit.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

Analysis

Comprehensive Planning

According to Title 30, the applicant shall have the burden of proof to establish that the proposed request is appropriate for its existing location by showing that the uses of the area adjacent to the property included in the waiver of development standards request will not be affected in a substantially adverse manner. The intent and purpose of a waiver of development standards is to modify a development standard where the provision of an alternative standard, or other factors which mitigate the impact of the relaxed standard, may justify an alternative.

Staff finds the existing detached garage compatible and consistent with the existing principal structure. The architectural elements of the main house have been incorporated in the design of the detached garage, such as trims, paint, tile roof, and stucco. While the encroachments are existing, they seem to have minimal impact on the adjacent properties and neighborhood. The accessory structure with an outside shower will have minimal impact to the adjacent properties and is a common element for those residential properties with swimming pools. In addition, the applicant has stated the adjacent neighbor to the north has no issues with the existing detached garage; therefore, staff can support this request.

Staff Recommendation

Approval.

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

- 1 year to complete the building permit and inspection process, with any extension of time to be a public hearing.
- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; 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; and that this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- No comment.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Enterprise - approval.

APPROVALS:

PROTESTS:

APPLICANT: DARREN PARTRIDGE

CONTACT: DARREN PARTRIDGE, 124 E. FORD AVENUE, LAS VEGAS, NV 89123