

612 Ordrich Place
Las Vegas, NV 89145
December 26, 2007

City of Las Vegas
Department of Planning & Development
731 South Fourth Street
Las Vegas, NV 89101

JUSTIFICATION LETTER

Re: Variance for Shed at 612 Ordrich Place (2 pages)

Dear Madam or Sir:

This letter and the application package submitted with it is a request for a Variance for the placement of a shed in my backyard in Jonathan's Glen. The houses in the Jonathan's Glen and Jonathan's Glen II developments do not have garages (only carports), so homeowners rely on self erected sheds to store their belongings. The intended use is storage of my personal belongings.

VARIANCE

I request for a Variance TO ALLOW A SETBACK OF ONE-HALF FOOT ON THE SIDE YARD WHERE THREE FEET IS REQUIRED AND A SETBACK OF FOUR FEET TO THE PRINCIPLE STRUCTURE WHERE SIX FEET IS REQUIRED FOR A PROPOSED ACCESSORY STRUCTURE, CLASS II (SHED).

My side yard is the South side of my property and the placement of the shed it next to my neighbor's lot line where the North wall of her house sits (616 Ordrich Place, Lot 12 of Jonathan's Glen). The shed wall is 18 inches from her house (about 6 inches between the eaves of her house and the shed).

The shed is on the South side of the principle structure (my house) and the walls are 6 feet apart, as the City code requires, but the eaves of the house and shed each extend into this space such that there is about 4 feet between the eaves of my house and the shed.

SUPPORT FOR VARIANCE

I have approval from my neighbor, the homeowner of 616 Ordrich Place (Lot 12), and approval from the Board of Directors of the Jonathan's Glen Homeowners Association. Each provided a letter of support for this variance request. I have included their letters in my package.

HISTORY

In preparing for the shed, I spoke with a gentleman named John (I do not know his last name) in the Building department on September 17, 2007 about what I was contemplating, the permit

process, and how to go about getting a permit. On September 18, 2007 I came into the office and pulled a permit. The original concept of the shed was too small for my storage needs, so I went with a larger shed (purchased from Home Depot, build by Tuff Shed).

The first inspector, Danny Sineath, inspected on October 4, 2007 and noted the shed sat closer to the property line than originally planned. He explained that he could not tell me the fire rating requirement or even whether there was a fire rating required for the shed, but he wrote on his inspection report "Need Engineer to address possible 1 hr rating..." and explained to me I need an engineer to help. I did as he suggested, and sought the advice of engineers in the field and hired a carpenter to erect the fire wall the engineers suggested.

The second inspector, Lenny (I do not know his last name), inspected on November 13, 2007 and noted that the fire wall was installed but explained that I needed to get the plans revised to show the final dimensions of the shed before he could pass the shed for inspection.

I then went back to Building and Planning on November 15, 2007 to get the plans revised, during which it was explained I would need a variance first, before even addressing the fire wall. After discussing the endeavor with both the Building and Planning departments, I began the process and had my initial planning meeting on November 30, 2007 with Robert Summerfield from Planning & Development and Elden Severin from Building & Safety.

JUSTIFICATION

I believe the Variance is justified in that the proposed structure complies with the Building requirements and I have cooperated with and followed the various instructions I have received from the Planning and Building departments and the inspectors, even at times when some of the directions were in conflict. For example, I have received conflicting information as to whether I need a Variance for a setback requirement from the front yard wall—this placement was approved on the initial plan by Planning and Building, but was later questioned by one person and refuted by another—and if this is required, then I add this to my Variance request above.

I have taken every step requested, and I have received approval and support from my neighbor and the homeowners association. I also note that my proposed plan is a very common configuration in other yards in the development. I ask that you consider the application package and approve this request. Should you have any questions or comments, please feel free to call me at 818-486-5425. Thank you for your attention.

Sincerely,



Vincent J. Roth