

03/04/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-25-0001-VARGAS, KARLA P MORALES:

WAIVER OF DEVELOPMENT STANDARDS to reduce the rear setback for an addition to an existing single-family residence on 0.17 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-65) Overlay.

Generally located on the west side of Longfellow Street, 195 feet south of Timberlodge Lane within Sunrise Manor. WM/my/kh (For possible action)

RELATED INFORMATION:

APN:

140-07-511-041

WAIVERS OF DEVELOPMENT STANDARDS:

Reduce the rear setback for a building addition to 13 feet where 20 feet is the minimum required per Section 30.02.06 (a 35% reduction).

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: 3897 Longfellow Street
- Site Acreage: 0.17
- Project Type: Single-family residential addition
- Number of Stories: 1
- Building Height (feet): 13 (existing residence), 13 feet, 1 inch (addition)
- Square Feet: 1,260 (existing residence), 600 (addition)

Site Plan

The site plan depicts a single family residence on a 0.17 acre parcel with the front of the residence facing Longfellow Street to the east. The proposed building addition is located at the rear of the home, on the northwest corner of the residence. With the addition, the new setback will be 13 feet from the west (rear) property line, 5 feet from the north property line, and 38 feet from the south property line.

Elevations

The overall height of the addition to the home is 13 feet, and 1 inch. The exterior materials to the addition will match the existing residence. The elevation plans show stucco exterior walls with asphalt shingle roofing will be incorporated into the addition.

Floor Plans

The floor plan for the proposed addition depicts a home office and a master bedroom. The overall area of the addition is 600 square feet.

Applicant's Justification

The applicant would like to utilize the rear yard to accommodate the family needs. The proposed addition has been designed to integrate with the existing residence while preserving the overall aesthetic of the neighborhood. The proposed setback of 13 feet to the west property line will allow the backyard to be better utilized since the back yard is a large area. Per the applicant, they have carefully considered the design to ensure that the addition will not disrupt the privacy or enjoyment of neighboring properties and the applicant is committed to implement any measures necessary to mitigate potential impacts.

Surrounding Land Use

| | Planned Land Use Category | Zoning District (Overlay) | Existing Land Use |
|---------------------------|---|----------------------------------|--------------------------|
| North, South, East & West | Mid-Intensity Suburban Neighborhood (up to 8 du/ac) | RS5.2 (AE-65) | Single-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.

Building setbacks are imperative when designing any new structure and/or any new building addition. Furthermore, building setbacks establish a physical buffer between residences to establish privacy, lessen light and noise pollution, and to create additional visual appeal. The applicant's rear yard has ample room to accommodate a different building addition design which will meet code. Staff finds this request to be a self-imposed hardship; 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 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.

TAB/CAC: Sunrise Manor - approval.

APPROVALS:

PROTESTS:

APPLICANT: KARLA MORALES VARGAS

CONTACT: KARLA MORALES VARGAS, 3897 LONGFELLOW STEET, LAS VEGAS, NV 89115