

Justification Letter

October 26, 2009

**Re: Addition to Residence
 Steven K. Kern
 413 Meadow Valley Drive
 Las Vegas, Nv 89107**

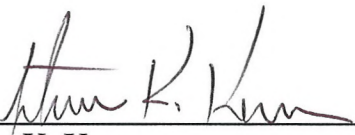
APN 139-31-610-037

An addition to the existing residence was constructed by a previous owner without permits. Upon site observation of the existing conditions, it was determined that the addition encroaches into the rear-yard setback.

A Variance is requested to allow an 11' rear yard setback to the existing addition where 15' is the minimum (27% reduction). The rear-yard encroachment consists of an area 28' wide and 4' in depth.

The existing main structure consists of a stucco exterior with composition shingle roofing. The addition was constructed with a grooved exterior wood (T-1-11) siding material. The siding material is to be removed and replaced with new stucco and paint to match the main structure. All other features of the addition match the existing residence.

With the exception of the setback encroachment, the existing and/or proposed design complies with all R-1 zoning regulations.



Steven K. Kern

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