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June 15, 2014

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

Re **Application for Side Yard Variance – Justification Letter**
4530 Dover Place
APN #139-31-410-026

To Whom It May Concern:

Please accept this letter as the applicant's justification for a variance to permit the Side Yard Variance for an overhead shade structure on the west side of the above-referenced property. The property is situated north of Charleston, east of Decatur, near Arizona Charlie's Hotel and Casino.

The applicant purchased the subject property in 2011. The property was in distressed condition and had been vacant for years with the exception of periodic invasions by squatters. The house had been trashed inside and out including damage to the perimeter block walls. The landscaping was dead and the front and back yards were strewn with junk, including abandoned car parts and other debris.

The applicant has undertaken a comprehensive effort to restore the property to a habitable condition and to upgrade it to its current state, which can fairly be described as now being the most attractive and well-kept property in the neighborhood. As part of the effort to improve the livability of the residence and its aesthetic appeal, the Applicant built a roof-overhang along the entire front of the home and extended it to incorporate a shade structure along the west side of the house which now extends to the property line. Applicant incorrectly believed that since many neighbors had shade structures, it was permissible for him to build one also. Unfortunately, the applicant did not check the updated zoning regulations or building permit requirements.

Few of the nearby homes have enclosed garages, but many residents have sought to provide shade shelters for their vehicles alongside their homes, intruding into the side setback areas of their homes. It appears that there are now 10 such shade structures among the 30 homes that front onto Dover Place, including the Applicant's. To the Applicant's knowledge, no complaint has ever been lodged as a result of these other structures, although it is possible that some may have complied with the applicable codes when built.

DMWEST #10772285 v1

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Attached is a petition of support for the variance signed by neighborhood residents.

The requested variance will, if granted, authorize the shade structure and allow an improvement that not only enhances the subject property, but is compatible with the surrounding neighborhood. Accordingly, it is respectfully requested that the application for a variance be approved.

Sincerely,



Bill Curran

WPC:cw
Attachment

Mark Rex

From: Kristen Goodell <Kristen@aptusgroup.com>
Sent: Tuesday, July 01, 2014 2:16 PM
To: Mark Rex
Subject: Fwd: Dover place

Kristen G. Goodell, AIA
APTUS
1200 S. 4th Street, Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
M 702.501.6825
kristen@aptusgroup.com
aptusgroup.com

Begin forwarded message:

From: Kristen Goodell <kristen@aptusgroup.com>
Subject: Fwd: Dover place
Date: July 1, 2014 1:33:14 PM PDT
To: mrex@cityoflasvegas.gov

Kristen G. Goodell, AIA
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1200 S. 4th Street, Suite 206
Las Vegas, Nevada 89104
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kristen@aptusgroup.com
aptusgroup.com

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Begin forwarded message:

From: Bruce Bilyeu <bruce@mosaicbg.com>

Subject: Dover place

Date: July 1, 2014 12:58:23 PM PDT

To: Kristen Goodell <kristen@aptusgroup.com>

Shed. 8' eave. 10' ridge

House 8' eave. 13' ridge.

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