



Tuesday, December 17, 2024

Department of Planning & Zoning
495 S. Main St.
Las Vegas Nv, 89101

RE: Justification Letter for Variance Application to:
Permit Existing Carport Cover and New Porch
Located at: 4921 Elmhurst Ln Las Vegas, NV 89108
APN: 138-25-612-030
Zoned: R-1

Presented are plans that include a Site Plan, Floor Plans, & Elevations for an existing unpermitted carport cover and a new proposed porch.

We are requesting variances that would allow:

1. A reduction in the front setback to 11' where 20' is required for the proposed porch
2. A reduction in the side setback to 0' from the property line where 5' is required for the existing unpermitted carport cover
3. Coverage of the accessory structures to exceed 50% of the dwelling. The main SFR is 1,486SF and combined total of all the accessory structures is 874 SF where only 743 SF is allowed

The owner will relocate the existing shed to conform with zoning setbacks. This shed is less than 200SF and does not contain any electrical, mechanical, or plumbing; therefore it does not require a building permit.

The existing unpermitted carport cover, new proposed porch and shed will be made architecturally compatible with the principal structure. All exterior materials, finished, trims, will match the existing SFR paint color and style.

We are respectfully asking for the above listed variances to permit the existing carport cover and the new proposed porch. If approved, the existing carport cover and proposed porch will comply with the requirements set forth by the Building Department

If you require further information, or drawings, please do not hesitate to contact me.

Sincerely,

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24-0638
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