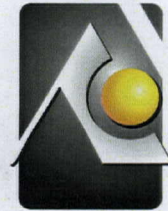


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December 18, 2007

City of Las Vegas  
Planning and Development Department  
APN : 162-02-116-008

The home in question is located at 1620 Curtis Drive and is owned by Mark and Betty Chapman, long time Las Vegas residents. In an effort to maintain the value of their property they have decided to demolish a dilapidated covered parking area and replace it with a new prefabricated steel garage. This garage will be a non-habitable structure used only for vehicle and equipment storage. Using the industry standard dimensions to save costs on the building have posed some positioning issues for the garage on the site. In our analysis of the requirements we find it necessary to request a variance of the following design standards; height of the new garage, and required setback for accessory structures.

The height of the existing home is at 13'-3 1/8" measured as the average height level between the eaves and the ridge line as indicated on Sheet A4.0 of the submittal package. This same drawing indicates the height of the new garage to be 14'-0 7/8", making the garage taller than the existing home by 9 3/4". However, the ridge of the existing home is at 16'-7 1/2" while the ridge of the new garage is 14'-10 3/4", making the existing home taller by 1'-8 3/4". As such, we request a variance of standards for the height of the new garage.

Calculations for the following allowable coverages can be seen in the code study on Sheet A0.0. In order to meet the lot coverage requirements, the Chapman's are going to demolish an existing storage building on the property. Since the main power for the house comes in at the storage building the demolition will need to occur after the new garage is complete. This will allow the Owner to relocate the electrical service to the new garage. The accessory structures square feet (1,000 sf) is only 35.7% of the square feet of the principal structure (2,803 sf); a maximum of 50% is allowed. The rear yard coverage is at 15.7% where 50% is allowed. The accessory structures square feet are 1,000 and the rear yard square feet is 6,368. The total lot coverage is 49% where 50% is allowed. The total structures square feet are 3,803 and the lot square feet is 7,760 square feet. Therefore, no variance for coverage is required.

The code requires a setback of 3'-0" for all accessory uses; we meet this requirement with the exception of a 9'-3 1/2" lineal section that encroaches on that setback. This area can be seen on Sheet A1.0 of the submittal package. This condition is caused by the rear property line not being parallel to the rear wall of the house. Since we are maintaining the 6'-0" required setback from the home this places the rear corner of the new garage a maximum of 6 1/4" into the setback. As such, we request a variance of standards for the required setback of 3'-0" for accessory structures.

The new garage will be painted to match the existing home. The siding is standard metal siding with no patterns in it. Painting the new garage will also help to eliminate any glare problems that would arise from a natural finish to the siding.

The new garage is located in the rear yard, beyond a locked privacy gate. Therefore, it meets all requirements for accessory structures not to be located in the front yard or in front of the principal structure. All fences and walls are existing and are not being altered as part of this submittal.

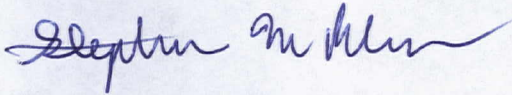
**VAR-26108**  
**02/14/08 PC**

The surrounding properties are at a lower grade to the property in question. The neighbor at the rear of the home has a grade level 1'-3" lower than the subject property at the shared block wall. Some of the most adjacent neighbors have signed a letter of support for this project, which has been included in the submittal package for your review.

Photographs of the existing rear yard have been included. Also included are photos of the front of the house from across the street. These two photos show that the garage is not visible from the street.

We appreciate your time and attention to this matter and would appreciate your support of our requests.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephen M. Black", with a stylized flourish at the end.

Stephen M. Black, AIA  
President and CEO  
**ASYLUM** design, llc

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