

Justification Letter 9-18-2024

To Whom it May Concern,

My name is Karli Sinnott and I am the property owner of 6516 Celeste Avenue. My family and I are lifelong residents of Las Vegas. I have dedicated my time working for the Clark County School District for the past 15 years. My husband works in construction and together we have built a family, going from one to three children in the past 2 years. I'm writing this letter to seek permission to build a casita in my backyard. Due to my house being on the end of the street we will need a variance because we don't have the space to place the casita 15ft away from the wall. I feel this is an excessive limitation.

My family is desperately in need of this additional living space for many reasons. First, we have outgrown my three bedroom 1500 sqft house; a family of 5 soon to be 6 in a 3 bedroom house. Second, my father is getting older and needs a home to retire in that is close to our family and will allow me to assist him with his needs of aging. Third, he currently helps as a caretaker with my three children. Fourth and most important, I was diagnosed with Epilepsy at the age of 33 years old and sometimes I have very difficult days. It would be extremely comforting to have him in a casita at my home in case I have a seizure and my children need help. This casita will serve as a home for my father and 13 year old son. We are not looking to rent or collect any money from adding this additional living space. We will not need a full kitchen or oven in the casita, as myself and husband will do all the cooking from the main house.

We will be devastated if this 15ft spec holds us back, as we meet all other criteria as is: good with rear spec, front spec, eve to eve, location to the existing home, square footage, and height. We also have extra paved parking available on my side yard so his additional vehicle will have zero impact on my neighbors. We will also make this accessory structure aesthetically compatible with the main house, as we plan to have a similar structural style and to repaint the main house at the same time we paint the casita to match paint colors as well as roof tiles.

With current interest rates over 7%, rising house costs, and increases in cost of living, it would be impossible for my family to afford a new home. Our budget will be over-extended tremendously. We also love our neighborhood and take pride in our home and community. We sincerely hope you approve this variance, as it will be life changing for my family's well being. Thank you so much for your time and consideration.

Thank you,
Karli Sinnott

23-0531
10/16/2023