

04/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-24-0007-BURTON, GRACIE L. REVOCABLE LIVING TRUST & BURTON, GRACIE L. TRS:**

**WAIVER OF DEVELOPMENT STANDARDS** for a setback for an attached carport.

**DESIGN REVIEW** for architectural compatibility for an attached carport in conjunction with an existing single family residence on 0.2 acres in an RS5.2 (Residential Single-Family 5.2) Zone within the Airport Environs (AE-70) Overlay.

Generally located on the east side of Pisces Court, 130 feet north of Alto Avenue within Sunrise Manor. WM/dd/ng (For possible action)

---

RELATED INFORMATION:

**APN:**

140-18-214-048

**WAIVER OF DEVELOPMENT STANDARDS:**

Reduce the front setback for an attached carport to 7 feet where 20 feet is required per Section 30.02.06 (a 65% reduction).

**DESIGN REVIEW:**

A proposed attached carport that is not architecturally compatible with the existing residence where required per Section 30.04.05E.

**LAND USE PLAN:**

SUNRISE MANOR - BUSINESS EMPLOYMENT

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: 2834 Pisces Court
- Site Acreage: 0.2
- Project Type: Attached carport
- Number of Stories: 1
- Building Height (feet): 8 (carport)
- Square Feet: 300

Site Plan

The plan depicts a proposed carport attached to the front of an existing single family residence. The carport is being depicted as 20 feet wide and 15 feet long and will be attached to the western

portion of the home along the garage. This addition to the home will reduce the front setback to 7 feet to the post.

Landscaping

No changes to the existing landscaping are proposed or required with this application.

Elevations

The plans for the proposed carport depict the addition as being 8 feet tall at the highest point, with multiple beams supporting a gently sloped roof. The existing residence is comprised of white wood panels and a asphalt shingle roof, while the proposed carport would consist of aluminum posts and aluminum roofing painted to match the color of the residence.

Applicant's Justification

The applicant states the carport is being installed to protect the homeowner's personal vehicles from the elements. Additionally, the applicant states that the carport will be architecturally compatible, as it will be constructed of metal painted and textured to resemble the wood beams and roof of the front of the existing residence.

**Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North, South, & West	Business Employment	RS5.2 (AE-70)	Single family residential
East	Business Employment	RM32 (AE-70)	Multiple family residential

**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 uses 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.

Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or

undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

#### Waiver of Development Standards & Design Review

While the reduction of the front setback may not negatively impact the properties adjacent to the project, the reduction of the front setback would be a self-imposed hardship. Additionally, the applicant gave no justification as to why the project could not be architecturally compatible with the existing home, and did not provide any mitigation for front setback reduction. Architectural compatibility and setbacks from the street help preserve the neighborhood characteristics. With these factors in mind, 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)**

- No comment.

**TAB/CAC:** Sunrise Manor - approval (carport to be architectural compatible with the home and neighborhood).

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** COVERING NEVADA

**CONTACT:** COVERING NEVADA LLC, 4750 E. COLORADO AVENUE, LAS VEGAS,  
NV 89104