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A G E N D A

BOARD OF ZONING ADJUSTMENT

SEPTEMBER 24, 1981

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

MINUTES: Approval of the Minutes for the Board of Zoning Adjustment meeting held July 23, 1981.

NEW BUSINESS:

1. U-46-81(HO) Application of JANIECE A. BRANAGAN for a home occupation permit to allow a bookkeeping service on property located at 1233 South 8th Place in Zoning District R-1.

2. U-47-81(HO) Application of MARIE J. WILSON for a home occupation permit to allow a mail order business on property located at 4828 Lakestream Avenue in Zoning District R-1.

3. U-48-81(HO) Application of RUBY C. NAWRATIL for a home occupation permit to allow a bookkeeping service on property located at 4406 Cory Place in Zoning District R-1.

4. U-53-81(HO) Application of DEBRA D. LWENGOOD for a home occupation permit to allow sewing in the home on property located at 3945 Hudson Bay Avenue in Zoning District R-1.

5. U-54-81(HO) Application of NAZARENE CHURCH, CHARLESTON ON BEHALF OF LINDA L. PRYOR for a home occupation permit to allow a phototypesetting business on property located at 813 N. Wallace in Zoning District R-1.

6. U-58-81(HO) Application of DAVID L. RESCH for a home occupation permit to allow an engineering design consultant operation on property located at 2929 Jansen Avenue in Zoning District R-1.

7. V-55-81 Application of BLAGOYE T. TADICH for a variance to allow a carport five feet (5') from the front property line where twenty feet (20') is required on property located at 337 Upland Boulevard in Zoning District R-1.

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8. V-56-81 Application of PAT CARROLL for a variance to allow a mobile home to be occupied for residential purposes which is not permitted on property located at 5059 East Van Buren Street in Zoning District R-E.
9. V-57-81 Application of LIONEL STERN for a variance to allow a carport seventeen feet (17') from the front property line where twenty feet (20') is required and to allow the overhang 9'6" where seventeen feet (17') is required on property located at 1262 Campbell Drive in Zoning District R-1.
10. U-45-81 Application of WALTER LAS VEGAS ASSOCIATES, A NEVADA CORPORATION ON BEHALF OF DAVID GUARDINO for a use permit to allow a psychic business on property located at 300 North Main Street in Zoning Districts C-2 and "M".
11. V-58-81 Application of WILLIAM R. AND MARY E. COPPER for a variance to allow a twelve ft. (12') high chainlink and block tennis court fence at the rear and both side property lines where ten ft. (10') setbacks are required on property located at 6233 Alexander Road in Zoning District R-E.
12. U-49-81 Application of MARJEAN BURNS for a use permit to allow a child care home for nine (9) children on property located at 5801 Apple Valley Lane in Zoning District R-1.
13. U-50-81 Application of JANICE S. ADAMS for a use permit to allow a child care home and preschool facility for nine (9) children on property located at 2904 Thumbelina Circle in Zoning District R-1.
14. U-51-81 Application of GOMAR/GO ASSOCIATES ON BEHALF OF B. DIANE DONOVAN for a use permit to allow a child care home for twelve (12) children on property located at 3120 Merritt Avenue in Zoning District R-1.
15. U-52-81 Application of JOHN D. GAUGHAN ON BEHALF OF KIM LOAN RHUE for a use permit to allow a Class III secondhand dealer (new and used jewelry) on property located at 100 South 6th Street in Zoning District C-2.

16. V-59-81

Application of MILTON I. SCHWARTZ for a variance to allow a 13'6" rear yard setback where fifty feet (50') is required on property located at 2031 Bannies Lane and to allow an existing tennis court fence to the rear property line and five feet (5') from the west property line where ten feet (10') is required on property located at 2120 Silver Avenue. (This request is the result of a change in the location of the rear property line between the two properties at 2031 Bannies Lane and 2120 Silver Avenue in Zoning District R-E.)

17. V-60-81

Application of SIGEL AND CO., LTD. for a variance to allow a Class II secondhand dealership (buy and sell used jewelry, gold and silver) on property located at 4318 West Charleston Boulevard in Zoning District P-R.

18. V-61-81

Application of MARY L. TURNER for a variance to allow a duplex on property located at 824 West Washington in Zoning District R-1.

19. U-55-81

Application of NATHAN AND FRANCIS HARRIS for a use permit to allow a church on property located at 856 Miller Avenue in Zoning District R-2.

20. U-56-81

Application of SUSAN M. TICHENOR for a use permit to allow a synagogue in a residential zone on property located at 1331 South Maryland Parkway in Zoning District R-1.

21. V-63-81

Application of BONNEVILLE ASSOCIATES, A LIMITED PARTNERSHIP for a variance to allow a used furniture store on property located at 602 Las Vegas Boulevard South in Zoning District C-2.

22. U-57-81

Application of SYLVIA ANN GENEROSO for a use permit to allow a transitional group care home for 16 residents referred from the Nevada State Mental Health Center on property located at 1201 Arville Street in Zoning District R-E, (under Resolution of Intent to P-R).

DIRECTOR'S BUSINESS:

1. CHANGE OF MEETING DATES

Rescheduling the November 26, 1981 (Thanksgiving) and December 24, 1981 (Christmas Eve) Board of Zoning Adjustment meetings.

S U P P L E M E N T A L   A G E N D A

BOARD OF ZONING ADJUSTMENT

SEPTEMBER 24, 1981

1. U-8-73

Plot Plan Review

Request of HOUSE OF HOLINESS CHURCH OF GOD IN CHRIST for a plot plan review to allow an office addition on property located at 820 Blankenship Avenue in Zoning District R-2.

MINUTES

BOARD OF ZONING ADJUSTMENT

September 24, 1981

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

PRESENT: Chairman Bugbee, Mrs. Emmett, Mr. Giles

EXCUSED: Mrs. Myers

ABSENT: Mr. Canul

STAFF PRESENT: Harold P. Foster, Director, Department of Community Planning and Development  
Robert C. Clemmer, Acting Chief of Zoning  
Robert Jensen, Planning Assistant  
Shell Kizerian, 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 Department of Community Planning and Development.

MINUTES: MR. GILES made a Motion for APPROVAL of the Minutes of the Board of Zoning Adjustment meeting held July 23, 1981. Motion for APPROVAL carried unanimously.

NEW BUSINESS:

1. U-46-81(HO) Application of JANIECE A. BRANAGAN for a home occupation permit to allow a bookkeeping service on property located at 1233 South 8th Place in Zoning District R-1 (Single Family Residence).

APPROVED

MR. FOSTER pointed out the location and stated the application was in order. Staff recommended approval subject to normal conditions.

MR. GILES made a Motion for APPROVAL of U-46-81(HO), subject to the following conditions:

1. The operation 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" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

2. U-47-81(HO)

APPROVED

Application of MARIE J. WILSON for a home occupation permit to allow a mail order business on property located at 4828 Lakestream Avenue in Zoning District R-1 (Single Family Residence).

MR. FOSTER pointed out the location and stated the application was in order. Staff recommended approval subject to normal conditions.

MR. GILES made a Motion for APPROVAL of U-47-81(HO), subject to the following conditions:

1. The operation 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" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

3. U-48-81(HO)

APPROVED

Application of RUBY C. NAWRAIL for a home occupation permit to allow a bookkeeping service on property located at 4406 Cory Place in Zoning District R-1 (Single Family Residence).

MR. FOSTER pointed out the location and stated the application was in order. Staff recommended approval subject to normal conditions.

MR. GILES made a Motion for APPROVAL of U-48-81(HO), subject to the following conditions:

1. The operation 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" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

4. U-53-81(HO)

APPROVED

Application of DEBRA D. LWENGOOD for a home occupation permit to allow sewing in the home on property located at 3945 Hudson Bay Avenue in Zoning District R-1 (Single Family Residence).

MR. FOSTER pointed out the location and stated the application was in order. Staff recommended approval subject to normal conditions.

MR. GILES made a Motion for APPROVAL of U-53-81(HO), subject to the following conditions:

1. The operation 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" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

5. U-54-81(HO)

APPROVED

Application of NAZARENE CHURCH, CHARLESTON ON BEHALF OF LINDA L. PRYOR for a home occupation permit to allow a phototypesetting business on property located at 813 North Wallace in Zoning District R-1 (Single Family Residence).

MR. FOSTER pointed out the location and stated the application was in order. Staff recommended approval.

MR. GILES made a Motion for APPROVAL of U-54-81(HO), subject to the following conditions:

1. The operation 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" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

6. U-58-81(HO)

APPROVED

Application of DAVID L. RESCH for a home occupation permit to allow an engineering design consultant operation on property located at 2929 Jansen Avenue in Zoning District R-1 (Single Family Residence).

MR. FOSTER pointed out the location. Staff expressed concern that the request may involve consultation work in the field. This does not meet the criteria of a home occupation permit which must be conducted entirely within the home.

CHAIRMAN BUGBEE asked to hear from the applicant.

DAVID L. RESCH, the applicant, was present. He stated 90 percent of the business involves preparing schematics and designs within the home. After plans are furnished to the client, the client manufactures the device or product. The applicant would not see the product until after it is manufactured at which time he may go to the client's home to consult with him on minor problems that would not involve repair work of any kind. The client at no time would come into the applicant's home.

MRS. EMMETT made a Motion for APPROVAL of U-58-81(HO), subject to the following conditions:

1. The operation 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" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

7. V-55-81

APPROVED

Application of BLAGOYE T. TADICH for a variance to allow a carport five feet (5') from the front property line where twenty feet (20') is required on property located at 337 Upland Boulevard in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 58, Block 27, Charleston Heights Tract No. 4.

MR. FOSTER presented the plot plan and stated the property is located in the Charleston Heights area west of Upland Boulevard. The applicant is proposing a carport on the front portion of the property which will come to within five feet of the front property line. Staff felt there was nothing unusual about the property that would justify this use and was concerned about a projection to the front of the property being highly visible from the street. Staff recommended denial. He noted there were no protests.

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

JESS THOMAS, 1901 Demetrius Avenue, was present representing the application. He noted that the applicant does not have adequate space to place the carport on the side of the property and primarily needs the extension to shade his cars. He said there were no objections from neighbors.

BOB McNUTT, 325 Falcon Lane, appeared in favor of the application. He said Upland is a very wide (80') street and as a result the home is set back far from the street. He stated that the carport would not be that visible from the street and is architecturally compatible with the applicant's home.

MR. GILES made a Motion for APPROVAL of V-55-81, subject to the following condition:

1. Conformance to the plot plan and elevations.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

8. V-56-81

ABEYANCE to  
10/22/81

Application of PAT CARROLL for a variance to allow a mobile home to be occupied for residential purposes which is not permitted on property located at 5059 East Van Buren Street in Zoning District R-E (Residence Estates). The above property is legally described as Lot 1, Block 2, Happy Valley Ranchos Tract No. 1.

MR. FOSTER stated the applicant requested this item be held in ABEYANCE to the October meeting as she was out of town on a family emergency.

MR. GILES made a Motion for ABEYANCE of V-56-81, to the 10/22/81 meeting.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for ABEYANCE carried unanimously.

9. V-57-81

APPROVED

Application of LIONEL STERN for a variance to allow a carport seventeen feet (17') from the front property line where twenty feet (20') is required and to allow the overhang 9'6" where seventeen feet (17') is required on property located at 1262 Campbell Drive in Zoning District R-1 (Single Family Residence). The above property is legally described as a portion of the Northwest Quarter (NW $\frac{1}{4}$ ) of Section 5, Township 21 South, Range 61 East, M.D.B. & M.

MR. FOSTER presented the plot plan and stated the request is for a carport in the front yard area which was built without the benefit of a variance. Staff felt there were no unusual circumstances that would warrant granting the variance and recommended denial. He noted there was one letter of protest on file.

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

LIONEL STERN, the applicant, was present. He stated he built the carport without knowing the variance was required until an inspector came to the property and advised him. He said about two years ago there was a robbery at his home involving a shooting and he said his wife was injured. Upon the advice of the Police Department he was instructed to use the side entrance to the home and this is the main reason for the carport. In addition it would provide added protection for his cars which are a substantial investment. He submitted a letter of support from Mr. and Mrs. Don Sheppard.

JOHN THORNDAL, 3013 Burton Avenue, appeared in protest. He said he is a long time resident of the area and felt the reasons given were not substantial to justify the request. He said the entire McNeil Development was built with a 25 ft. setback requirement which all residents have adhered to and Mr. Stern should also be required to observe. He also noted the carport was not aesthetically compatible with the character of the neighborhood. He added that the property is well-lit to provide adequate protection. He suggested the alternative of installing an automatic garage door opener for protection rather than using the side door entrance or adding the carport to the right of the home so that there would be a U-shaped design rather than an L-shaped design, as other property owners have done.

MR. STERN said there are other carports in this area that do not meet the requirements. He said the carport is compatible with the design of the home and reiterated that the Police Department advised him to use the side entrance for protection.

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

MR. GILES made a Motion for APPROVAL of V-57-81, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. Repair all street improvements which are not in good condition as required by the Department of Public Services.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

10. U-45-81

WITHDRAWN  
By Applicant.

Application of WALTER LAS VEGAS ASSOCIATES, A NEVADA CORPORATION, ON BEHALF OF DAVID GUARDINO for a use permit to allow a psychic business on property located at 300 North Main Street in Zoning Districts C-2 (General Commercial) and "M" (Industrial). 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 27, Township 20 South, Range 61 East, M.D.M.

MR. FOSTER stated this application was WITHDRAWN by the applicant.

No action was required of the Board.

11. V-58-81

APPROVED

Application of WILLIAM R. AND MARY E. COPPER for a variance to allow a twelve ft. (12') high chainlink and block tennis court fence at the rear and both side property lines where ten ft. (10') setbacks are required on property located at 6233 Alexander Road in Zoning District R-E (Residence Estates). The above property is legally described as Lot 7, Block 1, Big Sky Ranch Estates Unit 4.

MR. FOSTER presented the plot plan and stated the property is located west of Rancho Drive in a residential estate area with one-half acre minimum building lots. The area on the south side of Alexander Road is subdivided into a relatively small subdivision. The applicant is requesting the tennis court be located to the rear of the property. The lot is 105 ft. wide. In order to accommodate the tennis court they would have to extend it to both sides of the property as well as to the south. He said it is conceivable that it could be moved further north to allow a setback from the rear property line. Staff had no objections. He noted there were no protests on record.

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

WILLIAM COPPER, the applicant, was present. He said he had discussed the application with adjoining neighbors and they voiced no objection to the request.

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

MRS. EMMETT made a Motion for APPROVAL of V-58-81, subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett.

"NOES" None

Motion for APPROVAL carried unanimously.

12. U-49-81

ABEYANCE  
to 10/22/81

Application of MARJEAN BURNS for a use permit to allow a child care home for nine (9) children on property located at 5801 Apple Valley Lane in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 13, Block 7, Charleston Heights #44A.

MR. FOSTER presented the plot plan and stated the property is presently zoned for 6 children, which is allowable in an R-1 zone, provided all of the City code requirements are met. However, under the provisions of the code, the number of children cannot be increased without an approved use permit. Staff had no objections but felt the property owners should be polled to determine whether they object to this use.

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

The applicant was not present.

MRS. EMMETT made a Motion for ABEYANCE of U-49-81, to the 10/22/81 meeting.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for ABEYANCE carried unanimously.

13. U-50-81

APPROVED

Application of JANICE S. ADAMS for a use permit to allow a child care home and preschool facility for nine (9) children on property located at 2904 Thumbelina Circle in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 26, Block 3, Enchanted Village Unit No. 3.

MR. FOSTER presented the plot plan and stated this is a request to increase the number of children from 6 to 9. The purpose of the use permit is to evaluate the compatibility of the operation in the neighborhood and receive input from property owners in the area. Staff recommended approval. He noted there were two protests on file.

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

JANICE ADAMS, the applicant, was present. She stated the operation will be a pre-school rather than a child care operation, mainly for four year olds. The hours of operation will be from 1:00 to 3:00 P.M. five days per week. The family room which has been added to the house will also serve as a classroom for the children. Ms. Adams noted she is a college graduate with a Bachelor's Degree in special education and she has taught in the Clark County School District for two years. She also worked with a specialist whose main work is with gifted children. She submitted a letter of support from two of her neighbors. She mentioned that most neighbors work during the daytime hours when the classes will be held. There will be two short recess periods for the children which will be structured and adequately supervised. She added that some parents will be carpooling, some of the children are within walking distance, and there are two driveways on her property to alleviate any traffic problems.

NANCY WALLENDER, 2909 Matterhorn Way, appeared in protest and submitted a letter and a petition in protest. She said her main objection was that this is a well-established residential neighborhood which should remain strictly residential. She said there are three licensed and pre-school centers within one mile of Thumbelina Way and one more is not needed in this area.

JESSIE SMITH appeared in protest. She stated she lives directly behind the applicant and has been disturbed by noise from the children who are already there. She said her husband works the graveyard shift and additional children would create a disturbance.

MATTHEW GUTENECK, 2913 Matterhorn Way, was present in protest. He asked who would police the situation if the applicant did not comply with the requirements of the use permit.

MR. FOSTER advised him that the neighbors have the option of filing a complaint with the City for enforcement.

MR. GUTENECK expressed concern that the operation would be expanded and would encroach on his property. He said he was concerned that they would convert the carport into an additional room. He submitted a petition of protest with 92 signatures.

MR. BUGBEE pointed out that if there is a problem, the Child Welfare Department can also be contacted.

DAVE ABLE, 4624 Rip Van Winkle, appeared in favor of the application. He said Mrs. Adams is a well-qualified instructor and the neighborhood would be doing itself a disservice if it did not allow her to provide these services to the children.

LINDA DYKES, 3009 Sleepy Hollow Way, appeared in favor, commending Mrs. Adams for her teaching abilities and the condition of her home. She said this operation will be an asset to the community.

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

MR. GILES made a Motion for APPROVAL of U-50-81, subject to the following conditions:

1. Conformance to the plot plan.
2. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

14. U-51-81

APPROVED

Application of GOMAR/GO ASSOCIATES ON BEHALF OF B. DIANE DONOVAN for a use permit to allow a child care home for twelve (12) children on property located at 3120 Merritt Avenue in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 12, Block 5, Richfield Village Unit No. 2-A.

MR. FOSTER presented the plot plan and stated the application was in order. The purpose of the use permit is to determine the compatibility of the operation in the neighborhood and to hear input from the neighboring property owners. Staff recommended approval. He noted there were no protests on file.

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

DIANE DONOVAN, the applicant, was present. She said this would be a 24-hour operation to allow some of the children to stay overnight. Children would be all ages under 10 years and the operation would be closed Sundays and half a day on Saturdays. She said she has had no objections from her neighbors.

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

MRS. EMMETT made a Motion for APPROVAL of U-51-81, subject to the following conditions:

1. Conformance to the plot plan.
2. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

15. U-52-81

APPROVED

Application of JOHN D. GAUGHAN ON BEHALF OF KIM LOAN RHUE for a use permit to allow a Class III secondhand dealer (new and used jewelry) on property located at 100 South 6th Street in Zoning District C-2 (General Commercial). The above property is legally described as Lots 10, 11 and 12, Block 3, Hawkins Addition.

MR. FOSTER presented the plot plan and stated the property is located at the southwest corner of Fremont and 6th Street. Staff recommended approval subject to the applicant providing portable planters in front of the building.

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

KIM LOAN RHUE, the applicant, was present and agreed to staff's stipulation.

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

MR. GILES made a Motion for APPROVAL of U-52-81, subject to the following conditions:

1. Conformance to the plot plan.
2. Repair all street improvements which are not in good condition as required by the Department of Public Services.
3. Portable planters shall be provided on each side of the entrance which requires an encroachment approval.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

16. V-59-81

APPROVED

Application of MILTON I. SCHWARTZ for a variance to allow a 13'6" rear yard setback where fifty feet (50') is required on property located at 2031 Bannies Lane and to allow an existing tennis court fence to the rear property line and five feet (5') from the west property line where ten feet (10') is required on property located at 2120 Silver Avenue. This request is the result of a change in the location of the rear property line between the two properties at 2031 Bannies Lane and 2120 Silver Avenue in Zoning District R-E (Residence Estates). The above property is legally described as the west 150 feet of Lot 6, Scotch Eighty Addition Resubdivision.

MR. FOSTER presented the plot plan and stated two properties are involved. The applicant resides on the property at 2120 Silver Avenue. He obtained a variance for a rear yard setback which was within 30 ft. of the rear property line where 50 ft. is required. He acquired the property to the north which fronts on Bannies Avenue. There is a house and tennis court at this location and the applicant is proposing to change the rear property line to add a portion of the property to the north parcel and to include the tennis court on his property. This will eliminate the variance that was needed for the rear setback for the house on Silver Avenue. Staff felt there would be no problem with the request and recommended approval subject to the applicant entering into an Assessment District Agreement for sidewalks and street lighting on Pine Street, Silver Avenue and Bannies Lane, and repair of any street improvements that are not in good condition. He noted there were no protests on file.

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

MILTON SCHWARTZ, the applicant, was present and agreed to staff's conditions.

JONATHAN GALANE, 2019 Bannies Lane, appeared in protest. On behalf of his parents who were out of town and could not attend the hearing, he requested that this application be held in abeyance for the October meeting.

CHAIRMAN BUGBEE stated that the Board would take action tonight and the protestants would have the right to appeal if they did not favor the vote. He asked if anyone else wished to be heard; there being no one, he declared the public hearing closed.

MR. GILES made a Motion for APPROVAL of V-59-81, subject to the following conditions:

1. Enter into an Assessment District Agreement for sidewalks and street lighting on Pine Street, Silver Avenue and Bannies Lane.
2. Repair all street improvements which are not in good condition as required by the Department of Public Services.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

17. V-60-81

APPROVED

Application of SIGEL AND COMPANY, LTD., for a variance to allow a Class II Secondhand Dealership (buy and sell used jewelry, gold and silver) on property located at 4318 West Charleston Boulevard in Zoning District P-R (Professional Offices and Parking). The above property is legally described as Lot 12, Block 1, Hyde Park Subdivision No. 1.

MR. FOSTER presented the plot plan and stated this property was approved for a Class III license in January, 1981, but the applicant found that a Class III license did not meet their needs in allowing them to sell a larger percentage of used items. There have been other operations similar to this in the area which is transitioning to commercial zoning. Staff felt this use would be compatible in the area and recommended approval subject to conformance to the plot plan. He noted there were four protests on record.

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

JOHN SERA, 3111 Bel Air Drive, appeared for the application. He stated he is the owner of Sigel and Company, and he erred when he initially applied for the Class III secondhand license in January. This use did not meet the needs of his renters and this Class II license will correct the problem.

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

MRS. EMMETT made a Motion for APPROVAL of V-60-81, subject to the following condition:

1. Conformance to the plot plan.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

18. V-61-81

APPROVED

Application of MARY L. TURNER for a variance to allow a duplex on property located at 824 West Washington in Zoning District R-1 (Single Family Residence). The above property is legally described as a portion of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 28, Township 20 South, Range 61 East, M.D.B. & M.

MR. FOSTER presented the plot plan and stated the property is located on the north side of West Washington Avenue several properties west of "H" Street. There is R-2 zoning for public housing to the south. This application was approved for the duplex in 1979 and has expired. Staff recommended approval in view of the fact that the same request had been approved previously. He noted there were no protests on file.

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

LEON CARTER, 521 Boulder, was present representing the application.

MR. GILES asked if the project went the full duration of the former approval without construction taking place.

MR. CARTER said there was a financial problem which has since been resolved and they are prepared to begin construction.

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

MR. GILES made a Motion for APPROVAL of V-61-81, subject to the following conditions:

1. Conformance to the plot plan as amended to provide parking as required by the code.
2. Dedication of 10 feet of right-of-way for Washington Avenue.
3. Parking and driveway plan shall be approved by the Traffic Engineer.
4. Enter into an Assessment District Agreement for installation of street lighting and sidewalks on Washington Avenue.
5. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Myers

"NOES" None

Motion for APPROVAL carried unanimously.

19. U-55-81  
ABEYANCE  
to 10/22/81

Application of NATHAN AND FRANCIS HARRIS for a use permit to allow a church on property located at 856 Miller Avenue in Zoning District R-2 (Two Family Residence). The above property is legally described as Lots 157A and 158C, Vegas Heights #4.

MR. FOSTER presented the plot plan and stated there is an existing building on the center portion of the property which the applicant is proposing to use for a church. There is parking in the rear and additional parking on the side. The purpose of the use permit is to evaluate the compatibility of this use in the area. He said the building is relatively small and unattractive. Staff recommended landscaping requirements be met and provisions be made for 6 paved parking spaces. Also exterior remodeling to improve the building. He pointed out that there are no fire hydrants within a sufficient distance from the building and a hydrant would be required. Staff was concerned about the expense of these improvements to the applicant and recommended a six-month review on the progress of construction and improvements.

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

FRANCIS HARRIS, the applicant, and BUFFORD GREEN, 1023 "D" Street, were present representing the application.

MRS. HARRIS said the congregation is small and they would need time to raise the money for the improvements. She asked for a one year review period to give them time to raise the money and put in the improvements.

MR. FOSTER said some of the improvements, such as the fire hydrant and paved parking would be required immediately.

CHAIRMAN BUGBEE said he would like a rendering submitted within three months that is acceptable to Planning staff that would show their plans for improving the exterior of the building. He said he would not be opposed to the Board setting a one-year time limit for completion of all the improvements.

MR. AND MRS. LEONARD SPANN, and CURTIS SPANN, 850 West Miller Avenue, appeared in protest. They indicated that the church services are being held at the present time and the services are extremely loud creating a disturbance to the residents.

MR. FOSTER noted the Board could also place a limit on the hours the services are held.

CHAIRMAN BUGBEE stated that in order to have a church that is compatible to the neighbors, the church officials should meet with the neighbors to try to work out their differences before the Board acts on this matter. He asked if anyone else wished to be heard; there being no one, he declared the hearing closed.

MR. GILES made a Motion for ABEYANCE of U-55-81, to the 10/22/81 meeting for the applicant to meet with the neighbors to arrive at some agreement regarding the noise generated from the proposed church operation.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for ABEYANCE carried unanimously.

20. U-56-81

APPROVED for  
One Year

Application of SUSAN M. TICHENOR for a use permit to allow a synagogue in a residential zone on property located at 1331 South Maryland Parkway in Zoning District R-1 (Single Family Residence). The above property is legally described as Lot 6, Block 20, Huntridge Subdivision Tract 4.

MR. FOSTER presented the plot plan and stated this property is in an area that is transitioning to professional offices and parking and is located two blocks south of Circle Park. The applicant has requested a delay in paving the rear portion of the property for parking and would like to work out a joint arrangement with the adjoining neighbors for parking and property access. Their services are held for one hour only during the week and on weekends. Staff felt there should be on-site paved parking and recommended approval subject to that condition. Also, a six ft. block wall on the east property line, retaining existing landscaping, conformance to the plot plan and repair of any street improvements that are not in good condition. He noted there were 7 protests on file.

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

JACK SUPER, 1909 Cochran Street, was present representing the application. He said the congregation meets from 7:15 to 8:15 A.M. weekdays to practice the traditional Jewish Orthodox services. They are a small congregation of approximately 20. He noted they generally have a maximum of 10 quorum members at each service. They do not anticipate growth in the membership; but if this occurred it would be necessary for them to forfeit their lease and find a larger building to accommodate the larger membership. He pointed out that the neighbors to the north have indicated a willingness to work out a joint parking arrangement with them and he requested the Board waive the requirement for on-site paved parking.

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

CHAIRMAN BUGBEE made a Motion for APPROVAL of U-56-81, subject to the following conditions:

1. Conformance to the plot plan and elevations; however, the rear parking will not be required to be installed for one (1) year.
2. Construction of a 6 ft. block wall along the east property line.
3. Retention of existing landscaping.
4. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.
5. Approval by City Commission of the off-site parking spaces.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

21. V-63-81

APPROVED for  
One Year

Application of BONNEVILLE ASSOCIATES, A LIMITED PARTNERSHIP, for a variance to allow a used furniture store on property located at 602 Las Vegas Boulevard South in Zoning District C-2 (General Commercial). The above property is legally described as Lots 26 through 32, Block 40, Clark's Las Vegas Townsite.

MR. FOSTER presented the plot plan and stated the building is the former location of Marion's furniture on Bonneville and Las Vegas Boulevard South. He stated the applicant wishes to use the building to sell used furniture; however, most used furniture operations are relegated to the area along Main Street. Staff is concerned about the types of uses along Las Vegas Boulevard because of tourist traffic on this street and the pattern that may develop if these uses are allowed. Staff recommended denial. Mr. Foster noted there were two protests on file.

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

VERN ALBRIGHT, 2801 Cameo Circle, general partner of Bonneville Associates, was present representing the application. He said for several months the Association has been trying to rent the building which is now empty. They have been unsuccessful in all of their efforts except this request to rent the building for a quality used furniture store. He said this is the type of operation where the merchandise is of high quality and

would be sold on consignment for people who were moving from the area, divorce sales, and residents who do not wish to permit strangers into their homes to view the furniture. He said there would be no outside display of the furniture. He said an empty, vandalized building on Las Vegas Boulevard would be more detrimental to the area than a building that is put to good use with high-quality merchandise. He said he discussed these plans with Mr. Galantz who had submitted a letter of protest and Mr. Galantz said he would not object to this use.

MR. GILES asked if Mr. Albright would be involved in the sale of furniture.

MR. ALBRIGHT said he would not, but Bonneville Associates as owners of the property would have control over the standards of operation.

MR. FOSTER said staff would recommend no exterior display of the furniture, limited signs in conformance with the Department of Planning and Development, dedication of a five ft. right-of-way for Las Vegas Boulevard as required by the Department of Public Services, repair of any street improvements that are not in good condition, parking and driveway to conform to requirements of the Traffic Engineer and portable planters in front.

MR. ALBRIGHT said he has no objection to the sign requirements and the requirement that there be no outside display of furniture, but he objected to staff's other conditions. He said the parking lot has been in the same condition for years with no problem. He said all of the other conditions would be cost prohibitive and they would have to sell the building.

MR. GILES asked if the applicant would object to a one-year limited use permit with the sign and display conditions only.

MR. ALBRIGHT said he would agree to those conditions.

MR. GILES made a Motion for APPROVAL of U-56-81, subject to the following conditions:

1. Conformance to the plot plan.
2. No exterior display of merchandise.
3. Signs shall be limited as required by the Department of Community Planning and Development.
4. This approval is limited to a one year time period and will expire on September 24, 1982.
5. Only high-quality furniture on consignment shall be sold on the premises.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

22. U-57-81

WITHDRAWN  
By Applicant

Application of SYLVIA ANN GENEROSO for a use permit to allow a transitional group care home for 16 residents referred from the Nevada State Mental Health Center on property located at 1201 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 Lot 14, Block 2, Hinson Heights.

MR. FOSTER announced the applicant had submitted a letter prior to the hearing withdrawing her application.

No action was needed by the Board.

SUPPLEMENTAL AGENDA:

1. U-8-73 Request of HOUSE OF HOLINESS CHURCH OF GOD IN CHRIST for a plot plan review to allow an office addition on property located at 820 Blankenship Avenue in Zoning District R-2 (Two Family Residence).  
Plot Plan Review

APPROVED

MR. FOSTER presented the plot plan and stated this application was in order. Staff recommended approval.

A representative for the application was present in the audience.

MRS. EMMETT made a Motion for APPROVAL of U-8-73, subject to the following condition:

1. Conformance to the plot plan and elevations.

Voting was as follows:

"AYES" Mr. Giles, Chairman Bugbee, Mrs. Emmett

"NOES" None

Motion for APPROVAL carried unanimously.

DIRECTOR'S BUSINESS:

1. CHANGE OF MEETING DATES Rescheduling the November 26, 1981 (Thanksgiving) and December 24, 1981 (Christmas Eve) Board of Zoning Adjustment meetings.

The meeting dates were rescheduled as follows:

November meeting rescheduled to NOVEMBER 23, 1981 at 7:30 P.M.

December meeting rescheduled to DECEMBER 21, 1981 at 7:30 P.M.

ADJOURNMENT:

There being no further business to come before the Board of Zoning Adjustment, the meeting was adjourned at 9:35 P.M.

  
HAROLD P. FOSTER, DIRECTOR  
DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT

/sk

SEPTEMBER 23, 1981

## TO:

FOSTER

## FROM:

CLEMMER

## SUBJECT:

BOARD OF ZONING ADJUSTMENT  
AGENDA ITEMS - SEPTEMBER 24, 1981  
MEETING

## COPIES TO:

NEW BUSINESS:

## 1. U-46-81(HO)

The questionnaire was answered favorably and bookkeeping operations of this scale have been authorized as home occupations.

Staff recommends approval, subject to:

1. 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.
2. All operations shall conform to the criteria for home occupation permits.

## 2. U-47-81(HO)

The questionnaire was answered favorably and mail order operations of this type have been authorized as home occupations.

Staff recommends approval, subject to:

1. 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.
2. All operations shall conform to the criteria for home occupation permits.

## 3. U-48-81(HO)

The questionnaire was answered favorably and bookkeeping operations of this scale have been authorized as home occupations.

Staff recommends approval, subject to:

1. 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.

2. All operations shall conform to the criteria for home occupation permits.

4. U-53-81(HO)

The questionnaire was answered favorably and sewing operations of this nature have been authorized as home occupations.

Staff recommends approval, subject to:

1. 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.
2. All operations shall conform to the criteria for a home occupation permit.

5. U-54-81(HO)

The questionnaire indicates that there will be a desk size automated typewriter with magnetic disk and memory system. This is extraordinary for home use and may indicate a large expenditure with connotations of larger than desirable operations. Aside from the questionnaire which was signed favorably, I don't think the M.O. will create neighborhood problems.

Staff recommends approval, subject to:

1. 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.
2. All operations shall conform to the criteria for home occupation permits.

6. U-58-81(HO)

The questionnaire was answered favorably; however, as a design consultant and machine repair business, the question of length of field trips or outside activity could be toward 50-50. This should not create a problem to the neighborhood.

Staff recommends approval, subject to:

1. 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.

2. All operations shall conform to the criteria for home occupation permits.

7. V-55-81

This is a regular lot and the proposed carport will project 15-20 ft. in front of the other residences in this neighborhood.

Staff recommends denial. If approved:

1. Conformance to the plot plan and elevations.

8. V-56-81

This lot is adjacent to commercial storage facilities and the applicant indicates the mother is an invalid who can't live in the existing residence.

Staff recommends denial. If approved:

1. Placement of the mobile home behind the residence.
2. That the use be temporary for the duration of the mother's occupancy.
3. That the use be reviewed periodically every two years.
4. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.
5. Conformance to the Flood Hazard Reduction Ordinance.
6. Enter into an assessment district agreement for street lighting and sidewalks on Van Buren Avenue as required by the Department of Public Services.

9. V-57-81

This is a regular lot. The carport exists. Owner indicates they have had security problems.

Staff recommends denial. If approved, subject to:

1. Conformance to the plot plan and elevations.

2. Repair all street improvements which are not in good condition as required by the Department of Public Services.

10. U-45-81

This is a use permit application for a psychic. There are no use conflicts in this zone.

Staff recommends approval subject to:

1. Conformance to the plot plan.
2. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.

11. V-58-81

This is a 20,000 sq. ft. lot with 105' of width where tennis courts usually require 120'. Staff would defer to the neighbors and recommend approval if there is no objection. The basis of the ten foot setback whereas the domestic recreation use was permitted was to remove the extra ordinarily high fence from the property line for aesthetic reasons and to keep circumvention of the code from 6' maximum heights from occurring.

If approved, subject to:

1. Conformance to the plot plan.

12. U-49-81

This type of use was provided for residential needs. In the case of day sleepers there could be local problem. Staff would recommend approval subject to:

1. Conformance to the plot plan.
2. Maximum number of children shall be nine (9).
3. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.

13. U-50-81

This type of use was provided for residential needs. In the case of day sleepers there could be local problem. Staff would recommend approval subject to:

1. Conformance to the plot plan.
2. Maximum number of children shall be nine (9).
3. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.

14. U-51-81

This type of use was provided for residential needs. In the case of day sleepers there could be local problem. Staff would recommend approval subject to:

1. Conformance to the plot plan.
2. Maximum number of children shall be nine (9).
3. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.

15. U-52-81

New and used jewelry would be limited to 25% used and the high volume and low volume would make this compatible with other C-2 uses in the neighborhood. Staff recommends approval, subject to:

1. Conformance to the plot plan.
2. Provide landscaping as required by the Department of Community Planning and Development.
3. Obtain an encroachment approval for the landscaping.
4. Repair all street improvements which are not in good condition as required by the Department of Public Services.

16. V-59-81

The applicant required the house behind in order to increase the size of his rear yard by utilizing the rear yard of the other site and decided to keep the tennis court as well. I suppose he intends to dispose of the remainder.

Staff has no objection. If approved, subject to:

1. Conformance to the plot plan pertaining to the 2031 Bannies Avenue site.
2. Enter into an assessment district agreement for sidewalks and street lighting on Pine Street, Silver Avenue and Bannies Lane.
3. Repair all street improvements which are not in good condition as required by the Department of Public Services.

17. V-60-81

This is adjacent to a C-1 site on the west and C-1 to the south. Originally this block was to have remained P-R. It seems the C-1 rezoning was the intruder and therefore, staff would support this variance although P-R allows office uses only. Staff also supported V-105-80 which expired 8/11/81.

Staff recommends approval, subject to:

1. Conformance to the plot plan.

18. V-61-81

This lot is in a block that contains three other duplexes. On a previous variance (V-83-79) which expired staff raised no objection which was before the time we had to take a definite position; therefore, staff recommends approval, subject to:

1. Conformance to the plot plan amended to provide parking according to the code.
2. Dedication of 10 feet of right-of-way for Washington Avenue.
3. Parking and driveway plan shall be approved by the Traffic Engineer.
4. Enter into an Assessment District Agreement for installation of street lighting and sidewalks on Washington Avenue.

5. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.

19. U-55-81

This is a proposed church on a small lot on which staff has ordinarily taken a negative position. The Fire Department recommendations are probably going to make this proposal impossible as the building contains 504 square feet allowing a small congregation and the requirements of fire hydrants and water flow plus our requirement of pavement for six parking spaces would not seem supportable by such a small group. Further, even though the Building Department did not elaborate they will have fire retardant materials requirements further impacting the proposal economically. Staff would, therefore, recommend denial. If approved, subject to:

1. Conformance to the plot plan amended to provide six paved parking spaces.
2. Provide fire hydrant and water flow as required by the Department of Fire Services.
3. Standard conditions 2 - 5.
4. Approval of the parking and driveway plan by the Traffic Engineer.

20. U-56-81

Unlike the previous proposal even though this is also a small lot and this congregation is to be kept small (10 persons) the development requirements are negligible, i.e., fire hydrants are not required and water flow might exist, additional parking improvements are not necessary as adjacent property owners have allowed several spaces from each site for a total of 6 and are on the proposed site to 7 with this orthodox/Jewish congregation normally walking to church and the area transitioning to P-R, staff would recommend approval, subject to:

1. Conformance to the plot plan and elevations.
2. Construction of a 6' block wall along the east property line.
3. Retention of existing landscaping.

4. Provision of water flow as required by the Department of Fire Services.
5. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.

21. V-63-81

Used furniture stores should be limited to the C-M zone. Staff recommends denial. If approved, subject to:

1. Conformance to the plot plan.
2. Provision of 20 parking spaces.
3. No exterior display of merchandise.
4. Signs shall be limited as required by the Department of Community Planning & Development.
5. Dedication of 5' of right-of-way as required by the Department of Public Services.
6. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.
7. Parking and driveway plans shall be approved by the Traffic Engineer.
8. Standard conditions 2 - 5.
9. Encroachment agreement approval for street landscaping must be approved.

22. U-57-81

This is a quasi-public use. Recently the state law was amended to mandate authorization of 6 groupies in single family residences. A court case recently in the zoning digest indicated that greater occupancies in group care homes would be supported by the courts. This facility will involve placements by Nevada Mental Health only of 16 persons. This area is across from commercial & on the east side has had a mixture of commercial and P-R zones. This property was involved in a child care zoning case which could be assimilated to this proposal and therefore this should be considered by the City Commission if approved.

Staff recommends approval, subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2 - 5.
3. Install sidewalks on Arville Street as required by the Department of Public Services.
4. Approval of the parking and driveway plan by the Traffic Engineer.
5. All streets which are not in good condition shall be repaired as required by the Department of Public Services.
6. The building height shall be limited to one story.

SUPPLEMENTAL AGENDA:

1. U-8-73

The new parking ordinance allowing 16' deep stalls now allows recognition of the 54' deep double term bays as adequate; therefore, this reduction of three spaces to allow the 400 sq. ft. addition presents no problem.

Staff recommends approval, subject to:

1. Conformance to the plot plan and elevations.

RCC:bjl