

Justification letter for patio cover.

6281 Bullring Lane

Las Vegas NV 89130

July 1, 2018

I am requesting a variance to have a set back to my patio cover of 4' (four feet) where a 15' set back is required

My husband and I built a detached workshop on the rear portion of our acre property in the northwest. It's a ranch estate or desert rural. My husband knew I wanted a patio cover on the structure for shade in the rear part of our yard.

My husband hired a worker that built a patio on my neighbor's property to build a cover on the workshop in the back. The patio cover wraps around the building and provides for shaded storage of ladders and such.

About a year later I received a call from the Clark County Assessor's office wanting to assess the workshop and the cover. They could only find the permit for the shop. I immediately notified the Building Official of Las Vegas about the non-permitted cover and began the process of permitting it.

The Planning requirement for a cover in my zone is 15' setback to the property line. I believe this is because most people would put a cover on the main structure residence. I wanted shade in the rear of the property as well so where I have a 10' required setback to the property line from my shop the cover is 15'.

The patio cover is installed at 4' to the columns and I have received notification from the building department about the interpretation of the cover.

I am asking for a variance to 4 feet as the patio cover is currently installed and I will wrap the columns and beams with exterior type X sheetrock and stucco to create a 1 hour fire resistive construction to the columns and beams. This would create compliance with the 2012 IRC chapter 3, specifically table 302.1. I have included a letter from the rear neighbor as well who lives on an acre and takes no exception to the cover.

The cover was a surprise from my husband and we would like to keep the cover in the current location. The cost of the cover was approximately \$ 400.00 and to be compliant with base code because of the 15' setback interp I would have to remove over 75 % of the cover.

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My husband and I have spent the better part of 6 years updating and remodeling this property and have pulled permits with every application. The lack of permit for this structure was an oversight, and was disclosed to the City of Las Vegas the day we received this information. By looking at the online portal I see a minimum of 9 permits pulled over the past six years. We appreciate your consideration of this variance.

Doug and Valarie Evans

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