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A G E N D A

BOARD OF ZONING ADJUSTMENT

JUNE 26, 1980

CALL TO ORDER:

7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

ROLL CALL:

ANNOUNCEMENT:

Satisfaction of Open Meeting Law

OLD BUSINESS:

1. V-35-80

(Abeyance Item  
from 5/22/80)

Application of DR. LONNIE SISSON for a variance to allow an addition eight feet (8') from the rear property line where fifteen feet (15') is required on property located at 1212 South Maryland Parkway in Zoning District P-R.

2. U-27-80

(Abeyance Item  
from 5/22/80)

Application of CIRCLE K CORPORATION for a use permit to allow an automobile service station (gasoline sales only) on property located at 5400 Vegas Drive in Zoning District R-E, under Resolution of Intent to C-1.

3. U-28-80

(Abeyance Item  
from 5/22/80)

Application of GEORGE WRIGHT for a use permit to allow a Class III secondhand business license for scrap silver and gold on property located at 1507 Las Vegas Boulevard South in Zoning District C-2.

NEW BUSINESS:

1. V-40-80

Application of MADISON B. GRAVES for a variance to allow a free standing sign with a total height of nineteen feet (19') where a five ft. (5') maximum is permitted, and sixty-four (64) square feet in size where a maximum of fifteen (15) square feet in size is permitted on property located at 1501 Arville Street in Zoning District R-E, under Resolution of Intent to P-R.

2. U-36-80

Application of CHRIST CHURCH (EPISCOPAL) for a use permit to allow a small columbarium for the storage of urns containing ashes on property located at 2000 Maryland Parkway in Zoning District C-V.

3. V-41-80

Application of TRUDI FURS, INC. for a variance to allow a 6 x 12 ft. off-premise advertising sign which is not allowed on property being used for residential purposes at 818 Stewart Avenue in Zoning District C-2.

4. V-42-80  
Application of RICHARD AND JEAN V. DART for a variance to allow an existing detached guesthouse where guesthouses are not permitted; and to allow said guesthouse six feet (6') from the rear property line where fifteen feet (15') is required, and two feet (2') from the side property line where five feet (5') is required on property located at 1212 Chapman Drive in Zoning District R-1.
5. V-43-80  
Application of LAVETA DENNERLY for a variance to allow a third free-standing sign where only one is allowed, 52.5 sq. ft. in size where only 15 sq. ft. is permitted and 17.25 ft. in height where the maximum height is 5 ft. on property located at 720 East Charleston Boulevard in Zoning District P-R.
6. V-44-80  
Application of GARY BALDASARRE for a variance to allow the construction of a screened patio 13'4" from the rear property line where fifteen feet (15') is required on property located at 2820 Northam Street in Zoning District R-1.
7. V-45-80  
Application of GEORGE L. AND MAVIS L. TAYLOR for a variance to allow an existing dwelling 43.5 ft. from the front property line where fifty feet (50') is required; and to allow a room addition 5.5 ft. from the side property line where ten feet (10') is required on property located at 1933 Sutro Lane in Zoning District R-E.
8. V-46-80  
Application of JAY A. RITZ for a variance to allow an attached dwelling unit with a kitchen where two dwelling units are not permitted on property located at 804 Sanford Court in Zoning District R-1.
9. V-48-80  
Application of VEGAS PLAZA CORP. for a variance to change the legal frontage from Bannie Lane to Westwood Drive; to allow a tennis court fence to extend into the new proposed side and front yard area where not permitted; and to allow a 42 ft. setback for the proposed residence from the new rear (west) property line where fifty feet (50') is required on property located at 1502 Westwood Drive in Zoning District R-E.
10. U-41-80  
Application of CY YEHROS for a use permit to allow parking for an apartment complex on property located at 309 North 10th Street in Zoning District R-4.
11. U-42-80(HO)  
Application of ALFRED A. MULLER for a home occupation permit to allow the teaching of music privately in the home on property located at 3917 San Bernardino Avenue in Zoning District R-1.

12. V-49-80 Application of WILLIAM H. MODROK for a variance to allow a 42 ft. rear yard setback where fifty feet (50') is required on property located at 5636 Brodrick Avenue in Zoning District R-E.
13. U-43-80(HO) Application of LAYNE AND KAREN ROSEQUIST on behalf of ANTOINETTE AND ARDEN GILGER for a home occupation permit to allow a casino credit information service on property located at 7612 Pheasant Lane in Zoning District R-1.
14. V-50-80 Application of DWIGHT GOULD for a variance to allow four parking spaces in the front yard area where only two are permitted on property located at 845 North Eastern Avenue in Zoning District R-1, under Resolution of Intent to P-R.
15. U-38-80(HO) Application of EDWARD BRUNO for a home occupation permit to allow a bookkeeping operation on property located at 4608 Shoen Avenue in Zoning District R-1.
16. U-39-80(HO) Application of GLORIA A. WINN for a home occupation permit to allow the making of floor pillows on property located at 504 Wyatt Avenue in Zoning District R-1.
17. U-40-80(HO) Application of MAURITA D. LaFRANCE for a home occupation permit to allow general office operations on property located at 109 Stanford Street in Zoning District R-1.

S U P P L E M E N T A L   A G E N D A

BOARD OF ZONING ADJUSTMENT

JUNE 26, 1980

1. V-96-78

Extension  
of Time

Request of VICKY KALLAS REALTY for a six months extension of time on an approved variance which allowed eight dwelling units where seven are permitted on property generally located on the west side of North 15th Street, 150 ft. north of Poplar Avenue in Zoning District R-3.

MINUTES

BOARD OF ZONING ADJUSTMENT

JUNE 26, 1980

**CALL TO ORDER:** A regular meeting of the Board of Zoning Adjustment was called to order at 7:30 P.M. by Mr. Bugbee in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.

**PRESENT:** Mr. Bugbee, Mr. Giles and Mrs. Myers.

**EXCUSED:** Chairman Swessel and Mrs. Emmett.

**STAFF PRESENT:** Harold Foster, Director, Community Planning and Development;  
Rick Sweet, Planning Assistant;  
Cindy Eade, Recording Secretary.

**ANNOUNCEMENT:** Mr. Foster announced that the agenda for this regular meeting of the Board of Zoning Adjustment had been posted and mailed in accordance with NRS Chapter 241 and affidavits are on file in the office of Community Planning & Development.

**O&D BUSINESS:**

**T. V-35-80**  
(Abeyance Item from 5/22/80)  
Application of DR. LONNIE SISSON for a variance to allow an addition eight feet (8') from the rear property line where fifteen feet (15') is required on property located at 1212 South Maryland Parkway in Zoning District P-R.

**APPROVED** DAVID WEIR, 2209 Paradise Road, represented the applicant. They have met with Public Works and they have rescinded their requirements and staff has a memo to that effect.

MRS. MYERS made a Motion for APPROVAL of V-35-80, subject to the following conditions:

1. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for APPROVAL carried unanimously.

**2. U-27-80**  
(Abeyance Item from 5/22/80)  
Application of CIRCLE K CORPORATION for a use permit to allow an automobile service station (gasoline sales only) on property located at 5400 Vegas Drive in Zoning District R-E, under Resolution of Intent to C-1.

**ABEYANCE** MR. FOSTER stated that all actions of this Board are final unless appealed to the City Commission. He also stated that the City Attorney's office wishes to have this item held in abeyance again until the next meeting of this Board in July. The applicant agrees.

MRS. MYERS made a Motion for ABEYANCE of U-27-80 until the next Board of Zoning Adjustment meeting.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for ABEYANCE carried unanimously.

3. U-28-80

(Abeyance Item  
from 5/22/80)

APPROVED

Application of GEORGE WRIGHT for a use permit to allow a Class III secondhand business license for scrap silver and gold on property located at 1507 Las Vegas Boulevard South in Zoning District C-2.

MR. FOSTER stated that this item had been held in abeyance due to certain Public Service requirements, mainly dedication of 10' of right-of-way on Las Vegas Boulevard South and also entering into an assessment district for alley paving. The property owner was not present at the last meeting but is here tonight. Staff has no objection to this application.

GEORGE WRIGHT, 1261 S. 8th Street appeared and stated that he did not feel that the 10' of right-of-way was fair.

SHAKIR DIAB, tenant who wants to operate the business in the building, appeared.

MRS. MYERS made a Motion for APPROVAL of U-28-80, subject to the following conditions:

1. Dedicate 10' of right-of-way for Las Vegas Boulevard South; sign an assessment district agreement for alley paving and all parking and driveway openings shall conform to City code requirements, if determined necessary by the Department of Public Services.
2. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
3. Conformance to the plot plan.
4. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. V-40-80

APPROVED

Application of MADISON B. GRAVES for a variance to allow a free standing sign with a total height of nineteen feet (19') where a five ft. (5') maximum is permitted, and sixty-four (64) square feet in size where a maximum of fifteen (15) square feet in size is permitted on property located at 1501 Arville Street in Zoning District R-E (Residence Estates), under Resolution of Intent to P-R (Professional Offices and Parking). The above property is legally described as a portion of Lot 1, Block 1, Artesian Heights Tract No. 1.

MR. FOSTER stated that this property was zoned P-R recently for a real estate office. He also stated that staff recommends denial as they feel it is out of character with the area.

MADISON GRAVES, II, the applicant, was present.

MR. GILES made a Motion for APPROVAL of V-40-80, subject to the following conditions:

1. Dedication of necessary right-of-way for the radii at Arville and Del Rey, and Arville and Mountain View Place as required by the Department of Public Services.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mr. Bugbee and Mr. Giles.  
 "NOES" Mrs. Myers.

Motion for APPROVAL carried by a 2/1 vote.

2. U-36-80

APPROVED

Application of CHRIST CHURCH (EPISCOPAL) for a use permit to allow a small columbarium for the storage of urns containing ashes on property located at 2000 Maryland Parkway in Zoning District C-V (Civic). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of Section 3, Township 21 South, Range 61 East, M.D.B. & M.

MR. FOSTER presented the plot plan. Staff recommends approval.

FATHER SPATZ, 2000 Maryland Parkway, represented the application.

MRS. MYERS made a Motion for APPROVAL of U-36-80, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee.  
 "NOES" None.

Motion for APPROVAL carried unanimously.

3. V-41-80

DENIED

Application of TRUDI FURS, INC. for a variance to allow a 6 x 12 ft. off-premise advertising sign which is not allowed on property being used for residential purposes at 818 Stewart Avenue in Zoning District C-2 (General Commercial). The above property is legally described as a portion of Lots 15 and 16, Block 16, Buck's Subdivision.

MR. FOSTER presented the plot plan; staff recommends denial.

No one appeared to speak on behalf of the application.

MR. GILES made a Motion of DENIAL of V-41-80.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee.  
 "NOES" None.

Motion for DENIAL carried unanimously.

4. V-42-80

APPROVED

Application of RICHARD AND JEAN V. DART for a variance to allow an existing detached guesthouse where guesthouses are not permitted, and to allow said guesthouse six feet (6') from the rear property line where fifteen feet (15') is required, and two feet (2') from the side property line where five feet (5') is required on property located at 1212 Chapman Drive in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 14, Block 2, Charleston Square Tract 1.

MR. FOSTER presented the plot plan. He also stated that the applicant has indicated that a portion of the building has been there since 1968 and has been expanded and no building permits for the extension were found. Staff has found no justification and recommends denial. No protests and eight approvals.

HERB JONES, represented the applicant.

MRS. MYERS made a Motion for APPROVAL of V-42-80, subject to the following conditions:

1. No openings shall be allowed in the north wall of the guesthouse and the north exterior wall must be of one hour construction.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for APPROVAL carried unanimously.

5. V-43-80

ABEYANCE

Application of LAVETA DENNERLY for a variance to allow a third free-standing sign where only one is allowed, 52.5 sq. ft. in size where only 15 sq. ft. is permitted and 17.25 ft. in height where the maximum height is 5 ft. on property located at 720 East Charleston Boulevard in Zoning District P-R (Professional Offices & Parking). The above property is legally described as a portion of Government Lot 2, in the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 3, Township 21 South, Range 61 East, M.D.B. & M.

MR. FOSTER presented the plot plan. Mr. Foster also stated that a variance was approved in January for a second sign on this property. Staff recommends denial.

Applicant was not present.

MRS. MYERS made a Motion for ABEYANCE of V-43-80 until the applicant or a representative is present at the next Board of Zoning Adjustment meeting.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for ABEYANCE carried unanimously.

6. V-44-80

APPROVED

Application of GARY BALDASARRE for a variance to allow the construction of a screened patio 13'4" from the rear property line where fifteen feet (15') is required on property located at 2820 Northam Street in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 32, Block 1, Meadow Terrace.

MR. FOSTER presented the plot plan. Staff feels this is not an unusual circumstance and recommends denial.

GARY BALDASARRE, the applicant, was present.

MRS. MYERS made a Motion for APPROVAL of V-44-B0, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for APPROVAL carried unanimously.

7. V-45-80

APPROVED

Application of GEORGE L. and MAVIS L. TAYLOR for a variance to allow an existing dwelling 43.5 ft. from the front property line where fifty feet (50') is required; and to allow a room addition 5.5 ft. from the side property line where ten feet (10') is required on property located at 1933 Sutro Lane in Zoning District R-E (Residence Estates). The above property is legally described as Lot 14, Block 5, Bonanza Village.

MR. FOSTER stated the plot plan is as shown. Staff cannot find any unusual circumstances and would recommend denial.

GEORGE TAYLOR, the applicant, was present.

MRS. MYERS made a Motion for APPROVAL of V-45-B0, subject to the following conditions:

1. Sign a Special Improvement District Agreement for off-site improvements to be constructed in the future.
2. Conformance to the plot plan.
3. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for APPROVAL carried unanimously.

B. V-46-80

DENIED

Application of JAY A. RITZ for a variance to allow an attached dwelling unit with a kitchen where two dwelling units are not permitted on property located at 804 Sanford Court in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 7, Block 1, Charleston Heights Unit 27-D-2.

MR. FOSTER presented the plot plan. Staff recommends denial.

JAY RITZ, the applicant, was present.

GUY ANDENORO, 6620 Evergreen, appeared in protest.

RICHARD PICKERING, 800 Sanford Court, appeared in favor.

VICKY MCDEVITT, 6625 Evergreen, appeared in protest.

MELODY RITZ, 804 Sanford Court, appeared in favor.

MR. FOSTER stated that there was a petition in protest with 19 signatures.

MRS. MYERS made a Motion for DENIAL of V-46-80.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for DENIAL carried unanimously.

9. V-48-80

APPROVED

Application of VEGAS-PLAZA CORP. for a variance to change the legal frontage from Bannie Lane to Westwood Drive; to allow a tennis court fence to extend into the new proposed side and front yard area where not permitted; and to allow a 42 ft. setback for the proposed residence from the new rear (west) property line where fifty feet (50') is required on property located at 1502 Westwood Drive in Zoning District R-E (Residence Estates). The above property is legally described as a portion of Block 10, Scotch Eighty Addition (Resubdivision).

MR. FOSTER presented the plot plan. Staff has no objections.

FRANK SILVAGGIO, owner of the property, appeared.

MR. GILES made a Motion for APPROVAL of V-48-80, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for APPROVAL carried unanimously.

10. U-41-80

APPROVED

Application of CY YEHRIS for a use permit to allow parking for an apartment complex on property located at 309 North 10th Street in Zoning District R-4 (Apartment Residence). The above property is legally described as the north 40 ft. of Lot 14, Block 9, Fairview Tract.

MR. FOSTER presented the plot plan. Staff recommends approval.

JAY DOWNEY, represented the applicant.

MRS. MYERS made a Motion for APPROVAL of U-41-80, subject to the following conditions:

1. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
2. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.

3. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
4. Conformance to the plot plan.
5. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
 "NOES" None

Motion for APPROVAL carried unanimously.

11. U-42-80 (HO)

APPROVED:

Application of ALFRED A. MULLER for a home occupation permit to allow the teaching of music privately in the home on property located at 3917 San Bernardino Avenue in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 14, Block 2, Las Verdes Heights No. 6, Unit No. 3.

MR. FOSTER presented the plot plan. Staff recommends denial.

AL MULLER, the applicant, appeared.

MRS. MYERS made a Motion for APPROVAL of U-42-80(HO), subject to the following conditions:

1. All advertising shall conform to the criteria for a Home Occupation Permit.
2. If a complaint is received regarding this operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
 "NOES" None

Motion for APPROVAL carried unanimously.

12. V-49-80

APPROVED:

Application of WILLIAM H. MODROK for a variance to allow a 42' rear yard setback where fifty feet (50') is required on property located at 5636 Brodrick Avenue in Zoning District R-E (Residence Estates). The above property is legally described as a portion of the South Half (S $\frac{1}{2}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 1, Township 20 South, Range 60 East, M.D.B. & M.

MR. FOSTER presented the plot plan. Staff recommends denial.

WILLIAM MODROK, 3355 S. Arville, appeared.

MRS. MYERS made a Motion for APPROVAL of V-49-80, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
 "NOES" None

Motion for APPROVAL carried unanimously.

13. U-43-80 (HO)

APPROVED

Application of LAYNE AND KAREN ROSEQUIST on behalf of ANTOINETTE AND ARDEN GILGER for a home occupation permit to allow a casino credit information service on property located at 7612 Pheasant Lane in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 17, Block 8, Charleston

Rainbow Tract No. 15-D.

MR. FOSTER presented the plot plan. Staff recommends approval.

ANTOINETTE GILGER, 7612 Pheasant Lane, appeared.

JERRY MILLER, 7613 Pheasant Lane, spoke in opposition.

JOE WEHRER, 7709 Pheasant Lane, spoke in opposition.

BRENDA STEWART, 7608 Pleasant Lane, spoke in opposition.

VIOLA WEHRER, 7709 Pheasant Lane, spoke in opposition.

JOHN GILFORE, 7712 Pheasant Lane, spoke in opposition.

STEVE SHEPP, 7704 Peacock Avenue, spoke in opposition.

DARLENE JONES, 7717 Partridge Avenue, spoke in opposition.

ARDEN GILGER, 7612 Pheasant Lane, the applicant, appeared.

PATTI SHEPP, 7704 Peacock Avenue, spoke in favor.

MRS. MYERS made a Motion for APPROVAL of U-43-80(HO), subject to the following conditions:

1. All advertising shall conform to the criteria for a Home Occupation Permit.
2. If a complaint is received regarding this operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for APPROVAL carried unanimously.

14. V-50-80

APPROVED.

Application of DWIGHT GOULD for a variance to allow four parking spaces in the front yard area where only two are permitted on property located at 845 North Eastern Avenue in Zoning District R-1 (Single Family Residence), under Resolution of Intent to P-R (Professional Offices & Parking). The above property is legally described as Lot 32, Block 2, Washington Addition Unit No. 2.

MR. FOSTER presented the plot plan. Staff recommends approval.

DR. BELL, appeared representing the applicant.

MRS. MYERS made a Motion for APPROVAL of V-50-80, subject to the following conditions:

1. Conformance to the plot plan.
2. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for APPROVAL carried unanimously.

15. U-38-80(HO)

APPROVED

Application of EDWARD BRUNO for a home occupation permit to allow a bookkeeping operation on property located at 4608 Shoen Avenue in Zoning District R-1.

MR. FOSTER stated that staff recommends approval.

MRS. MYERS made a Motion for APPROVAL of U-38-80(HO), subject to the following conditions:

1. All advertising shall conform to the criteria for a Home Occupation Permit.
2. If a complaint is received regarding this operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for APPROVAL carried unanimously.

16. U-39-80(HO)

APPROVED

Application of GLORIA A. WINN for a home occupation permit to allow the making of floor pillows on property located at 504 Wyatt Avenue in Zoning District R-1.

MR. FOSTER stated that staff recommends approval.

MRS. MYERS made a Motion for APPROVAL of U-39-80(HO), subject to the following conditions:

1. All advertising shall conform to the criteria for a Home Occupation Permit.
2. If a complaint is received regarding this operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for APPROVAL carried unanimously.

17. U-40-80(HO)

APPROVED

Application of MAURITA D. LaFRANCE for a home occupation permit to allow general office operations on property located at 109 Stanford Street in Zoning District R-1.

MR. FOSTER stated that staff recommends approval.

MRS. MYERS made a Motion for APPROVAL of U-40-80(HO), subject to the following conditions:

1. All advertising shall conform to the criteria for a Home Occupation Permit.
2. If a complaint is received regarding this operation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for APPROVAL carried unanimously.

SUPPLEMENTAL AGENDA

T. V-96-78

EXTENSION OF TIME

APPROVED

Request of VICKY KALLAS REALTY for a six months extension of time on an approved variance which allowed eight dwelling units where seven are permitted on property generally located on the west side of North 15th Street, 150 ft. north of Poplar Avenue in Zoning District R-3.

MR. FOSTER stated that the applicant is experiencing financing problems. Staff has no objections.

MRS. MYERS made a Motion for APPROVAL of V-96-78, subject to the following conditions:

1. This extension of time shall be limited to a period of six months.
2. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
3. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
5. Conformance to the plot plan.
6. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Mrs. Myers, Mr. Giles and Mr. Bugbee  
"NOES" None

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the Board, the meeting was adjourned.

COMMUNITY PLANNING AND DEVELOPMENT

  
HAROLD P. FOSTER, DIRECTOR

/ce

CHAIRMAN BUGBEE: Another Old Business, U-27-80, application of Circle K Corporation for a Use Permit to allow an automobile service station, gasoline sales only, on property located at 5400 Vegas Drive in Zoning District R-E under Resolution of Intent to C-1.

HAROLD P. FOSTER: Mr. Chairman, I would like to announce on all these applications that the actions of this Board are final unless appealed to the City Commission, so that will apply to all of these applications. On this next application, it was held in abeyance for an opinion from the City Attorney's Office. They would like it held over to the next regular meeting in July and the applicant's also in agreement.

MRS. MYERS: Motion to hold in abeyance.

CHAIRMAN BUGBEE: Motion to hold in abeyance. Please cast your vote.

MR. GILES: "Aye".

MRS. MYERS: "Aye".

CHAIRMAN BUGBEE: "Aye". Carried.

/sk

*Given to Barbara 6-21-80*

ANNOTATED AGENDA - BOARD OF ZONING ADJUSTMENT - JUNE 26, 1980

PRESENT: Bugbee, Giles and Myers

OLD BUSINESS:

- 1. V-35-80 - APPROVED - MYERS/Unanimous
- 2. U-27-80 - ~~APPROVED~~ - MYERS/Unanimous *Abeyance until July meeting*
- 3. U-28-80 - APPROVED - MYERS/Unanimous

NEW BUSINESS:

- 1. V-40-80 - APPROVED - Motion by Giles - Myers voted NO-2/1 Vote
- 2. U-36-80 - APPROVED - MYERS/Unanimous
- 3. V-41-80 - DENIED - GILES/Unanimous
- 4. V-42-80 - APPROVED - MYERS/Unanimous
- 5. V-43-80 - ABEYANCE - MYERS/Unanimous
- 6. V-44-80 - APPROVED - MYERS/Unanimous
- 7. V-45-80 - APPROVED - MYERS/Unanimous
- 8. V-46-80 - DENIED - MYERS/Unanimous

PROTESTANTS: Guy Denora  
6626 Evergreen Ave.

Vicky McDevitt  
6625 Evergreen Ave.

- 9. V-48-80 - APPROVED - GILES/Unanimous
- 10. U-41-80 - APPROVED - MYERS/Unanimous
- 11. U-42-80 - APPROVED - MYERS/Unanimous
- 12. V-49-80 - APPROVED - MYERS/Unanimous
- 13. U-43-80(HO) - APPROVED - MYERS/Unanimous

PROTESTANTS: Jerry Miller  
7613 Partridge Ave.

Joe Wehrer  
7709 Pheasant Lane

Brenda Stewart  
7608 Pheasant Lane

Viola Wehrer  
7709 Pheasant Lane

John Gilfore  
7712 Pheasant Lane

Steve Schipp  
7704 Peacock Ave.

Darlene Jones  
7717 Partridge Ave.

- 14. V-50-80 - APPROVED - MYERS/Unanimous

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15. U-38-80(H0) - APPROVED - MYERS/Unanimous
16. U-39-80(H0) - APPROVED - MYERS/Unanimous
17. U-40-80(H0) - APPROVED - MYERS/Unanimous

SUPPLEMENTAL AGENDA

1. V-96-78 - APPROVED - MYERS/Unanimous