

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
495 S. Main St.
LAS VEGAS, NV 89101
702-229-6301

DAVID MAIORANA
1825 E. OAKLEY BLVD.
LAS VEGAS, NV 89104

REFERENCE: APPLICATION # 23-0520 (CE23-01911) LETTER OF JUSTIFICATION

The purpose of this request is to resolve a violation of setback requirements that occurred during the construction and placement of this carport. This carport was constructed in 2016 by a licensed contractor in the State of Nevada. This contractor has since retired and is no longer in business.

The carport is constructed of an aluminum/steel pre-manufactured product specifically designed for patios and carports. The product style and color were selected to blend into the existing home style and color to create clean lines and a seamless transition while providing an aesthetically pleasing view from neighboring properties. The "Amerimax" product is designed in accordance with and listed under ICBO Evaluation Report 2621P and ICC-ES Evaluation Report ESR-1398P. Additionally, an evaluation of the installation was performed by a licensed Professional Engineer in the State of Nevada to assure that the installation was performed in accordance with the above listed requirements and in conformance with the structural IRC codes as adopted by the City of Las Vegas.

This request is for a variance for the existing carport with a corner side yard setback of 0'.

The current setback requirement for a SFR (R-1) in my area is 15'. This carport is setback 1' from the property line (measuring from the overhang to the property line) the carport has a depth of 21' and height of 8' to accommodate oversized vehicles.

The existing garage lacks the required height (measured at the garage door) to park my vehicles. The carport is in front of the existing garage and covers the existing driveway to within 1' of the property line. The carport provides outside security lighting and cameras to provide security for the vehicles. My carport lighting provides the only outdoor lighting on Burham Ave. between Oakley Blvd. and Griffin Ave.

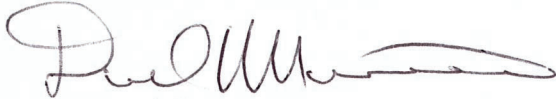
Burnham Avenue is the "Homeless Highway" between Charleston Blvd, on the north, and Sahara Avenue on the south. With homeless shopping carts on the move 24/7. Prior to the installation of the carport, my house with the perimeter wall and dark garage area, was the area's homeless restroom with the smell of urine and fecal matter greeting me every morning. I couldn't even let the dog out without checking the grass area for debris

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left by the homeless. Since the addition of the carport the number of restroom visitors has diminished greatly.

I would appreciate it very much if I were allowed to keep my carport not only to protect my vehicles from the unrelenting Las Vegas sun and heat, but with its lighting and cameras to keep my property safe from the onslaught of homeless people in the area.

I'm requesting a setback variance to 0' lot line for this corner side yard of my property to accommodate the carport.

A handwritten signature in dark ink, appearing to read 'David Maiorana', with a long horizontal flourish extending to the right.

Respectfully,
David Maiorana

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