

01/21/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-24-0693-KLAPP, NICHOLAS & MOORE, MICHAEL ROBERT:

WAIVER OF DEVELOPMENT STANDARDS to reduce the side interior setback in conjunction with an existing single-family residence on 0.49 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located on the east side of Al Garrison Street, 205 feet north of Hickam Avenue within Lone Mountain. AB/dd/kh (For possible action)

RELATED INFORMATION:

APN:

138-04-304-003

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the side interior setback to 5.5 feet where 10 feet is required per Section 30.02.04 (a 45% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 4240 Al Garrison Street
- Site Acreage: 0.49
- Project Type: Single-family residence expansion
- Number of Stories: 1
- Building Height (feet): 14.5
- Square Feet: 3,470 (existing residence)/888 (detached garage)/1,574 (proposed addition)/5,932 (overall square footage)

Site Plan

The site plan depicts an existing single-family residence centrally located on the property and an existing detached garage located within the southeast corner of the property. The detached garage is set back 5.5 feet from the south property line, and will be connected to the existing house via a new expansion to the existing residence. The expansion from the east (rear) face of the residence will head east and connect to the north face of the detached garage. Since the existing detached garage is set back 5.5 feet from the south property line its connection to the principal residence will reduce the primary building setback to 5.5 feet.

Landscaping

The landscape plans depict the installation of three large trees spaced 30 feet apart on center behind the existing decorative fence along Al Garrison Street. The installation of sidewalks is not required with this application.

Elevations

Plans and photos of the site depict an existing one story single-family residence measuring 14.5 feet in height and constructed of stucco with a concrete tile roof. Similarly, the detached garage is also constructed of stucco with a concrete tile roof. The new expansion connecting the existing residence and the detached garage will be constructed of stucco painted to match the existing structures, and will also feature glazed windows and several doors allowing access to the rear yard.

Floor Plans

Plans depict the addition connecting the existing 3,470 square foot residence and the 888 square foot detached garage as being one large room with a closet at the northwest corner of the addition. There will also be a small set of stairs and an ADA ramp to account for a minor elevation change within the expansion. The addition will measure 1,574 square feet and be accessible from the interior of the existing residence and existing garage, as well as the rear yard via an accordion-style door on the north a swinging door on the south.

Applicant's Justification

The applicant states that this site has long been used as a community residence for elderly citizens, and that the expansion of the principal structure is to connect the detached garage and to give residents more room. Additionally, the applicant points out that there is another existing detached garage on the property to the south, and that the setback for it is 5 feet to the property line. Because of the two detached garages already existing, the applicant states that the newly required reduction of setbacks being requested is negligible. The applicant also states that views from adjacent properties should not be adversely affected by the addition.

Prior Land Use Requests

Application Number	Request	Action	Date
AC-900603-07	Community residence with 10 beds	Approved by ZA	May 2007

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North & West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential development

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 and separations are required to provide open space between buildings, reduce the bulk and mass of buildings, and ensure that a property is safe and visually appealing. Therefore, waiving setbacks and/or separations is generally not supported by staff. Staff finds that this request is a self-imposed hardship; it is not entirely necessary to attach the existing detached garage to the principal building. Additionally, staff finds that if extra space is needed for residents that the property owner should consider converting the existing attached garage to additional living space. A waiver of development standards would not be necessary if the applicant considers the aforementioned option. For these reasons, staff cannot support this waiver 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.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:**APPROVALS:****PROTESTS:****APPLICANT:** NICHOLAS KLAPP**CONTACT:** SHAWN LOGAN, 501 AARON WAY, BOULDER CITY, NV 89005