

09/07/21 PC AGENDA SHEET

SINGLE FAMILY RESIDENTIAL
(TITLE 30)

SIRNOBLE ST/REQUA AVE

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

WS-21-0331-MEDINA, SARA E.

WAIVER OF DEVELOPMENT STANDARDS to reduce the setback for a room addition in conjunction with an existing single family residence on 0.1 acres in an R-2 (Medium Density Residential) Zone.

Generally located on the east side of Sirnoble Street, 90 feet north of Requa Avenue within Sunrise Manor. WM/sd/jo (For possible action)

RELATED INFORMATION:

APN:

140-33-415-048

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the rear setback to 5 feet where 15 feet is required per Table 30.40-2 (a 67% reduction).

LAND USE PLAN:

SUNRISE MANOR - RESIDENTIAL SUBURBAN (UP TO 8 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 36 Sirnoble Street
- Site Acreage: 0.1
- Number of Lots/Units: 1
- Project Type: Room addition
- Building Height (feet): 9 (room addition)/23 (residence)
- Square Feet: 316 (room addition)/2,080 (residence)

Site Plans

The plans depict an existing single family residence that is approximately 2,080 square feet on 0.1 acres. The applicant has submitted plans that show a room addition to be constructed onto the rear exterior of the residence with an encroachment into the rear yard by 10 feet, leaving a 5 foot setback. A zero foot side yard setback was approved for this and other adjacent properties within the neighborhood along with a reduction in the front yard setbacks. The existing residence is already encroaching into the side yard along the northern property line and the room addition as proposed will follow the existing building edge. Access is from Sirnoble Street.

Landscaping

Landscaping is not a part of this application.

Elevations

The plans depict an existing single family residence that is 2 stories with access from Sirnoble Street. The proposed room addition will match the existing residence in architectural style and materials with a stucco finish and paint colors.

Floor Plans

The plans depict a room addition of approximately 316 square feet with a bathroom, bedroom, and open area with interior access to the residence and to the outside patio area.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant is seeking to add the room addition to provide proper care for a sibling that has current medical issues. The applicant would like to have the room addition approved so her sibling will not have to go up and down the stairs. Unfortunately, there is a 23 foot rear setback which would only allow an 8 foot wide room addition. This 8 foot width would not be sufficient for a room addition.

Prior Land Use Requests

Application Number	Request	Action	Date
ZC-143-80	Reclassified from R-E & R-1a to R-2 zoning for a single family subdivision	Approved by BCC	June 1980

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North, South, East, & West	Residential Suburban (up to 8 du/ac)	R-2	Single family residential

Clark County Public Response Office (CCPRO)

An active violation (CE20-06324) for building without a permit is on file with the Public Response office.

STANDARDS FOR APPROVAL:

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

Analysis

Current 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.

A review of the history of this neighborhood shows that a previously approved zone change (ZC-143-80) application from an R-E to an R-2 zone also permitted the homes, including the applicants residence, to have a zero foot setback along one side property line. The request is to reduce the rear yard setback to 5 feet along the east parcel line. Title 30 allows a room addition for 50% of the building width to have a 10 foot setback, this request exceeds that allowance. The applicant has not proposed any mitigation measures that lessen the impact of a relaxed standard and has not proven that the neighborhood will not be negatively impacted. Aerial photos of the immediate neighborhood do not show any structures with a 5 foot setback similar to the applicant's request. Staff finds that this request is a self-imposed hardship, which staff cannot support.

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 Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

If approved:

- 1 year to complete with any extension of time to be a public hearing;
- Plant a row of medium trees along the east property line to shield the room addition from the neighboring property to the east;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- 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; and that 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.

Public Works - Development Review

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Sunrise Manor - denial.

APPROVALS:

PROTESTS:

APPLICANT: LARRY J SANCHEZ

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