

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0011-KAUFMAN ELENORA L TRUST & KAUFMAN MARK E TRS:

WAIVER OF DEVELOPMENT STANDARDS to reduce the front setback for a proposed accessory structure in conjunction with an existing single-family residence on 0.31 acres in an RS5.2 (Residential Single-Family 5.2) Zone.

Generally located on the east side of Pecos Road and the north side of Rochelle Avenue within Paradise. TS/nai/kh (For possible action)

RELATED INFORMATION:

APN:

161-19-101-012

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the front setback for a proposed accessory structure (detached carport) to 12 feet where 20 feet is the minimum required per Section 30.02.06 (40% reduction).

LAND USE PLAN:

WINCHESTER/PARADISE - LOW-INTENSITY SUBURBAN NEIGHBORHOOD (UP TO 5 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3410 E. Rochelle Avenue
- Site Acreage: 0.31
- Project Type: Proposed accessory structure (detached carport)
- Building Height (feet): 9 (proposed detached carport)
- Square Feet: 2,916 (existing primary residence) 240 (proposed detached carport)

Site Plan and Request

The site plan depicts an existing single family residence located east of Pecos Road and north of Rochelle Avenue. The front of the house faces east toward a private street and the rear yard faces west to Pecos Road. A proposed accessory structure (detached carport) will be installed on the driveway (northeast corner of the site). The proposed detached carport meets all of the required setback and separation requirements per Title 30 with the exception of the front setback. The applicant is requesting a waiver of development standards to reduce the front setback. The carport will be 12 feet from the front (east) property line where 20 feet is required within an RS5.2 zone per Title 30.

Floor Plans

The plans depict a 240 square foot detached carport. The proposed structure will be utilized to for the applicant's personal vehicle.

Elevations

The proposed carport has an overall height of 9 feet and is constructed of metal. The proposed carport is not architecturally compatible with the existing residence.

Applicant's Justification

The applicant would like to construct a metal carport in the front yard of the site to provide shade to the applicant's vehicle during the hot summer weather. The metal carport will be permanently installed to the ground and because of the metal material it will not deteriorate.

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, East	Low Intensity Suburban Neighborhood (up to 5 du/ac)	RS5.2	Single-family residences
West	Compact Neighborhood (up to 18 du/ac)	RM18	Multi-family residences

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

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.

Setbacks are intended to promote privacy, security, and an aesthetically pleasing streetscape and neighborhood. Staff finds that the location of the proposed detached carport is a self-imposed hardship. The applicant has the opportunity to construct the proposed carport closer to the residence to further increase the front setback. For example, the carport can attach to the house, which would provide a 20 foot to 21 foot setback from the front (east) property line. Furthermore, the proposed carport is not architecturally compatible with the main residence. Architectural compatibility is imperative when accessory structures are constructed within the front yard since architectural continuity may be compromised. For these reasons 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:

- Paint the carport to match the residence.
- Applicant is advised that 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; approval of this application does not constitute or imply approval of any other County issued permit, license or approval; 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)

- No comment.

TAB/CAC: Paradise - approval.

APPROVALS:

PROTESTS:

APPLICANT: MARK KAUFMAN

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