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04/28/2024

City of Las Vegas Planning Department  
495 S Main St,  
Las Vegas, NV 89101

Dear Planning Department,

I am writing to request a variance of the setback regulations of 6'-0" minimum for all accessory items within existing structures, specifically for the construction of a greenhouse on my property located at: 4424 Bristol Manor Drive, Las Vegas, Nevada, 89108. My wife and I are enthusiastic gardeners, and the addition of a greenhouse to our property would greatly enhance our ability to cultivate plants and vegetables year-round. We have carefully considered the placement of the greenhouse and believe that a variance of the setback regulations would be reasonable and beneficial for the following reasons:

1. **Personal Use:** The greenhouse will primarily serve as a space for personal gardening and not for commercial purposes. It will allow us to extend the growing season, provide a controlled environment for delicate plants, and contribute to our self-sustainability efforts.
2. **Minimal Impact:** The proposed greenhouse will be constructed with materials that blend harmoniously with the existing structures on the property. Its design will be in keeping with the aesthetics of the neighborhood and will not obstruct views or impede neighboring properties.
3. **Property Layout:** Due to the layout of our property and the orientation of our home, adhering strictly to the setback regulations would significantly limit our options for greenhouse placement. Granting a variance would enable us to optimize the use of available space without compromising safety or functionality.

We understand the importance of zoning regulations in maintaining the integrity and character of residential areas. However, we believe that in this particular instance, a variance of the setback regulations is warranted and would not pose any adverse effects on the surrounding community.

We are fully committed to complying with any additional requirements or conditions deemed necessary by the Planning Department to ensure the responsible and conscientious development of our property.

Thank you for considering our request. We look forward to the opportunity to further discuss this matter and address any questions or concerns you may have.

Sincerely,



24-0285  
06/18/2024