



707 E. Fremont Street Suite 3320
Las Vegas, NV 89101
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Date: 08/18/2023

To: City of Las Vegas
Dapper Residence
2500 Pinto Ln
Las Vegas, NV

Justification Letter:

On behalf of the applicant, we respectfully request your review and approval of this application for a variance request at the above address.

The project is an existing residential property which falls under the archived Title 19 zoning code for an R-A property. Variance requests are as follows:

- 1) Per 19.08.040 Table 1 – Single Family Residential District Development Standards requires primary dwelling in an R-A zoning designation to be setback from an interior side yard no less than 10'.

Proposed: the owner wishes to expand the interior closet of the master bedroom into the existing detached accessory garage structure. As an existing detached accessory structure side yard setbacks are permitted to be reduced per 19.08.040 (B)(1)(d). Currently the existing garage is roughly 3'-6" from the side yard. Since the owner wishes to make a portion of this space into livable space, we would like to request a reduction of the side yard setback of a primary structure from 10' to 3' as we will be absorbing a small portion of this garage space for livable.

We recently received a variance for the existing garage as it was a non-permitted structure and the approved variance was for a reduction in the separation from a primary dwelling to an accessory structure from 6' to 0'. That is still applicable as only a small portion of the garage is being utilized for livable space and the remaining space is still by definition a detached accessory structure with a 0' separation to the main dwelling.

Justification: this proposal has no impact on the exterior of the building or the overall site in general as we are simply converting a small portion of garage space into livable space, and bringing a previously non-permitting structure up to current code.

If there are any questions please feel free to call this office

Sincerely,

A handwritten signature in blue ink that reads "Ryan Alford".

Ryan Alford, AIA

23-0448
08/22/2023