

Planning & Development Department
Scanning Cover Sheet

Case No V-0027-76

APN 139-25-512-051

Location 1313 Teton St

Applicant Kenneth Edwards

Subject

To allow a detached storage shed to be located to the side property line and partially in the side yard area where a 5' side yard setback and a rear yard location are required; and to allow said storage shed 1' from the residential dwelling where a 6' setback is required.



May 12, 1976

NOTICE OF PUBLIC HEARING

MAY 27, 1976

Notice is hereby given that on May 27, 1976, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

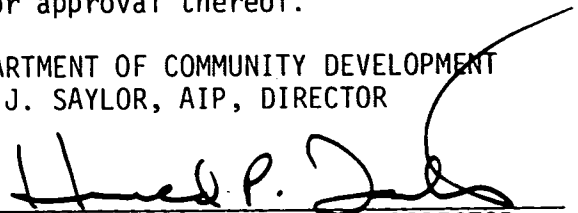
V-27-76 KENNETH EDWARDS FOR A VARIANCE TO ALLOW A DETACHED STORAGE SHED TO BE LOCATED TO THE SIDE PROPERTY LINE AND PARTIALLY IN THE SIDE YARD AREA WHERE A 5 FT. SIDE YARD SETBACK AND A REAR YARD LOCATION ARE REQUIRED; AND TO ALLOW SAID STORAGE SHED ONE FOOT (1') FROM THE RESIDENTIAL DWELLING WHERE A 6 FT. SETBACK IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 6, BLOCK 6, COLLEGE PARK #21.

LOCATED AT 1313 TETON STREET, ON THE WEST SIDE OF
TETON STREET, BETWEEN SEQUOIA AVENUE AND STOUT WAY
IN ZONING DISTRICT R-1, (SINGLE FAMILY RESIDENCE).

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the Variance; or may, prior to this hearing, file with the Department of Community Development written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

BY:


HAROLD P. FOSTER, DEPUTY DIRECTOR

HPF:kt

PROPERTY OWNERS

PROTESTS

APPROVALS

1.	_____	_____
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____
11.	_____	_____
12.	_____	_____
13.	_____	_____
14.	_____	_____
15.	_____	_____
16.	_____	_____
17.	_____	_____
18.	_____	_____
19.	_____	_____
20.	_____	_____

FILE NO. _____

INTER-DEPARTMENT DISTRIBUTION LIST

	DATE SENT	DATE RETURNED	COMMENTS
BUILDING DEPARTMENT	5/7/76	5/17/76	OK
ENGINEERING DEPT.	"	5/19/76	OK
FIRE DEPARTMENT	"	5/14/76	OK
LICENSE DEPARTMENT			
CHILD WELFARE			
HEALTH DEPARTMENT			
CITY ATTORNEY			
CITY MANAGER			

FILE NO. _____

INTER-OFFICE MEMORANDUM

8/2/76

TO:

Robert C. Clemmer
Senior Planner

FROM:

JL

SUBJECT:

V-27-76

COPIES TO:

FILE

On the above date, a permit was issued to KENNETH EDWARDS
for STORAGE SHED
at 1313 TPTON
in accordance with conditions listed V-27-76



Planning Assistant

Application of KENNETH EDWARDS for a Variance to allow a detached storage shed to be located to the side property line and partially in the side yard area where a 5 ft. side yard setback and a rear yard location are required; and to allow said storage shed one foot (1') from the residential dwelling where a 6 ft. setback is required on property legally described as Lot 6, Block 6, College Park #21, located at 1313 Teton Street, on the west side of Teton Street, between Sequoia Avenue and Stout Way in zoning district R-1.

MR. NULL pointed out the area in question on the screen and stated there was a residence on the property and a storage shed was to be placed in the side yard area next to the property line where a 5 ft. setback is required. He said storage sheds can only be located in the rear yard. He indicated the storage shed will also be 1 ft. from the residential dwelling unit where 6 ft. is required. Mr. Null pointed out there is a very large Apricot tree in the rear yard area but that the storage shed could be moved a few feet to the rear; however, this would necessitate removal of some of the tree. Staff could see no topographic reasons for the variance and recommended denial. There was no record of protests or approvals.

CHAIRMAN DUNCAN declared the public hearing open and asked to hear from the applicant.

MR. KENNETH EDWARDS appeared and stated he was the applicant. He stated he would like to see this approved because he had a lot of stuff around the house that needed a place to be kept. He said his yard was not very large, and he felt this was the only place for the storage shed. He indicated there was a garden and clothes line to the rear with a large tree. He did not feel this would have any effect on the neighbors. He felt the stuff stacked on his back patio could then be put out of sight so it would look better.

MRS. SEGRETTI asked if this shed could be moved.

MR. EDWARDS said this was really the only spot for it without changing the yard. He stated he has a redwood fence on the side and rear lines.

MRS. SEGRETTI stated it appeared from the size of the storage shed, that it could be placed at the other corner.

MR. EDWARDS stated the storage shed was 10' x 10'. He pointed out he also has a patio and carport built of the same material.

MR. NULL stated the carport was permitted since it was considered as part of the residence and it met the side yard requirements; thus the shed had to be 6 ft. removed. The patio and cover, however, are by definition an accessory structure and are permitted in the rear yard area. It is not clear that the storage shed has to be removed 6 ft. from another accessory structure.

MR. EDWARDS stated he built the patio himself and put the roof on it.

CHAIRMAN DUNCAN asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

MRS. SEGRETTI made a Motion for APPROVAL of V-27-76, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to the code requirements and design standards of City departments.

Voting was as follows:

Mrs. Segretti - yes.
Mr. Canul - yes.
Chairman Duncan - yes.

Motion for APPROVAL carried unanimously.

24. V-28-76

APPROVED

Application of NORMAN E. CLOSE AND JOHN R. HIMES for a Variance to allow an addition to an existing building eight inches (8") from the rear property line where 25 ft. is required (a previous Variance approval allowed the 25 ft. building setback where 50 ft. was required) on property legally described as that portion of the Northeast Quarter (NE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section 8, Township 21 South, Range 61 East, MDB&M, described as follows: Commencing at the west quarter corner of Section 8; thence South 88°52'54" East 1471.57 feet; thence continuing South 88°52'54" East 250 feet to the true point of beginning; thence continuing South 88°52'54" East 75 feet; thence South 01°07'06" West 299.60 feet; thence North 88°52'54" West 75 feet; thence North 01°07'06" East 299.60 feet to the true point of beginning, located at 3232 Meade Avenue, on the north side of Meade Avenue, between South Valley View Boulevard and Rigel Avenue in zoning district M.

MR. NULL pointed out the area in question on the screen indicating it backed up to an existing trailer park on the north. He said staff was concerned with the west portion of the plan. He said there is an existing variance on the property which permitted the 25 ft. rear setback where 50 ft. was required. He said this was originally denied by the Board of Zoning Adjustment, appealed and approved by the City Commission. He said the applicants would like an addition to the existing building which would come within 8 inches of the rear property line. Mr. Null said there were some problem involved; that should be cleared up. When approved by the City Commission, they were concerned about the easement that they thought was behind this property; however, that is not the case. The drainage ditch and easement starts at the edge of the trailer park and runs to the east so this is not a problem. They also conditioned it upon the rear 25 ft. being only used for parking. An inspection by staff found storage material in this 25 ft. area which must be removed. The area, if completely blacktopped, slopes up toward the trailer park to the rear and, therefore, the 6 ft. high wall to the rear should be increased in height with this increase in grade. Staff felt this would then protect the trailer park to the rear. This is "M" zoning and staff can see no problems with the exception of the trailer park. He indicated there was one approval on record and no protests.

CHAIRMAN DUNCAN declared the public hearing open and asked to hear from the applicant.

MR. JOHN R. HIMES appeared and stated he was the applicant. He said the building would go almost to the rear line and would be 20 ft. high so he did not feel increasing the wall was necessary. He further stated the wall belonged to the trailer park and was not his.

MR. NULL informed the Board they could condition it upon the wall being increased if permitted by the trailer park.

MRS. SEGRETTI asked what was manufactured.

MR. HIMES said it was an air conditioning and heating operation.

CHAIRMAN DUNCAN asked if anyone else wished to be heard and there being no one, he declared the public hearing closed.

INTER-OFFICE MEMORANDUM

May 28, 1976

TO:

DEPARTMENT OF COMMUNITY DEVELOPMENT

FROM:

CITY CLERK

RECEIVED
JUN 1 12 57 PM '76
CITY CLERK

SUBJECT:

APPEAL OR CITY COMMISSION REVIEW
INFORMATION ON BOARD OF ZONING
ADJUSTMENT ACTIONS

COPIES TO:

This is to certify the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. V-27-76

Applicant: KENNETH EDWARDS

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

Christine M. Dale 6/10/76
CITY CLERK

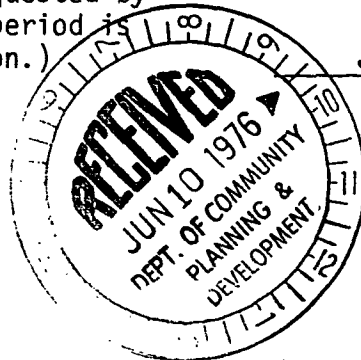
COMMUNITY DEVELOPMENT
DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: May 27, 1976

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) June 7, 1976

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) June 10, 1976

kt



May 28, 1976

Mr. Kenneth Edwards
1313 Teton Street
Las Vegas, Nevada 89101

✓ Re: V-27-76 - Variance Application

Dear Mr. Edwards:

Your request for a Variance to allow a detached storage shed to be located to the side property line and partially in the side yard area where a 5 ft. side yard setback and a rear yard location are required; and to allow said storage shed one foot (1 ft.) from the residential dwelling where a 6 ft. setback is required on property located at 1313 Teton Street in zoning district R-1, was considered by the Board of Zoning Adjustment at their meeting held May 27, 1976.

It was voted by the Board of Zoning Adjustment to APPROVE your request as being in accord with the general spirit and purpose of the Ordinance, subject to the following conditions:

1. Conformance to the plot plan.
2. Conformance to the code requirements and design standards of City departments.

This action by the Board of Zoning Adjustment on May 27, 1976, is final unless an appeal, in writing, is filed with the City Clerk within 11 days, or there is a review action filed by the City Commission within 14 days.

An approved Variance must be exercised within six months or it becomes null and void, unless a request for an extension of time is duly filed and approved by the Board within the six-month time limit.

Sincerely yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT

DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

cc: City Clerk

INTER-OFFICE MEMORANDUM

May 28, 1976

TO:

FROM:

DEPARTMENT OF COMMUNITY DEVELOPMENT

CITY CLERK

SUBJECT:

COPIES TO:

APPEAL OR CITY COMMISSION REVIEW
INFORMATION ON BOARD OF ZONING
ADJUSTMENT ACTIONS

This is to certify the following action relative to the Board of Zoning Adjustment decision on the application of:

File No. V-27-76

Applicant: KENNETH EDWARDS

Appeal by applicant or any other aggrieved person: Yes No

Review requested by the City Commission: Yes No

CITY CLERK

COMMUNITY DEVELOPMENT
DEPARTMENT INFORMATION:

Date of Board of Zoning Adjustment Action: May 27, 1976

Last day for filing an appeal by applicant or any other aggrieved person. (Appeal period is 11 days after the date of BZA action.) June 7, 1976

Last day for a review being requested by the City Commission. (Review period is 14 days after date of BZA action.) June 10, 1976

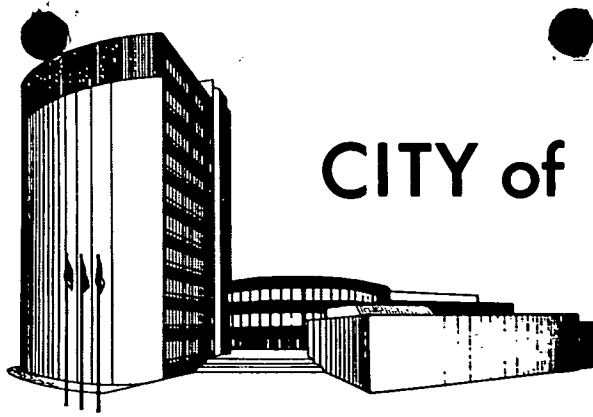
kt

MAYOR BILL BRIARE

COMMISSIONERS
PAUL J. CHRISTENSEN
RON LURIE
MYRON E. LEAVITT
ROY WOOFER

CITY ATTORNEY
CARL E. LOVELL, JR.

CITY MANAGER
WILLIAM E. ADAMS, P.E.



CITY of LAS VEGAS



May 20, 1976

Kenneth Edwards
1313 Teton Street
Las Vegas, Nevada 89101

RE: Variance
V-27-76

Dear Applicant:


This is to advise that your request as referred to above will be considered by the Board of Zoning Adjustment at their regular meeting on May 27, 1976.

This meeting will be held at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

It is requested by the Board of Zoning Adjustment that you or your representative be present at this meeting to answer any pertinent questions which may arise regarding this request.

Sincerely yours,

DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT


DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

INTER-OFFICE MEMORANDUM

May 17, 1976

TO:

Community Development

FROM:

Building & Safety

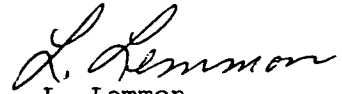
SUBJECT:

V-26-76 Jones Blvd. & Torrey Pines
890 East of Torrey
✓ V-27-76 1313 Teton Street
V-29-76 813 Lacy Lane

COPIES TO:

Director L. Hampton
H. T. Elder
J. C. Hymer
File

We have no objections to the above variances being issued subject to the taking of and inspections of all required permits, also in the V-26-76, the trailers are also inspected and properly blocked and placed.



L. Lemmon
Sr. Building Inspector

INTER-OFFICE MEMORANDUM

May 19, 1976

TO:

Community Development

FROM:

City Engineer

SUBJECT:

V-27-76
Kenneth Edwards
1313 Teton Street

COPIES TO:

Your memorandum of May 7, 1976 requested comments from the Engineering Department on the application for a Variance to reduce the setbacks on property located at 1313 Teton Street.

All of the required offsite improvements have been installed adjacent to this property, therefore there are no further requirements from this office.



WILLIAM J. PURVIS, P.E.

WJP/DEN/s

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT

INTER-OFFICE MEMORANDUM

5-10-76

TO:

DON J. SAYLOR, A.I.P.
DEPARTMENT OF BUILDING AND SAFETY

FROM:

George Judd
GEORGE JUDD
ASSISTANT FIRE MARSHAL

SUBJECT:

V-27-76, KENNETH EDWARDS
Allow a detached storage shed to be located to the side property line and partially in the side yard. See attached.
1313 TETON STREET

COPIES TO:

Received
5/11/75

To be approved by the Las Vegas Building Department.

GJ/nc

INTER-OFFICE COMMUNICATION

Date: May 7, 1976

TO: BUILDING DEPARTMENT
FIRE DEPARTMENT
ENGINEERING DEPARTMENT

FROM: DEPARTMENT OF COMMUNITY DEVELOPMENT

SUBJECT: FILE NO. V-27-76, BOARD OF ZONING ADJUSTMENT MEETING 5/27/76

Application submitted by: KENNETH EDWARDS

For a ~~Use Permit~~ Variance to: ALLOW A DETACHED STORAGE SHED TO BE LOCATED TO THE SIDE PROPERTY LINE AND PARTIALLY IN THE SIDE YARD AREA WHERE A 5' SIDE YARD SETBACK AND A REAR YARD LOCATION IS REQUIRED; AND TO ALLOW SAID STORAGE SHED (1') FROM THE RESIDENTIAL DWELLING WHERE A 6' SETBACK IS REQUIRED.

Property located at: 1313 TETON STREET, ON THE WEST SIDE OF TETON STREET BETWEEN SEQUOIA AVE. AND STOUT WAY.

Land Use Zone: R-1

Legally described as: LOT 6, BLOCK 6, COLLEGE PARK #21.

Your remarks regarding this application prior to May 17, 1976 will be greatly appreciated.

Plot Plan Attached Yes _____
No _____

Building - Existing _____
Proposed _____

Fire Zone #3

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

DJS:kt

May 12, 1976

NOTICE OF PUBLIC HEARING

MAY 27, 1976

Notice is hereby given that on May 27, 1976, at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-27-76 KENNETH EDWARDS FOR A VARIANCE TO ALLOW A DETACHED STORAGE SHED TO BE LOCATED TO THE SIDE PROPERTY LINE AND PARTIALLY IN THE SIDE YARD AREA WHERE A 5 FT. SIDE YARD SETBACK AND A REAR YARD LOCATION ARE REQUIRED; AND TO ALLOW SAID STORAGE SHED ONE FOOT (1') FROM THE RESIDENTIAL DWELLING WHERE A 6 FT. SETBACK IS REQUIRED ON PROPERTY LEGALLY DESCRIBED AS LOT 6, BLOCK 6, COLLEGE PARK #21.

LOCATED AT 1313 TETON STREET, ON THE WEST SIDE OF
TETON STREET, BETWEEN SEQUOIA AVENUE AND STOUT WAY
IN ZONING DISTRICT R-1, (SINGLE FAMILY RESIDENCE).

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the Variance; or may, prior to this hearing, file with the Department of Community Development written objections thereto or approval thereof.

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

BY: 
HAROLD P. FOSTER, DEPUTY DIRECTOR

HPF:kt

NOTICE OF PUBLIC HEARING

MAY 27, 1976

5-12-76

Notice is hereby given that on 5-27-76 at 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada, the Board of Zoning Adjustment will hear the application of:

V-27-76

KENNETH E.
THE SIDE YARD
FACILITY

DETACHED

ANY WITHIN
THE YARD BEING

IS REQUIRED

COLLEGE PARK

LOCAL

OF THE

WAY

For a VARIANCE TO ALLOW
~~THE~~ ~~TO~~ ~~ALLOW~~ ~~A~~ ~~VARIANCE~~
~~TO~~ ~~ALLOW~~ ~~A~~ ~~DETACHED~~ ~~STORAGE~~ ~~SHED~~
to be located to the side
property line and partially
in the side yard area where
a 5' side yard setback and
a rear yard location is required
and to allow said storage
shed ~~one~~ ~~foot~~ (1') from the
residential dwelling where a
6' setback is required on
property

Initial and date:

SMITH [Signature] 5/3

WILLIAMS [Signature]

BROWN [Signature] 5-4-76

CLEMMER [Signature] 5/6/76

NULL [Signature] 5/6/76

FOSTER [Signature]

TO

Any and all interested persons may appear before the Board of Zoning Adjustment either in person or by representative and object to or express approval of the proposed Variance/Use Permit/Home Occupation Permit; or may, prior to this hearing, file with the Department of Community Development written objection thereto or approval thereof.

DEPARTMENT OF COMMUNITY DEVELOPMENT
DON J. SAYLOR, AIP, DIRECTOR

BY: HAROLD P. FOSTER, DEPUTY DIRECTOR

HPF:kt

M-25-76

APPLICATION FOR VARIANCE

TO THE BOARD OF ZONING ADJUSTMENT:

Pursuant to Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code, as amended, the undersigned owner(s) of record of the property hereinafter described, hereby presents his application requesting that certain property be allowed to deviate from the zoning requirements as herein described. Also accompanying this application is the prescribed fee of \$ 100⁰⁰.

The undersigned, Kenneth Edwards, the owner, respectfully petitions for a special Variance to allow a metal Kit Storage Shed ^{WITHIN ONE FOOT OF THE DWELLING WHERE A 6' SETBACK IS REQUIRED} ~~to be placed closer than 6 feet to carport, and next to neighbors' fence, which is Redwood. Understand that I will put a Block Fence in first after this Variance is approved.~~

IN SUPPORT OF THIS PETITION, THE FOLLOWING FACTS AND REASONS ARE HEREWITH SUBMITTED: The property is situated at 1313 Teton Street between Sequoia and Osage in Zoning District R-10. Said property is legally described as follows, to wit:

Lot 6 - Block 6 - College Park 21

located on the West side of Teton Street between Sequoia ^{Drive} and Stout Way at 1313 Teton St.

OWNER'S AFFIDAVIT

(owner shall mean owner of record only)

STATE OF NEVADA)

ss:

COUNTY OF CLARK)

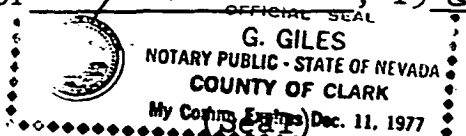
(I, We) the undersigned, being duly sworn, depose and say that (we, are, I am) the (owner, owners) of record of the property involved in this application, that the information on the attached map and all plans, drawings, and sketches attached hereto and all statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief.

(SIGNED IN INK)

Kenneth Edwards 1313 Teton St. J.V. Nu. 89101 647-4510
SIGNATURE OF OWNER(S) OF RECORD MAILING ADDRESS (ZIP CODE) PHONE NO.

Subscribed and sworn to before me this 29 day of April, 1976

G. GILES
Notary Public in and for said County and State



SEE REVERSE SIDE FOR PLOT PLAN SPECIFICATIONS AND FURTHER INFORMATIONAL REQUIREMENTS INCLUDING THE ENVIRONMENTAL INFORMATION STATEMENT.

FOR DEPARTMENT OF COMMUNITY DEVELOPMENT USE ONLY

This is to certify that the foregoing has been inspected by me and was filed with the office of the Secretary of the Board of Zoning Adjustment in accordance with the provisions of Subsection A, Section 24, Chapter 1, Title XI, of the Las Vegas City Code.

Filing Fee \$ 100⁰⁰
Receipt No.: 231542
Case No. V-27-76

Received by: [Signature]
Date: 4-29-76

M-252
M-25-4

7:30

MAY 30 SUBMITTED BY
MAY 27 MEETING

THE FOLLOWING INFORMATION SHALL ACCOMPANY THIS APPLICATION:

1. Five (5) copies of a plot plan of the applicant's property drawn to scale and fully dimensioned showing the location of existing and proposed buildings and structures and the location of any other improvements such as drives, walks, paved areas, planting.
2. A sketch, drawing, or photographs showing clearly the front and side elevations of any proposed buildings or structures, when requested.
3. Any other pertinent information which may be requested.

PLOT PLAN SPECIFICATIONS FOR VARIANCES:

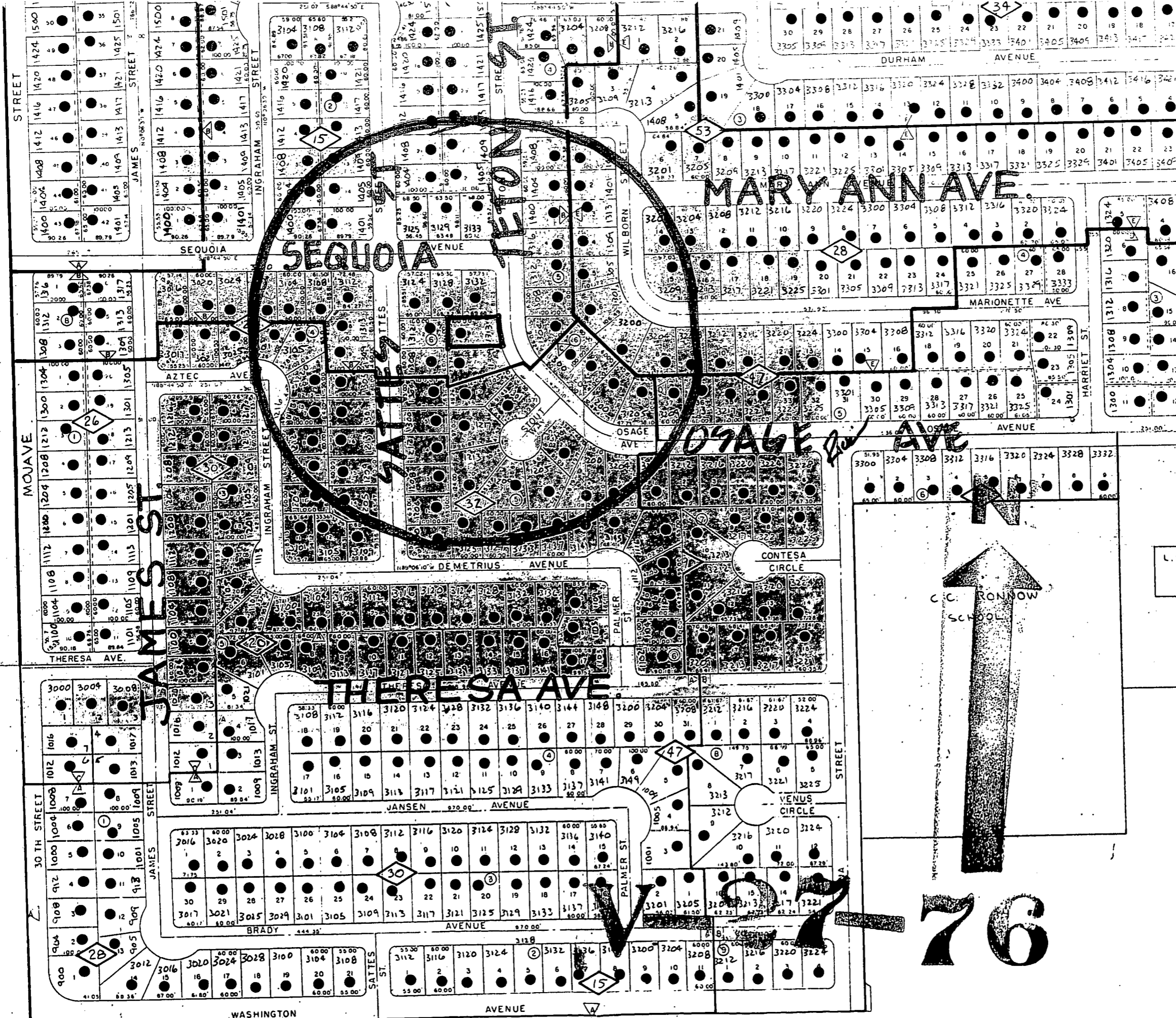
1. Five (5) copies.
2. Minimum size - 18 X 24 inches
3. Legible.
4. Completely dimensioned, including boundary dimensions, dimensions of building, distances from buildings to the property lines.
5. Address and street name of property.
6. Off-street parking layout showing spaces, driveways, turn-around areas, etc., fully dimensioned.
7. Must be drawn to scale, with scale indicated.
8. Show north-point.

VISUAL ENVIRONMENTAL STATEMENT:

I, as owner(s), representative(s), developer(s), feel that this proposed development will improve , have an adverse effect on , not alter , the visual environment of the City of Las Vegas.

Kenneth Edwards

PLANNING DEPARTMENT
CITY OF LAS VEGAS
100 SOUTH MAIN STREET
LAS VEGAS, NEVADA 89101
702-258-2000



76

L.O.
C.