

City of Las Vegas
Las Vegas, NV

2 May 2008

Re: Request for variance on height restrictions

At this time I would like to request a variance on the height restrictions on my property located at 5100 Grand Teton, Las Vegas, NV.

I have recently purchased and had installed a batting cage and pitching machine on my property. In doing so, I have exceeded the height restrictions imposed by approximately 3 feet. The purpose for the increased height is to allow for two things, safety of both persons and property and ability to truly experience the batting.

Pitching in this cage is done both manually or by a pitching machine. Both the machine and the pitchers are capable of 95 plus M.P.H pitches. The size of this cage is to allow for containment of the balls and the batters safety. Pitches that are batted straight up can be traveling at velocities higher than 350 Feet per second. The increased height allows a significantly higher safety margin where batted balls may return straight down and hit the batter.

For instance if one compares a cage with a height of 12 feet to a cage with a height of 24 feet you notice that the ball has to travel twice as far to come back and hit the batter. Combined with the decrease in velocity over the extra distance, the batter is allowed more than twice the time to avoid getting hit. Considering the skill and power of pitching expected in this cage, maximum height is important. In addition the net manufacturer recommends that you do this to give the netting a useful lifespan.

This batting cage has been professionally installed and engineered for safety and durability. The surface inside the cage is artificial turf that requires no water to maintain and it helps with dust control.

At the time of designing the batting cage, and the placement on my property, I was unaware of the height restrictions due to the fact that the surrounding properties all exceed the height of my cage. The houses on both sides of my property are over 3 feet higher than the batting cage itself.

Furthermore, the batting cage is not loud or in anyway a nuisance to the adjoining properties or the community in general.

I would appreciate your consideration in granting my request for variance.

Thank you


John Moss
5100 Grand Teton
Las Vegas, NV

VAR-28974
08/28/08 PC