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A G E N D A  
BOARD OF ZONING ADJUSTMENT

OCTOBER 22, 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 August 17, 1981.

OLD BUSINESS:

1. 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.  
(Abeyance Item from 9/24/81)

2. 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.  
(Abeyance Item from 9/24/81)

3. 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.  
(Abeyance Item from 9/24/81)

NEW BUSINESS:

1. U-59-81(HO) Application of JAMES B. MORRIS AND JOANN THOMPSON for a home occupation permit to allow a typing service from the home on property located at 1312 Pacific Street in Zoning District R-1.

2. U-60-81(HO) Application of RICHARD ZACHARY for a home occupation permit to allow the conducting of voice lessons in the home on property located at 808 Alhambra Drive in Zoning District R-1.  
(Public Hearing Item)

3. V-62-81 Application of RAYMOND C. RILEY for a variance to allow a 14 x 48 FT. billboard structure to an overall height of fifty-five feet (55') where a maximum height of forty feet (40') is allowed on property located at 1380 East Sahara Avenue in Zoning District C-1.

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4. V-64-81 Application of JAMES ABBEY for a variance to allow five dwelling units where a maximum of four are permitted on property located at 807 Willow Street in Zoning District R-E (under Resolution of Intent to R-3).
5. V-65-81 Application of LAS VEGAS CLUB for a variance to allow a double face sign six inches (6") from the curb where three feet (3') is required on property generally located on the southwest corner of First Street and Ogden Avenue in Zoning District C-2.
6. V-66-81 Application of WILLIAM BRIARE for a variance to allow a residential use in a C-D zone on property located at 3008 West Charleston Boulevard in Zoning District C-D.
7. V-67-81 Application of CLAIR HAYCOCK, ET AL for a variance to allow a single family residential development consisting of dwellings to be constructed to the side property line on one side of the property where a five foot (5') setback is required on property generally located at Lamb Boulevard and Halbert Avenue in Zoning District R-1.
8. V-68-81 Application of BONANZA LAMB LTD. for a variance to allow a single family residential development consisting of dwellings to be constructed to the side property line on one side of the property where a five foot (5') setback is required on property generally located on the northeast corner of Lamb Boulevard and Bonanza Road in Zoning District R-1.
9. V-69-81 Application of JOHN S. STUHMER AND JAMES R. STUHMER for a variance to allow residential use in an "M" zone (security quarters for a mini-warehouse development) on property generally located on the east side of Highland Drive, 400' north of Alta Drive in Zoning District "M".
10. V-70-81 Application of LaFOND T. SOLOMON for a variance to allow a group home for adolescents (ages 12 to 17) with outside recreational use where such outside use is not permitted; and to operate the facility on a 24 hour basis where all uses are required to cease at 9:00 P.M. on property located at 2607 West Charleston Boulevard in Zoning District C-D.

11. V-71-81

Application of SHELLI I. LOWE for a variance to allow a professional office 3'2" from the north side property line where six feet (6') is required and 3'1" from the south side property line where six feet (6') is required on property generally located on the southwest corner of Maryland Parkway and Bridger Avenue in Zoning District R-4.

12. V-72-81

Application of DANIEL AND GRACE LORENZO for a variance to change the legal front of the lot from Rebecca Road to El Campo Grande Avenue (property located at 5801 N. Rebecca Road) in Zoning District R-E.

13. V-5-80

Extension  
of Time

Request of BERNARD B. ROTH, P.E. for an extension of time on an approved variance which allowed a commercial building consisting of offices and retail sales in a residential zone where such use is not permitted on property generally located on the north side of Owens Avenue between Comstock Drive and Tonopah Drive in Zoning District R-E (under Resolution of Intent to R-PD8).

S U P P L E M E N T A L   A G E N D A

BOARD OF ZONING ADJUSTMENT

OCTOBER 22, 1981

1. U-61-81(HO)                      Application of TERESA S. PAZ ON BEHALF OF ELENA PAZ for a home occupation permit to allow accounting in the home on property located at 1414 Atlantic Street in Zoning District R-1.
  
2. V-7-79                              Request of REHABILITATION MENTAL HEALTH SERVICES, INC. for a review of use to allow a transitional housing program for sixteen adults on property located at 720 South 9th Street in Zoning District R-1.  
Review of Use
  
3. HC-1-81                              Appeal of JAMES L. BUCHANAN, II on Housing Code provisions relative to his property at 1721, 1723, 1801, and 1803 Linden Avenue.  
SET DATE FOR  
PUBLIC HEARING

## MINUTES

## BOARD OF ZONING ADJUSTMENT

OCTOBER 22, 1981

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

PRESENT: Acting Chairman Myers, Mr. Giles, Mr. Canul

EXCUSED: Chairman Bugbee, Mrs. Emmett

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

MINUTES: MR. GILES made a Motion for APPROVAL of the Minutes of the Board of Zoning Adjustment meeting held August 17, 1981. Motion for APPROVAL carried unanimously.

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.

OLD BUSINESS:

1. V-56-81

APPROVED

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 presented the plot plan and stated this item was held in abeyance at the request of the applicant who was out of town and could not be present at the last meeting. The properties are developed on half-acre parcels for residential use. The request is to retain a mobile home on the property for a residence for the applicant's mother. Staff felt there was nothing unusual about the property that would justify approval of the variance request and recommended denial. If approved, staff recommended that an opaque fence be constructed to screen the mobile home; that the use be temporary for the duration of the mother's occupancy; a two-year review period; conformance to the Flood Hazard Reduction Ordinance; the applicant enter into an Assessment District Agreement for street lighting and sidewalks on Van Buren Avenue as required by the Department of Public Services and that any street improvements that are not in good condition be repaired. Mr. Foster noted there were two protest letters on file.

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

PAT CARROLL, the applicant, was present. She explained that she moved the mobile home onto the property before she was aware of the requirements for a variance. Her mother is 73 years old and in ill health and she does not wish to place her in a rest home. She said by residing in the mobile home her mother would have the necessary care she needs from the family. She agreed with staff's recommended conditions.

ACTING CHAIRMAN MYERS asked if anyone else wished to be heard; there being no one she declared the public hearing closed.

MR. GILES said he would not like to approve a permanent residence and would vote for temporary approval until the mother no longer occupies the mobile home.

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

1. The use be limited to the duration of the current occupant.
2. The use be reviewed every two years.
3. Screen fencing be required in front of the mobile home as required by the Department of Community Planning and Development.
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.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

2. U-49-81

APPROVED

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 stated this item was held in abeyance by the Board because the applicant was not present at the last meeting. He presented the plot plan and said the property is located in the northwest part of the City. It is a typical residential home on a corner lot with the driveway off the street. Staff had no objection to the request. If approved, staff recommended conformance to the plot plan and repair of any street improvements that are not in good condition. He noted there were no protests.

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

MARJEAN BURNS, the applicant, was present. She stated the children would range in age from six months to three years. The hours of operation will be from 7:30 A.M. to 5:30 P.M. on weekdays with no evenings or weekends. There will be outdoor activities for the children. She said she has a full time assistant in the afternoons.

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

MR. CANUL made a Motion for APPROVAL of U-49-81, subject to staff's recommended conditions as follows:

1. Conformance to the plot plan.
2. Maximum number of children permitted 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.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

3. U-55-81

DENIED

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 said this item was held in abeyance for the applicants to meet with their neighbors to resolve their differences. He said there were four neighbors present at the last meeting concerned with the noise generated by the services. Staff was concerned with the unattractiveness of the building and recommended exterior remodeling and six paved parking spaces required by ordinance. The Department of Fire Services requires the installation of a hydrant closer to the building. Staff was also concerned that the small congregation would not be able to finance the immediate improvements that are required.

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

REVEREND NATHAN HARRIS, the applicant, residing at 3025 Balzar Street, was present. He said when they first began holding church services there were no complaints from any of the neighbors and he was not aware that it created a disturbance. He said the services are held on Wednesdays, Fridays, and Sundays at 7:30 P.M. He said they have not held services for the past month pending an action from this Board and prior to that services were held for approximately two months.

VERNELL BARNETT, 850 Miller Street, appeared in favor of the application. She said if a disturbance is created by the congregation they would be glad to rearrange the schedule to earlier in the evenings and end the services by 10 P.M. She said they would like to resolve any differences and not create a problem for the neighbors. She said it was her understanding at the last meeting that the Board said the existing fire hydrant on the corner would be adequate to service the building.

MR. FOSTER said the fire hydrant requirement is a determination to be made by the Department of Fire Services.

MR. AND MRS. LEONARD SPANN, 850 Miller Avenue, appeared in protest.

MR. SPANN said he leaves for work at 3 A.M. and is unable to get his proper sleep with the services lasting until late in the evening.

MRS. SPANN said the church was formerly a residence and because of its small size, the noise is very loud and disturbing.

CURTIS SPANN, 850 Miller Avenue, also appeared in protest and said there are 10 to 13 churches in the area and an additional church is not needed.

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

MR. CANUL said he felt a better location could be found for the church.

MR. CANUL made a Motion for DENIAL of U-55-81.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for DENIAL carried unanimously.

NEW BUSINESS:

1. U-59-81(HO)

APPROVED

Application of JAMES B. MORRIS AND JOANN THOMPSON for a home occupation permit to allow a typing service from the home on property located at 1312 Pacific Street in Zoning District R-1 (Single Family Residence).

MR. FOSTER stated the application was in order and staff recommended approval subject to the normal conditions.

MR. GILES made a Motion for APPROVAL of U-59-81(HO), subject to the following conditions:

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. The operation shall conform to the criteria for a home occupation permit.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

2. U-60-81(HO)

APPROVED  
Subject to  
Conditions

Application of RICHARD ZACHARY for a home occupation permit to allow the conducting of voice lessons in the home on property located at 808 Alhambra Drive in Zoning District R-1 (Single Family Residence).

MR. FOSTER said this backs up to commercial property to the south with residential properties on the remaining three sides. It is located in a typical residential subdivision but because it involves people coming to the home for voice lessons it is not in keeping with the normal requirements for a home occupation which requires that no one visit the home in relation to the business being conducted. He said the Board has looked at exceptions to the normal requirements on an individual basis and if approved, staff recommends the business be conducted on a one-to-one basis with no more than two students per day and a maximum of six total students. There were no protests.

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

JOHN E. CEBULAR, 6425 Darby Avenue, was present representing the applicant. He said the applicant is a world renowned vocalist who wishes to provide the benefit of his experience to others. He does not drive and would be unable to conduct this service from an outside office. He agreed to staff's conditions and presented a petition with 27 signatures in favor of the request.

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

MR. GILES made a Motion for APPROVAL of U-60-81, subject to staff's recommendations as follows:

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. The operation shall conform to the criteria for a home occupation permit.
3. Instructions shall be given to only one pupil at a time and scheduling shall be made to allow no more than one pupil vehicle at a time at the residence, nor more than two students per day.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

3. V-62-81

DENIED

Application of RAYMOND C. RILEY for a variance to allow a 14 x 48 ft. billboard structure to an overall height of fifty five feet (55') where a maximum height of forty feet (40') is allowed on property located at 1380 East Sahara Avenue in Zoning District C-1 (Limited Commercial). The above property is legally described as Lot 12, Block 6, Francisco Park.

MR. FOSTER presented the plot plan and stated the property is located on the north side of Sahara Avenue, two blocks east of Maryland Parkway. In May, 1981, the applicant requested three billboards in this same area. The billboard one block to the east was denied as there was insufficient justification to warrant approval. The sign one block to the west was allowed a height of 55 ft. because of obstructions to the view. The billboard on this site was approved for a five ft. increase to a height of 45 feet because of trees in the area but there was no evidence to warrant granting an increase to 55 feet as requested by the applicant. Staff felt there was no new evidence presented to change its prior recommendation for denial. He noted there were no protests on file.

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

RAYMOND C. RILEY, the applicant, 1300 East Sahara Avenue, was present with RON HILL, Young Electric Sign Company.

MR. HILL said at the time of the former application they had not completed a sufficient photo survey of this sign and the obstruction of trees. He presented three recent photographs and said the trees growing around the area of the sign will eventually obscure the view.

MR. RILEY added that many of the trees are not on his property and he has no control over their care.

MR. GILES asked if they felt this was a good location for the sign.

MR. HILL replied that they feel it is as the traffic count is high, but they feel it should be raised for better visibility.

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

MR. CANUL made a Motion to accept staff's recommendation for DENIAL.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for DENIAL carried unanimously.

4. V-64-81

APPROVED

Application of JAMES ABBEY for a variance to allow five dwelling units where a maximum of four are permitted on property located at 807 Willow Street in Zoning District R-E (Residence Estates) under Resolution of Intent to R-3 (Limited Multiple Residence). The above property is legally described as Lot 21, Block 5, Woodland Park.

MR. FOSTER presented the plot plan and stated the property is located one half block north of Memorial Hospital. The area is zoned for multiple residential use. The applicant is requesting the conversion of the first floor of a two story apartment to a one-bedroom and two-bedroom unit. Staff recommended approval. He noted there were no protests on file.

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

JAMES ABBEY, the applicant, 1213 Oak Tree Lane, was present.

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

MR. GILES made a Motion for APPROVAL of V-64-81, subject to the following conditions as recommended by staff:

1. Conformance to the conditions of Z-37-81 and V-34-81.
2. Widening of the front driveway to 18 feet to enable vehicles to pull out in a forward direction as required by the Traffic Engineer.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

5. V-65-81

APPROVED

Application of LAS VEGAS CLUB for a variance to allow a double face sign six inches (6") from the curb where three feet (3') is required on property generally located on the southwest corner of First Street and Ogden Avenue in Zoning District C-2 (General Commercial). The above property is legally described as Lots 1 through 16 inclusive, Lots 24 through 31 inclusive, and the west 38 feet of Lots 22 and 23, Block 2, Clark's Las Vegas Townsite.

MR. FOSTER presented the plot plan and stated the sign is to be placed on the Ogden side of the property advertising the Las Vegas Club parking garage. A previous variance was granted this year allowing a similar sign to within 1 ft. of the curb where 3 ft. is required. He said the top part of the sign will be 50 ft. from street level. Staff felt this is a minor deviation from the required setbacks and would not be a problem because of the height of the sign, but staff is concerned about a precedent for these types of requests being set. Staff recommended approval, subject to conformance to the plot plan.

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

VAUGHN CANNON, Young Electric Sign Company, was present for the application.

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

MR. CANUL made a Motion for APPROVAL of V-65-81, subject to the following conditions:

1. Conformance to the plot plan and elevations.
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" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

6. V-66-81  
APPROVED -

Application of WILLIAM BRIARE for a variance to allow a residential use in a C-D Zone on property located at 3008 West Charleston Boulevard in Zoning District C-D (Designed Commercial). The above property is legally described as the west 105 feet of the east 315 feet of the south 320 feet of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Southeast Quarter (SE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 32, Township 20 South, Range 61 East M.D.B. & M.

MR. FOSTER presented the plot plan and stated there are two existing buildings on the property and an addition along the west portion of the front building. The applicant has requested residential use of the second floor sometime in the future. The applicant lives in the general area and if he sells his home in the future he would like to reside on the subject property for a certain duration and when he moves this unit would be converted back to its prior use as an office. Normally residential uses are not allowed in the C-D zone, but staff felt that because it is a temporary use there would not be any particular problems. Staff had no objections to the request. He noted there were no protests on record.

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

WILLIAM H. BRIARE, the applicant, was present with DAVID DAILEDADA, AIA, 1609 Kirland Avenue.

MR. CANUL asked why the applicant did not postpone the request until he is prepared to occupy the building as a resident.

MR. BRIARE said he did not wish to go to the expense of designing a building which could be converted into apartment use unless it is to be used for that purpose. He said when they no longer occupy the building it will revert back to office use. He noted that he has lived in the area for 22 years and wishes to remain there.

MR. CANUL said residential use in commercial zones appears to be a growing trend.

Mr. Dailedda submitted a letter in favor of the application.

ACTING CHAIRMAN MYERS asked if anyone else wishes to be heard; there being no one, she declared the public hearing closed.

MR. GILES made a Motion for APPROVAL of V-66-81, subject to the following conditions as recommended by staff:

1. Conformance to the plot plan and elevations.
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. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.
5. This variance be limited to the current owner.
6. If the residential does occur in the property and then ceases, the residential unit shall be converted back to the office use.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

ACTING CHAIRMAN MYERS announced this item will be heard by the Board of City Commissioners on November 4, 1981.

7. V-67-81

APPROVED

Application of CLAIR HAYCOCK, ET AL, for a variance to allow a single family residential development consisting of dwellings to be constructed to the side property line on one side of the property where a five foot (5') setback is required on property generally located at Lamb Boulevard and Halbert Avenue in Zoning District R-1 (Single Family Residence). The above property is legally described as all of Block "A", Boulder Heights Addition Tract "1".

MR. FOSTER presented the plot plan and stated the subdivision is divided into 25 ft. lots and is located northeast of Bonanza Road and Lamb Boulevard. The applicant is requesting zero lot line development which will allow single family homes to be constructed with a five ft. setback and a zero setback on the opposite side. The two units constructed together will appear as one large home from the street. Staff felt this request is justified. The City has adopted a new zoning classification that allows smaller lot developments in certain areas and this request is in keeping with that classification. Staff recommended approval. He noted there were no protests on file.

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

CLAUDE ZOBELL, 428 South Fourth Street, was present representing the application.

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

MR. CANUL made a Motion for APPROVAL of V-67-81, subject to staff's recommended conditions as follows:

1. Conformance to the plot plan and elevations.
2. All joint access drives and drives within 6 feet of the side property line must be approved by the Traffic and Parking Commission and the City Commission.
3. Dedication of the radius corners at the intersections of Lamb Boulevard at Bronson Avenue and Halbert Avenue and on Hubbard Street at Bronson Avenue and Halbert Avenue.
4. Construct street improvements on Halbert Avenue, Bronson Avenue, and Lamb Boulevard.
5. Repair all street improvements which are not in good condition as required by the Department of Public Services.
6. Provide fire hydrants and water flow as required by the Department of Fire Services.
7. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

8. V-68-81

APPROVED

Application of BONANZA LAMB LTD. for a variance to allow a single family residential development consisting of dwellings to be constructed to the side property line on one side of the property where a five foot (5') setback is required on property generally located on the northeast corner of Lamb Boulevard and Bonanza Road in Zoning District R-1 (Single Family Residence). The above property is legally described as Lots 5 through 48, Block C; Lots 1 through 50, Block D; Lots 1 through 42 and Lots 47, 48, 49, 50, Block E; Lots 1 through 48, Block F; Lots 1 through 48, Block G; and Lots 1 through 50; Block H, Boulder Heights Addition Tract 1.

MR. FOSTER presented the plot plan and stated the request is similar to the former application (see Agenda Item 7), and involves six blocks of property immediately to the south of that property. The City has adopted a new zoning classification allowing smaller lot developments in certain areas and this request conforms to the new classification. Staff recommended approval. There were no protests on file.

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

CLAUDE ZOBELL, 428 South Fourth Street, was present representing the application.

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

MR. CANUL made a Motion for APPROVAL of V-68-81, subject to staff's recommendations as follows:

1. Conformance to the plot plan and elevations.
2. All joint access drives and drives within 6 feet of the property line must be approved by the Traffic and Parking Commission and the City Commission.
3. Dedication of radius corners at the intersections of Lamb Boulevard at Halbert Avenue, Florence Avenue, Ross Avenue, and Hubbard Street; and on Halbert Avenue at Florence Avenue and Ross Avenue; and on Page Street at Halbert Avenue, Florence Avenue, Bingham Avenue and Ross Avenue.
4. Construct street improvements on Lamb Boulevard, Halbert Avenue, Page Street, Ross Avenue, Hubbard Street, Florence Avenue, and Bingham Avenue.
5. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.
6. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.
7. Provide fire hydrants and water flow as required by the Department of Public Services.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

9. V-69-81

APPROVED

Application of JOHN S. STUHMER AND JAMES R. STUHMER for a variance to allow residential use in an "M" zone (security quarters for a mini-warehouse development) on property generally located on the east side of Highland Drive, 400 ft. north of Alta Drive in Zoning District "M" (Industrial). The above property is legally described as a portion of the Southwest Quarter (SW $\frac{1}{4}$ ) of the Northeast Quarter (NE $\frac{1}{4}$ ) of Section 33, Township 20 South, Range 61 East, M.D.B. & M.

MR. FOSTER presented the plot plan and stated the request is for protection of mini-warehouses adjacent to I-15 abutting Highland Drive. Similar uses have been approved and staff recommended approval. He noted there were no protests on file.

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

JAMES R. STUHMER, the applicant was present.

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

MR. GILES made a Motion for APPROVAL of V-69-81, 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.
6. Construct improvements on Highland Drive as required by the Department of Public Services.
7. Provide fire hydrants and water flow as required by the Department of Fire Services.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

DENIED

Application of LaFOND T. SOLOMON for a variance to allow a group home for adolescents (ages 12 to 17) with outside recreational use where such outside use is not permitted; and to operate the facility on a 24-hour basis where all uses are required to cease at 9:00 P.M. on property located at 2607 West Charleston Boulevard in Zoning District C-D (Designed Commercial). The above property is legally described as Lot 7, Block 3, Resubdivision of Blocks 1, 2, and 3, McNeil Tract.

MR. FOSTER presented the plot plan and stated the property adjoins R-E zoning to the rear and a portion of property to the east. There is C-D zoning to the west. The parking area will be from the driveway in front to the south 150 ft. will not be used by this operation and will serve as a buffer to the residential properties. There have been similar types of uses allowed in the C-D zone. Such as child care facilities which have also been approved beyond the 9 P.M. closing requirements of this zone. This request would be for 24 hour residency for youth counseling for alcohol, drug abuse and family problems. A maximum of 10 youths will occupy the building between the ages of 12 to 17 years. The property is owned by the applicant and will be leased to Youth Manor, a counseling organization. He noted there were five protests on record.

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

ATTORNEY GEORGE CARTER, 316 East Bridger Avenue, appeared for the application with JOHN YOKEY, Youth Manor Counselor, 969 East Flamingo Road.

MR. CARTER said the organization is negotiating with Juvenile Court Services for a referral contract which should provide them with some fees for the program. Youth Manor is a non-profit organization which is operated by donations. There will be several counselors who have had experience in this field, many who have worked for FOCUS. The program will provide a needed service for youths who are having trouble in the home, communicating with parents and authorities and will provide a live-in residential environment as an alternative to incarceration in a juvenile detention facility. He said he felt the neighbors have a misconception of the youths that will be living there. Many of them are abused and are there not because of crimes they have committed but because of crimes against them by parents.

MR. YOKEY added that they will live in the facility for short periods up to two weeks at a time. They offer parent training courses as well and training in communication skills to get the youths back into the family environment. Those living in the home would be required to attend their regular school and transportation would be provided for them. The rear yard area would be used strictly for small get togethers such as barbeques, etc.

ANGELENA HERNANDEZ, 2350 Moorpark Way, appeared in favor of the application. She noted that there will be programs to assist the youths with school problems, etc. She said this is a needed service in the community.

KAREN T. ROBINSON, Counselor, appeared in favor. She said youths living in the Las Vegas area are experiencing a lot of pressure and need all the help and assistance these experienced counselors can give them before they get into trouble and end up in Juvenile detention facilities.

ROBERT R. MORRIS, 4951 Powell Avenue, formerly on the Board of Directors for FOCUS, appeared in favor. He said these youths are truants but have committed no crimes and this service is needed in the area.

RICHARD GART, 2608 Ashby Avenue, appeared in protest. He said the facility would be a nuisance to him and others who work nights and must sleep in the daytime. He was concerned about the lack of security and the effect the facility would have on property values.

RICHARD FRANCISCO, 1110 Strong Avenue, appeared in protest. He said the facility would overlook his yard where he has invested a substantial amount of money, his pool, etc. He said they indicated they would provide a buffer zone, but he said there would be no buffer zone between the property and his to protect his privacy.

LEO BORNS, 1124 Strong Drive, appeared in protest and said the use is incompatible with the zoning and there are many children going to school who would have to pass by the facility which he objects to because they will be older youths and he does not feel the children should be subjected to this facility in the neighborhood. He asked that more research be conducted to find a more appropriate site.

ROGER FRIEND, 2700 Ashby Avenue, appeared in protest.

MR. YOKEY said the reason they desire this facility in a residential area is that the youths need a family-type of environment. They will be supervised in all activities at all times.

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

MR. CANUL said he felt a more appropriate site should be found.

MRS. MYERS said she did not favor the facility here. She said the people in this area were promised certain amenities which will be diminished by this use.

MRS. MYERS made a Motion for DENIAL of V-70-81.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for DENIAL carried unanimously.

ACTING CHAIRMAN MYERS announced this item will be heard by the Board of City Commissioners November 4, 1981.

11. V-71-81

APPROVED

Application of SHELLI I. LOWE for a variance to allow a professional office 3'2" from the north side property line where six feet (6') is required and 3'1" from the south side property line where six feet (6') is required on property generally located on the southwest corner of Maryland Parkway and Bridger Avenue in Zoning District R-4 (Apartment Residence). The above property is legally described as Lots 17, 18 and a portion of Lot 19, Block 10, Pioneer Heights Addition.

MR. FOSTER presented the plot plan and stated the property is located on the southwest corner of Maryland Parkway and Bridger Avenue. There are presently two structures on the property which were damaged by fire. The applicant intends to have these removed and wishes to locate a building onto the property which does not meet the required setbacks. There will be a 5 ft. setback on the south side of the building but one portion comes to within 3½ ft. They have centered the building leaving a little over 3 ft. on each side. Parking will be off Bridger from the alley.

MR. FOSTER said staff recommends approval subject to moving the building to within 1 ft. of the south property line to open up a setback on Bridger Avenue. He noted there were no protests on record.

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

JAMES BUCHANAN, the applicant, was present. He agreed with staff's recommendation.

FRANK BLAIRE, owner of the adjacent property, inquired about the parking and lot development. He said he favored the project.

MR. BUCHANAN said there will be nine parking spaces proposed. There will be a 6 ft. block wall along the entire property abutting Mr. Blaire's property and the property will be graded so the new building will be lower than the former buildings. The structure will be in line with all other buildings on Maryland Parkway.

ACTING CHAIRMAN MYERS asked if anyone else wishes to be heard; there being no one, she declared the public hearing closed.

MR. CANUL made a Motion for APPROVAL of V-71-81, subject to the following conditions:

1. Amend the plot plan to provide a 1'3" setback on the south and a 5' setback on Bridger Avenue if it does not conflict with the uniform building code; redesign the parking to eliminate the back-out spaces.
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 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.
6. Dedicate the necessary radius corner at Bridger Avenue and Maryland Parkway.
7. Enter into an Assessment District Agreement for the installation of street lights on Maryland Parkway and Bridger Avenue.
8. Repair all street improvements which are not in good condition as required by the Department of Public Services.
9. Construct a mansard roof around the building for residential character and allow a "0" eave setback on the southside.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

12. V-72-81

APPROVED

Application of DANIEL AND GRACE LORENZO for a variance to change the legal front of the lot from Rebecca Road to El Campo Grande Avenue (property located at 5801 North Rebecca Road) in Zoning District R-E (Residence Estates). The above property is legally described as a portion of the Northeast Quarter (NE $\frac{1}{4}$ ) of the Southwest Quarter (SW $\frac{1}{4}$ ) of Section 26, Township 19 South, Range 60 East, M.D.B. & M.

MR. FOSTER presented the plot plan and said the applicant wished to reverse the legal front of the lot which is Rebecca to El Campo Grande, which will conform to required setbacks.

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

DANIEL LORENZO, the applicant, 5801 North Rebecca Road, was present. He said the house was built to front on the longest piece of property which was Rebecca Road and this change would provide the frontage compatible with the other homes along the street.

MR. FOSTER said staff recommends no accessory buildings be placed within 50 ft. from Rebecca Road eastward.

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

MR. GILES made a Motion for APPROVAL of V-72-81, subject to the following conditions:

1. Conformance to the plot plan.
2. No accessory buildings or accessory uses be permitted within 50 ft. of Rebecca Road.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

13. V-5- 80

Extension  
of Time

APPROVED - 1 yr.

Request of BERNARD B. ROTH, P.E. for an extension of time on an approved variance which allowed a commercial building consisting of offices and retail sales in a residential zone where such use is not permitted on property generally located on the north side of Owens Avenue between Comstock Drive and Tonopah Drive in Zoning District R-E, under Resolution of Intent to R-PD8 (Residential Planned Development)

MR. FOSTER stated that this is the third request for an extension. Two six-month extensions have been granted. The request is for the San Tropez condominium development. Staff recommended a one-year extension of time.

ACTING CHAIRMAN MYERS asked to hear from the applicant.

JERRY TRENBERTH, ATTORNEY, appeared for the applicant. He said one of the delays involved complaints from the Bonanza Village Homeowners Association, which has now been resolved through an agreement for street improvements. Another reason is the high interest rates for financing. He said they expect to secure financing for the first phase of the development by November of this year.

MR. FOSTER said the Planning Commission granted a one-year extension on the zoning for the project.

MR. CANUL made a Motion for APPROVAL of V-5-80, subject to the following conditions:

1. That the extension be granted for one year and shall expire November 22, 1982.
2. Conformance to the ordinance amendments enacted subsequent to the original approval.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

#### SUPPLEMENTAL AGENDA

1. U-61-81(HO) Application of TERESA S. PAZ on behalf of ELENA PAZ for a home occupation permit to allow accounting in the home on property located at 1414 Atlantic Street in Zoning District R-1 (Single Family Residence).  
APPROVED

MR. FOSTER stated this application was in order and staff recommended approval subject to the normal conditions.

MR. GILES made a Motion for APPROVAL of U-61-81(HO), subject to the following conditions:

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. The operation shall conform to the criteria for a home occupation permit.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

2. V-7-79 Request of REHABILITATION MENTAL HEALTH SERVICES, INC. for a review of use to allow a transitional housing program for sixteen adults on property located at 720 South 9th Street in Zoning District R-1 (Single Family Residence).  
Use Review

APPROVED

MR. FOSTER said the applicant is requesting a temporary use for three months. This facility has been used for similar uses in the past during the 1960's and 1970's. The applicant is seeking a new location for this operation and needs a temporary site. Because of a time limit and because it would be temporary, staff recommended approval for a three-month period.

ACTING CHAIRMAN MYERS asked to hear from the applicant.

LEONARD GOUVE, Rehabilitation Mental Health Services, appeared with SHERRIE SUSSMAN, owner of the property, representing the application.

MR. GOVEIA said a six month extension would allow them more time.

MR. FOSTER said that would require a public hearing be held and would not facilitate their use of the building as soon as they would require.

MR. GOVEIA agreed to the three (3) month period.

MR. CANUL said if the applicant feels at the end of two months that more time is needed he could contact Planning and provisions could be made to prepare for a public hearing for a further extension.

MR. CANUL made a Motion for APPROVAL of V-7-79, subject to the following condition

1. The use shall be limited to a period of three (3) months, and if an extension is requested the property owners in the immediate area be notified.

Voting was as follows:

"AYES" Acting Chairman Myers, Mr. Giles, Mr. Canul

"NOES" None

Motion for APPROVAL carried unanimously.

3. HC-1-81

SET DATE FOR  
PUBLIC  
HEARING -  
12/21/81

Appeal of JAMES L. BUCHANAN, II on Housing Code provisions relative to his property at 1721, 1723, 1801, and 1803 Linden Avenue.

MR. FOSTER said the date for public hearing on this item is contingent on the appellant submitting a letter to the Department of Community Planning and Development stating that he requests the hearing December 21, 1981. If a letter is not received the date for the hearing must be set November 23, 1981 for the Board of Zoning Adjustment meeting.

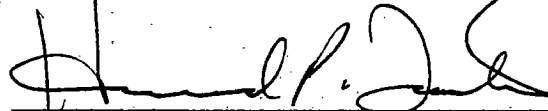
MR. GILES made a Motion to set the date of public hearing for the Board of Zoning adjustment meeting of December 21, 1981, contingent on a letter requesting such date from the applicant. In the event no letter is received the public hearing will be set for the meeting of November 23, 1981.

Motion for APPROVAL carried unanimously.

ADJOURNMENT:

There being no further business to come before the Board of Zoning Adjustment, the meeting was adjourned at 9:40 P.M.

DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/sk

## INTER-OFFICE MEMORANDUM

Date

October 20, 1981

TO:

FOSTER

FROM:

CLEMMER

SUBJECT:

BZA AGENDA ITEMS  
OCTOBER 22, 1981 MEETING

COPIES TO:

Shel  
BarbaraOLD BUSINESS:

## 1. V-56-81

This item was held in abeyance from the September 24, 1981 meeting at the request of the applicant. 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.

2. U-49-81

The applicant was not present so the Board held this item in abeyance from the September 24, 1981 meeting. 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.

3. U-55-81

This item was held in abeyance to allow the applicants primary representative a chance to consider conditions to be imposed by the Board and to discuss the proposal with the neighbors. Note: The Board has no authority to waive pavement or off-street parking, even for one year. 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 recommend approval, 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.
5. Review in one year to determine that building improvements have been made.
6. Exterior remodeling is required by the Dept. of Community Planning and Development.

NEW BUSINESS:

1. U-59-81(HO)

The questionnaire was answered favorably and typing 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 home occupation permits.

2. U-60-81(HO)

The questionnaire was answered favorably in all except the last item which indicated that they would have people coming to the neighborhood. Staff feels that piano, voice or dance instruction would not be disruptive to the neighborhood if kept at a one pupil at a time ratio, but if they have large classes they should afford rental of space in commercial areas. This type of use on a one to one pupil teacher ratio is an historic type of home occupation but we had problems when classes of 5 or more dancers were allowed as a home occupation. 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.
3. Instructions shall be given to only one pupil at a time and scheduling shall be made to allow no more than one pupil vehicle at a time at the residence.

3. V-62-81

Previously a variance was granted to allow excessive height for two of these signs on these properties belonging to the applicant. This proposed sign was one that was allowed at 45 feet. The Beautification Committee supports only the 45' high position previously allowed. Staff feels that the 45' height is reasonable and in that V-29-81 is valid until November 28, 1981, would recommend denial of this request. If approved, subject to the following conditions:

1. Conformance to the plot plan and elevations.
2. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.
3. Standard condition #5.
4. Dedication of the radius corner at Pardee Place and Sahara Avenue.

4. V-64-81

This is in the special activity center around SNMH and Valley Hospitals. A previous variance was granted for an 8' rear setback. In that this is in a unique area and in that C-2 zoning was granted for an ultra high density residential development and a later occasion of R-4 zoning being granted in this area, staff tends to support this request for only one additional unit on this site. Staff recommends approval, subject to:

1. Conformance to the conditions of Z-37-81 and V-34-81.
2. Widen the front driveway to 18 feet to enable vehicles to pull out in a forward direction as required by the Traffic Engineer.

5. V-65-81

V-94-80 was granted which expired allowing a 1' distance from the curb and in this case staff recommended approval. Vegas Vicki has her toe over the right-of-way 18". Staff recommend a 1' setback from the curb on this case as well. Staff feels that competition in this area is so keen that we should maintain the 1' maximum distance from curb position. In this case on Ogden Street, the sign is 50' high where the 6' proximity occurs that it will not make a difference, however, I feel we should hold the stronger position. The Beautification Committee did not oppose as it was felt it would not adversely affect aesthetics. Staff recommends denial(close call 6" but important to hold). If approved subject to the following conditions.

1. Conformance to the plot plan and elevations.
2. All street improvements which are not in good condition shall be repaired.

6. V-66-81

This request seems to have merit in that it is temporary in nature and the area still contains residential uses in transition to commercial and offices. We should impose a 5 year limit with the thought of eliminating all residential uses when the total change occurs and grant extensions in five years if there are still residential uses but deny an extension if totally converted. I feel that this will be in keeping with the intent of the ordinance eventually eliminating the residential uses on a rational basis. Staff recommends approval subject to:

1. That the residential use shall cease in 5 yrs.
2. Conformance to the plot plan and elevations.
3. Standard conditions 2 - 5.
4. Repair all street improvements which are not in good condition as required by the Department of Public Services.

7. V-67-81

These existing 25 X 104' lots can be built upon with houses that are 15' X 69' which would have characteristics of an older type trailer park. By widening each unit to 20' and connecting them with "0" setbacks on one side eliminates this problem. Staff would prefer the developer to allow cross maintenance and access easements on the sides having the collective 10' between buildings if possible, but it should not be made a condition. Staff recommends approval, subject to:

1. Conformance to the plot plan and elevations.
2. All joint access drives and drives within 6 feet of the side property line must be approved by the Traffic and Parking Commission and the City Commission.
3. Dedication of the radius corners at the intersections of Lamb Boulevard and Bronson Avenue, Halbert Avenue and at Hubbard Street and Bronson Avenue, Halbert Avenue.
4. Provide street improvements on Halbert Avenue, Bronson Avenue, and Lamb Boulevard.
5. Repair all street improvements which are not in good condition as required by the Department of Public Services.
6. Provide fire hydrants and water flow as required by the Department of Fire Services.
7. Standard condition #5.

8. V-68-81

These existing 25 X 104' lots can be built upon with houses that are 15' X 69' which would have characteristics of an older type trailer park. By widening each unit to 20' and connecting them with "0" setbacks on one side eliminates this problem. Staff would prefer the developer to allow cross maintenance and access easements on the sides having the collective 10' between buildings if possible, but it should not be made a condition. Staff recommends approval, subject to:

1. Conformance to the plot plan and elevations.
2. All joint access drives and drives within 6 feet of the property line must be approved by the Traffic and Parking Commission and the City Commission.

3. Dedication of radius corners at the intersections of Lamb Boulevard and Halbert Avenue, Florence Avenue, Ross Avenue and Hubbard Street and Halbert Avenue, Florence Avenue, Ross Avenue and Page Street and Halbert Avenue, Florence Avenue, Bingham Avenue, Ross Avenue.
4. Provide street improvements on Lamb Boulevard, Halbert Avenue, Page Street, Ross Avenue, Hubbard Street, Florence Avenue, Bingham Ave.
5. All street improvements which are not in good condition shall be repaired as required by the Department of Public Services.
6. Standard condition #5.
7. Provide fire hydrants and water flow as required by the Department of Fire Services.

9. V-69-81

This proposal is to allow watchmans facilities in conjunction with a major mini-warehouse facility which is in keeping with the industrial use. Staff recommends approval, subject to:

1. Standard conditions 1 - 5.
2. Construct improvements on Highland Drive as required by the Department of Community Planning and Development.
3. Provide fire hydrants and water flow as required by the Department of Fire Services.

10. V-70-81

This is a proposed residential facility for 10 children who have brushed with the local constabulary in seemingly minor ways. These are necessary uses and the location is appropriate. Uses will not occur in the south 150 feet. Staff recommends approval, subject to:

1. Conformance to the elevations.
2. Standard conditions 2 - 5.
3. Conformance to the plot plan amended to provide a minimum of 4 parking spaces.
4. This must be approved by the City Commission.

11. V-71-81

A professional office and food checkers school had been authorized on this site. This area is in transition to offices and there is commercial on this block across Maryland Parkway to the south and the next block south of Lewis on the opposite side is C-1. Staff does not feel this will create any particular problem but would recommend denial as even the commercial would have 5' planters on the corner. If approved, subject to:

1. Amend the plot plan to provide a 1'-3" setback on the south and a 5' setback on Bridger Avenue; redesign the parking to eliminate the back out spaces.
2. Standard conditions 2- 5.
3. Dedicate the necessary radius corner at Bridger Avenue and Maryland Parkway.
4. Enter an assessment district agreement for the installation of street lights on Maryland Parkway and Bridger Avenue.
5. Repair all street improvements which are not in good condition as required by the Department of Public Services.
6. Provision of a mansard roof around the building to give it residential character allowing a "0" eave setback.

12. V-72-81

This lot is only 10% deeper than it is wide. They are creating the lots on either side by Parcel Maps. Staff recommends approval, subject to:

1. Conformance to the plot plan.
2. That no accessory buildings or accessory uses be developed within 50' of Rebecca Road.

13. V-5-80

The Planning Commission on the extension of zoning authorized a 1 year extension, therefore, staff recommends approval of a one year extension subject to:

1. That the extension be granted to November 22, 1982.
2. Conformance to ordinance amendments enacted subsequent to the original approval.

SUPPLEMENTAL AGENDA

1. U-61-81(HO)

The questionnaire has been answered favorably, however, the letter indicated that this is Elena's sister's home and is also Elenas' home on permanent residence. First Degree Consanguinity constitutes family per zoning definitions. 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. V-7-79

The parking is existing non-conforming and no additional parking need be required. This property has been used variously since 1964 as an elderly citizens home, a home for up to 16 abused women and this use is similar, ie., transitional housing for 16 post emotionally disturbed persons. Our original discussion with the applicant was to the effect that renotification would be necessary, however, recently we were advised that they would only be using this facility for 3 months. Staff recommends approval, subject to:

1. The use be limited to a period of 3 months and, if an extension is requested the property owners in the immediate area be notified.

3. HC-1-81

This matter should be presented by the Housing Code Enforcement people and appears to be only to set for public hearing. I find problems in the procedure and the violations cited both, ie., only interpretations can be appealed and air conditioning cannot be required.