

DATE 02 / 24 / 10

TO : PLANNING AND DEVELOPMENT DEPARTMENT
FROM : ALLEN HUGHES JR. / DEBBI MAZZA
SUBJECT : JUSTIFICATION LETTER

I Allen Hughes Jr. owner of AN T Enterprise Inc. and representative for Debbi Mazza, are asking for a variance at the property at 316 Brighton Rd, Las Vegas, Nv 89128.

The variance needed at the home is for a room addition. The measurements are roughly 17'x 15', and will be located in the back of the home. The total number of family members is five. The latest addition is a young baby girl. The family would like to add- on to have a game room for the children. The need for a variance is due to the distance from the addition to the back wall of the property line. Normal zoning requirements for habitable space is 15feet but with the needed size of the room the space will be shorted by four feet. Making the distance 11feet from the wall.

We ask first that you allow this due to the pool that already exist, with the shorten distance. But secondly, because of the size of the lot and others who have already received the variance in this particular neighborhood.

We understand the aim in creating a standard for residential properties, But feel in our case and this neighborhood we would not be creating a nuisance or eyesore but in fact, a nice compliment to the home. With the additional space being within means of square footage of the neighborhood.

Finally, in adding an aid to the decision process, we will give these addresses of those who have added additional space to their homes:

7308 PINEDALE
416 HUNTLY
501 SAM JONAS
7305 RAINCLOUD
7309 ARAGON
7301 BLIZZARD

RECEIVED

APR 12 2010

VAR-37927