

March 25, 2013

JUSTIFICATION LETTER: 1225 Buehler Drive, Las Vegas, NV 89102

The reason for this variance request is due to a prior homeowner enclosing the carport without proper permitting more than 10 years ago. When I bought the house on January 10th and proceeded with a 201K renovation loan, I was made aware that I had inherited this problem so I am trying to bring everything up to code.

The original carport structure with enclosed shed has a non-load bearing wall located under the original load bearing beam. This wall was installed approximately 10 years ago. The wall was not permitted and I am attempting to permit wall. Wall was reviewed by contractor and Wright Engineering has certified the structural integrity of the wall. The original setback from carport/garage has not been changed or modified. I am upgrading all existing siding to stucco.

I have visited with the neighbors and they are in full support of my request (Holly & Don Drury, the neighbor whose property adjoins the side yard with the garage, has written a letter of support). I am attempting to enhance the property value with improvements. If I have to convert the garage back into a carport, it will cause property value to decline.

Thank you for your consideration.

Brian Burton

Cell: 702-539-3430

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City of Las Vegas
Department of Planning & Development

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