

M I N U T E S

BOARD OF ZONING ADJUSTMENT

November 19, 1959

A Regular meeting of the Board of Zoning Adjustment was called to order by Chairman Hurley at 7:40 P.M. in the Council Chambers of the City Hall, Las Vegas, Nevada.

PRESENT: Mrs. Hurley, Messrs. White, Garth and Singleton.

ABSENT: Mr. Replogle

STAFF PRESENT: Deputy Director of Planning, Don J. Saylor, and Recording Secretary, Margaret Decker.

OTHERS PRESENT: None

MINUTES: Upon motion made by Mr. White, seconded by Mr. Garth, the Minutes of the meeting of October 22, 1959 were approved as mailed.

OLD BUSINESS

U-27-59 The application of Mrs. Vern Howard for a Use Permit to allow Frederika M. Singer to conduct a private music school for piano, accordion and guitar at 242 Boston Avenue, Las Vegas, Nevada. This application was referred back by the City Commission. Mr. Saylor advised the Board that the property had changed ownership and that the new property owner had indicated he did not want the Use Permit granted; furthermore, Mrs. Singer had moved from the premises, and that consequently the application should be denied.

Motion was made by Mr. White to recommend denial of the application, which was seconded by Mr. Garth. Upon roll call the vote was as follows:

Aye: White	Nay: None	Absent: Replogle
Garth		
Singleton		
Hurley		

The Chairman thereupon declared the motion carried.

NEW BUSINESS

V-18-59

The application of M. J. Lubeck for a Variance to reduce required side yard from 12 feet to 6 feet at 1804 and 1808 Lewis Avenue, Las Vegas, Nevada, generally located near the SE corner of Lewis Avenue and Bruce Street, legally described as Lots 2 and 3, Lawrence Love Tract, in an R-4 zone. Mr. Saylor gave the staff report recommending denial. The Chairman declared the Public Hearing open and asked if anyone was present in support of the application. Mr. M. J. Lubeck, applicant, was present. Mr. Garth questioned Mr. Lubeck as to whether or not he was willing to improve the alley. Mr. Lubeck stated that he would be willing to improve only his portion of the alley. Mr. Saylor advised the Board that the proposed off-street parking was not usable unless the alley was improved out to Bruce St. The Chairman asked if there was anyone present to protest this application. There were no protests. The Chairman thereupon declared the Public Hearing closed. The Board indicated that they would look favorably on the application if the alley were improved. Mr. Garth moved that the application be held in abeyance pending a satisfactory arrangement for alley improvements, which motion was seconded by Mr. White, and upon roll call the ayes and nays were as follows:

Aye: White	Nay: None	Absent: Replogle
Garth		
Singleton		
Hurley		

The Chairman thereupon declared the motion carried.

V-19-59

The application of Lewis J. & Katie Abrahams for a Variance to construct nine motel units and a utility room at 1919 Sunrise Street, Las Vegas, Nevada, between Eighteenth and Nineteenth Streets, legally described as Lots 19, 20, and 21, Block 3, Church Addition, in an R-3 zone. Mr. Saylor gave the staff report recommending approval and further advised the

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Board that the Fire Chief recommended that access be provided from Sunrise Street. The Chairman declared the Public Hearing open and asked if anyone was present in support of the application. Mr. Joe Abrahams, 1919 Fremont, was present. Mr. Saylor read a letter of approval into the record from Mr. Abe Miller, Sal Sagev Hotel. The Chairman asked if there was anyone present to protest this application. Mr. M. B. Parker, 125 North Nineteenth Street was present in protest. The Chairman thereupon declared the Public Hearing closed. Mr. Singleton introduced Resolution No. 271, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF LEWIS J. AND KATIE ABRAHAMS, FOR A VARIANCE, V-19-59, and moved its adoption, which motion was seconded by Mr. White, and upon roll call the ayes and nays were as follows:

Aye: White	Nay: None	Absent: Replogle
Garth		
Singleton		
Hurley		

The Chairman thereupon declared the motion carried and said Resolution adopted.

(RESOLUTION NO. 271 IS ON FILE IN THE DOCUMENT BOOK AS DOCUMENT NO. 276.)

U-28-59

The application of Myrill Rabb for a Use Permit to conduct a commercial child nursery for fifteen children less than one year old and fifteen children no more than two years old at 630 South Third Street, Las Vegas, Nevada, generally located at the NW corner of Third Street and Garces Avenue, legally described as Lots 17 and 18, Block 24, Clarks Las Vegas Townsite, in an R-4 zone. Mr. Saylor gave the staff report, recommending approval. The Chairman declared the Public Hearing open and asked if anyone was present in support of the application. Mrs. Myrill Rabb, applicant, was present. Mr. Saylor read three letters of approval into the record from Evelyn Matteucci, 614 S. 2nd Street; H. R. Moss, owner of

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property at 712 & 712 $\frac{1}{2}$ South 3rd; Sarah A. Jeffries, 616 South 3rd. The Chairman asked if there was anyone present to protest this application. Mr. Saylor introduced a petition signed by 42 property owners in protest. Mr. Charles L. Garner, Atty. was present representing the protestants. Also present and protesting were Mrs. Elizabeth Metcalf, 619 South 3rd; Mr. Horace Pope, 626 South 3rd; Mr. Archie Jones, 629 South 2nd; Murial Smith, 617 South 2nd; Irene Barsaloux, 716 South 4th. Mr. Garth stated that this property could accommodate eight apartment units which would result in at least twenty-four residents. The Chairman thereupon declared the Public Hearing closed. Mr. Garth introduced Resolution No. 272, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF MYRILL RABB, FOR A USE PERMIT, U-28-59, and moved its adoption, which motion was seconded by Mr. Singleton, and upon roll call the ayes and nays were as follows:

Aye: White	Nays: None	Abstain: Hurley	Absent: Replogle
Garth			
Singleton			

The Chairman thereupon declared the motion carried and said Resolution adopted.

(RESOLUTION NO. 272 IS ON FILE IN THE DOCUMENT BOOK AS DOCUMENT NO. 277.)

U-29-59

The application of Louis Miranti for a Use Permit to construct a water tower at the SW corner of Washington Avenue and Minnesota Street, Las Vegas, Nevada, legally described as Lots 1 and 2, Block 1, Las Vegas Square, in an R-1 zone. Mr. Saylor gave the staff report recommending approval. The Chairman declared the Public Hearing open and asked if anyone was present in support of the application. Mr. Ralph Kramer, Engineer for the proposed subdivision, was present. The Chairman asked if there was anyone present to protest this application. There were no protests.

U-29-59
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Mr. Garth introduced Resolution No. 273, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF LOUIS MIRANTI, FOR A USE PERMIT, U-29-59, and moved its adoption, which motion was seconded by Mr. White, and upon roll call the ayes and nays were as follows:

Aye: White	Nays: None	Absent: Replogle
Garth		
Singleton		
Hurley		

The Chairman thereupon declared the motion carried and said Resolution adopted.

(RESOLUTION NO. 273 IS ON FILE IN THE DOCUMENT BOOK AS DOCUMENT NO. 278.)

U-30-59

The application of Twin Lakes Shopping Center, Inc. for a Use Permit to construct a filling station at 720 Tonopah Highway, Las Vegas, Nevada, legally described as a portion of the NW 1/4, of the SE 1/4, of Section 29, T20S, R61E, generally located on the East side of Tonopah Highway, between Bonanza Road and Washington Avenue, in a C-1 zone. Mr. Saylor gave the staff report and further stated that this application had been referred to the Traffic and Parking Commission and that they had requested further study relative to the proposed curb cuts and channelization. The Chairman declared the Public Hearing open and asked if anyone was present in support of the application. Mr. Francis Horsey, Atty. was present. The Chairman asked if there was anyone present to protest this application. There were no protests.

Mr. Singleton introduced Resolution No. 274, A RESOLUTION RECOMMENDING APPROVAL OF THE APPLICATION OF TWIN LAKES SHOPPING CENTER, INC., FOR A USE PERMIT, U-30-59, and moved its adoption, which motion was seconded by Mr. White, and upon roll call the ayes and nays were as follows:

Aye: White	Nay: Garth	Absent: Replogle
Singleton	Hurley	

The Chairman declared the vote a tie.

U-30-59
(cont.)

The Chairman declared a recess. After reconvening the motion was repeated by Mr. White, seconded by Mr. Singleton, and upon roll call the ayes and nays were as follows:

Aye: White	Nay: Garth	Absent: Replogle
Singleton		
Hurley		

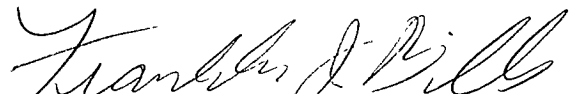
The Chairman thereupon declared the motion carried and said Resolution adopted.

(RESOLUTION NO. 274 IS ON FILE IN THE DOCUMENT BOOK AS DOCUMENT NO. 279.)

Date for
December
meeting

Mr. White moved that the next meeting be scheduled for December 17, 1959, which motion was seconded by Mrs. Hurley, and the motion passed unanimously.

At the hour of 9:10 P.M., upon motion duly made and seconded, this regular meeting of the Board of Zoning Adjustment was adjourned.



FRANKLIN J. BILLS, Secretary
Board of Zoning Adjustment