

BURGER RESIDENCE
1405 GOLDEN OAK
LAS VEGAS NEVADA 89117
APN 163-03-210-010

RE: VARIANCE REQUEST FOR BUILDING ADDITION SETBACKS
USE PERMIT FOR ACCESSORY APARTMENT
VARIANCE FOR BUILDING HEIGHT OF ACCESSORY APARTMENT
VARIANCE REQUEST FOR BUILDING HEIGHT OF POOL CABANA

MR BURGER'S RESIDENCE IS A EXISTING FLAT ROOF SEMI-MODERN STYLE ARCHITECTURE. MR. BURGER IS A INTERIOR DESIGNER BY TRADE, HE HAS BEEN LIVING HERE FOR APPROXIMATELY 18 MONTHS, AND IS PLANNING ON STAYING IN THIS DEVELOPMENT FOR A WHILE. HIS REMODELING OF THE EXISTING HOUSE IS TO REMOVE AND EXTEND THE ROOF TO A PLATE HEIGHT OF 14 FEET, WITH A NEW FLAT ROOF AS PER ELEVATIONS PROVIDED. THE THEME OF THIS HOUSE IS TO HAVE A VERY SIMPLE, CLEAN, MODERN LOOK WHEN FINISHED, WITH A CONSISTENT PARAPET HEIGHT. BELOW WE HAVE DEFINED THE VARIANCES REQUESTED FOR THIS PROJECT.

FRONT: 55'-0" EXISTING SETBACK REQUESTING 2'-6" OF ADDITIONAL ENCROACHMENT ABOVE ALLOWABLE 10% REDUCTION IN SETBACK MAKING STBACK 47'-6" TO CENTERLINE OF STREET, 27'-6" BACK OF CURB TO GARAGE ADDITION.

SIDE: REQUEST FOR SETBACK ADJUSTMENT ON SOUTH SIDE OF RESIDENCE TO ALLOW BUILDING ADDITION TO A SETBACK OF 5'-0".
REQUEST FOR SETBACK ADJUSTMENT ON NORTH SIDE OF RESIDENCE TO ALLOW BUILDING ADDITON SETBACK TO 6'-6" (SEE SITE PLAN).

REAR: 50'-0" SETBACK, REQUESTING A SETBACK TO 46'-0" WHICH IS WITHIN THE ALLOWABLE 10% REDUCTION IN SETBACK.

ACCESSORY APARTMENT: REQUEST FOR USE PERMIT FOR THIS PROJECT(COOKING FACILITIES). BUILDING HIEGHT SHALL MATCH PROPOSED HIEGHT OF MAIN STRUCTURE OF 18'-0".

POOL CABANA: VARIANCE REQUESTING TO RAISE MAXIMUM ROOF HEIGHT (CURRENTLY AT 12'-0") TO MATCH PROPOSED PARAPET HEIGHT OF HOUSE TO 18'-0" ABOVE FINISH FLOOR.
THIS IS AN OPEN AIR STRUCTURE NO SOLID WALLS AT ANY SIDE, WE BELIEVE THIS IS NECESSARY TO BE CONSISTENT WITH STYLE OF THE RESIDENCE.

WE ARE SURE THIS WILL BE A BEAUTIFUL RENOVATION WHEN COMPLETED,WE HOPE THAT YOU FINDTHE VARIANCES ACCEPTABLE AND APPROVE THIS PROJECT.

THANK YOU,
SHAWN LOGAN
(RESIDENTIAL DESIGNER)
THOMAS BURGER
(INTERIOR DESIGNER)



VAR-26858
REVISED
03/27/08 PC