

June 23, 2014

City of Las Vegas Planning Department
333 North Rancho Drive
Las Vegas, Nevada 89106

Re: Justification Letter - Rear Setback Variance Request - 3020 Campbell Circle

To Whom It May Concern:

Please accept this Letter of Justification for my variance request for approval to reduce the minimum rear yard setback waiver for an accessory structure as outlined in Title 19, Section 19.06.060, Table 2, from the required 10'-0" to 5'-0". It is my desire to construct an accessory structure (Class II) to be used as a family oriented "pool house" in conjunction with other activities associated with a standard single-family residence back yard use, including the existing swimming pool and yard play area.

I am requesting this setback variance to allow for more usable open landscape and green space between the existing single-family residence and the new accessory structure. Rather than having an additional five feet on the north side (ten feet total if the intent of the code is met) of the proposed accessory structure that becomes no usable space and cannot be used for the living area of the yard, it is my desire to make this part of the usable play and open space of the existing backyard area. Based on the layout of my yard and the adjacent neighbor's yard, I find there is no need to provide the required ten feet separation per Title 19, as the requested five feet will still provide adequate separation from the adjacent property and still meet the intent of the code for separation.

Given the proposed location of the "pool house" on the property this reduced rear yard setback will have minimal, if any, impact on the one adjacent neighbor this will affect (221 Campbell Drive). In fact, the side yard of the neighbor's property consists of the south side of their garage and an access driveway to their backyard. Additionally, due to my parcel size and the proposed location on my property (being a corner lot), the only other adjacent neighbor (3016 Campbell Circle) to the east is not impacted by this request. Both neighbors have provided a letter of support for this variance.

In review of the surrounding neighborhood, I find this request is not out of line. Many of the other existing accessory structures currently constructed have a less than ten-foot setback. The proposed accessory structure will match the same styling and materials of the primary residence, which is currently undergoing a renovation to clean up and update the styling, landscaping, and other features.

The proposed reduction in the rear yard setback will not have a negative impact to the neighborhood while providing needed play and open space for my family. I respectfully request approval for this variance.

Respectfully,



Andrew B. Donner
3020 Campbell Circle

VAR-54750

PRJ-54651
06/24/14