

Justification Letter

3/4/09

1317 S. 6th street

Dear Planning Dept.

My name is Michael Goodwin and my wife and I purchased the property located at 1317 S. 6th Street in January 09. We love the downtown market and wanted to improve this property and restore it to it's original glory.

We got a visit from Las Vegas Code Enforcement shortly after beginning the upgrades. We were told that a neighbor had called to say that we were doing illegal work on the property. The enforcement officer let us know we needed permits to do some of the small upgrades we were in the process of completing. We have done so and have completed the work successfully. She also informed us that the "casita" that is in the back of the house is not found on any of the city records. She stated that we would need to go to the planning dept for a special permit because it was not built to today's set back regulation. This Casita by all indications looked to be an original portion of the home which was built in 1951. We would like to receive a Variance to allow this historic building to remain, as it is an important part of the property. The Variance is to allow for a zero (0) foot set back on the south and east perimeter.

We have done some research and cannot find the original plans to the house, although by all indications, the "casita" was built with the house back in 1951. I have photo's of the construction of the house, and the "casita" looks to have been built simultaneously. The few items that we did find in City records have very vague drawings, or none at all. A permit that was approved in 1970 to convert the carport to a den will show how nondescript the drawings were compared to what we are submitting today. We also have a permit from 1964 that actually have no drawings at all. I would like to also note, that in our research, we found no complaints at anytime about this structure.

We purchased this property, not knowing that this structure wasn't on any existing plans. Although, we wouldn't have guessed it wasn't a legal structure since it did look to be an original portion of the other improvements on the property. The nature of our project is only to improve the property at the same time as preserving a small part of this historic neighborhood.

I have driven the neighborhood and realize that there are many buildings built on property lines in the blocks surrounding our house. Although I am not sure about the "legal" status on any of these structures, I would presume that this may have been either permitted in the 1950's or was at least a common practice back then.

Thank you for your consideration and we look forward to completing our re-creation of this downtown gem.

Sincerely
Michael & Camilla Goodwin

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