

SW

ANNOTATED

A G E N D A

BOARD OF ZONING ADJUSTMENT

FEBRUARY 25, 1982

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

ROLL CALL: PRESENT: MYERS, BUGBEE, CANUL, EMMETT
EXCUSED: GILES

MINUTES: Approval of the Minutes for the Board of Zoning Adjustment meeting held December 21, 1981.

APPROVED
EMMETT/UNANIMOUS

ANNOUNCEMENT: Satisfaction of Open Meeting Law

OLD BUSINESS:

1. 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.
(From 12/21/81)

APPROVED 30 DAY
EXTENSION
BUGBEE/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL SUBJECT TO ALL REPAIRS BEING COMPLETED DURING THIS TIME PERIOD.

TO BE CONSIDERED BY BZA ON 3-25-82

NEW BUSINESS:

1. U-6-82(HO) Application of SANDRA DALY ON BEHALF OF JOSEPH MANNION for a home occupation permit to allow a mail order business on property located at 1703 South 8th Street in Zoning District R-1.

APPROVED
CANUL/UNANIMOUS

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the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

STAFF RECOMMENDATION: APPROVAL

2. U-7-82(HO)

APPROVED
CANUL/UNANIMOUS

Application of PATRICIA GRAY-EDWARDS for a home occupation permit to allow freelance writing on property located at 6300 Bourbon Way in Zoning District R-1.

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the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

STAFF RECOMMENDATION: APPROVAL

3. U-8-82(HO)

APPROVED
CANUL/UNANIMOUS

Application of RICHARD TOWERS for a home occupation permit to allow a theatrical management operation on property located at 417 Rosemary Lane in Zoning District R-E.

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the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.

STAFF RECOMMENDATION: APPROVAL

4. V-7-82

WITHDRAWN BY
APPLICANT

Application of REBECCA WIDENHOUSE for a variance to allow the assembly of picture frames to be sold at off-premise locations where such use is not permitted on property located at 1409 South Eastern Avenue in Zoning District P-R.

STAFF RECOMMENDATION: TO BE STRICKEN

5. V-8-82

APPROVED
BUGBEE/UNANIMOUS

Application of JOEL NAKAE for a variance to allow a patio cover 10'3" from the rear property line where fifteen feet (15') is required on property located at 5801 Halfmoon Way in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

6. V-9-82

APPROVED
EMMETT/UNANIMOUS

Application of JUNE M. STUCKEY, ET AL for a variance to allow a patio addition 5'9" from the rear property line where fifteen feet (15') is required on property located at 5805 Halfmoon Way in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan and elevations.

STAFF RECOMMENDATION: DENIAL

PROTESTS: NONE

7. V-10-82

APPROVED
CANUL/UNANIMOUS

Application of WILLIAM PECCOLE, ET AL AND BAILEY & MCGAH for a variance to allow: Parcel 1: a permanent Las Vegas Valley Water District pumping station with an eight ft. (8') high chain link fence on property generally located on the west side of Merialdo Lane between Angelo Drive and West Charleston Boulevard in Zoning District N-U (under Resolution of Intent to P-R); Parcel 2: a temporary pump station with an eight ft. (8') high chain link fence on property generally located at the northwest corner of Angelo Drive and Merialdo Lane in Zoning District N-U (under Resolution of Intent to R-1).

CONDITIONS:

1. Conformance to the plot plan and elevations as amended to provide for the eight ft. high block wall to be decorative along Merialdo Lane and set back to provide for additional landscaping as required by the Department of Community Planning and Development.
2. That the temporary site be approved for two (2) years.
3. Recording the plat of Valley West 8, Unit 1.
4. Land division approval of the permanent site.
5. Dedication of Merialdo Lane to an existing public street as required by the Department of Public Services.
6. Construct half-street improvements on Merialdo Lane as required by the Department of Public Services.
7. 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.
8. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
10. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

8. V-11-82

APPROVED
EMMETT/UNANIMOUS

Application of ALDO BAROZZI for a variance to allow fourplexes where only three units are permitted and to allow one parking space for each unit where 1.25 parking spaces per unit are required on property generally located between Maryland Parkway and 12th Street, and between Bonanza Road and Wilson Avenue in Zoning District R-3.

CONDITIONS:

1. Approval of the joint access driveways by the Traffic & Parking Commission and City Commission.
2. Dedication of radius corners at Bonanza Road and 12th Street, and 12th Street and Wilson Avenue.
3. Install street improvements on Wilson Avenue, Bonanza Road, 12th Street, and Maryland Parkway as required by the Department of Public Services.
4. Repair any damage done to the existing street improvements during construction as required by the Department of Public Services.
5. Conformance to the plot plan.
6. 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.
7. Submittal of a landscaping plan prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
9. Securing all necessary permits and licenses, and satisfaction of City code requirements and design standards of all City departments.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: 2

9. V-12-82

APPROVED FENCE ONLY;
DENIED CARPORT
CANUL/UNANIMOUS

Application of PEGGY SNIDER for a variance to allow a carport four feet (4') from the front property line where twenty feet (20') is required and to the south side property line where five feet (5') is required; and to allow a brick and wrought iron fence 7'6" high where a maximum height of four feet (4') is permitted on property located at 2520 Las Verdes Street in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan.
2. Elevations shall be approved by the Department of Community Planning and Development.
3. Approval of the plan for the wall by the Traffic Engineer to eliminate any sight restriction at the intersection of San Bernardino Avenue and Las Verdes Street.

STAFF RECOMMENDATION: DENIAL

PROTESTS: 2

10. V-13-82 Application of MARY GOLDWATER for a variance to allow a six ft. (6') side yard setback where ten feet (10') is required on property located at 2824 Ashby Avenue in Zoning District R-E.

APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan and elevations.
2. Entering into an Assessment District Agreement for sidewalks, curb and gutter, driveways, street lighting, and street pavement as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

11. V-14-82 Application of W. LEO AND AMY ELIZABETH KNELL for a variance to allow an accessory building for a well (pump house) without a main dwelling on the property located at 6300 Tropical Parkway in Zoning District R-E.

APPROVED
BUGBEE/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Provide an easement to protect the encroachment.
3. Enter into an Assessment District Agreement for full street improvements on Tropical Parkway as required by the Department of Public Services.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

12. V-15-82 Application of MVM CHILD CARE, INC. for a variance to allow a six ft. (6') high concrete block wall and a six ft. (6') high chain link fence in the front yard area where a maximum height of four feet (4') is permitted on property located at 555 North Page Street in Zoning District R-E.

APPROVED
EMMETT/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.
2. Conformance to the conditions of V-91-79.

STAFF RECOMMENDATION: APPROVAL

PROTESTS: NONE

13. V-36-80 Request of GARLIN G. HAHN for a review of condition #2 as it relates to the dedication of right-of-way and radius corner imposed on the approved variance for property located at 5500 Grand Teton Drive in Zoning District R-E.

ABEYANCE TO 3-25-82
CANUL/UNANIMOUS

STAFF RECOMMENDATION: APPROVAL

14. U-9-82(HO)
APPROVED
BUGBEE/UNANIMOUS

Application of GERARD J. DiANTONIO for a home occupation permit to allow a sports advisory service on property located at 7616 Blackbird Avenue in Zoning District R-1.

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.
3. The telephone number for this operation shall not be used on any correspondence or advertisement except as allowed on business cards which may only be distributed by personal contact.

STAFF RECOMMENDATION: DENIAL

15. U-10-82(HO)
APPROVED
CANUL/UNANIMOUS

Application of GLENNIS POINTER for a home occupation permit to allow bookkeeping on property located at 4418 Lorna Place in Zoning District R-1.

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.

STAFF RECOMMENDATION: APPROVAL

16. U-29-70
Plot Plan Review
APPROVED
BUGBEE/UNANIMOUS

Request of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS for a plot plan review to allow a satellite disk in the rear yard area on property located at 1101 North Pecos Road in Zoning District R-1.

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

17. U-11-82(HO)
APPROVED
CANUL/UNANIMOUS

Application of JACQUELINE MILLER for a home occupation permit to allow the making of lamp shades on property located at 5870 Cory Place in Zoning District R-1.

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.

STAFF RECOMMENDATION: APPROVAL

18. U-30-70

Plot Plan Review

Request of PONDEROSA CONSTRUCTION CO., INC. for a plot plan review to allow a satellite disk on property located at 221 Lorenzi Boulevard in Zoning District R-E.

APPROVED
EMMETT/UNANIMOUS

CONDITIONS:

1. Conformance to the plot plan.

STAFF RECOMMENDATION: APPROVAL

A G E N D A

BOARD OF ZONING ADJUSTMENT

FEBRUARY 25, 1982

- CALL TO ORDER: 7:30 P.M. in the Commission Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada.
- ROLL CALL:
- MINUTES: Approval of the Minutes for the Board of Zoning Adjustment meeting held December 21, 1981.
- ANNOUNCEMENT: Satisfaction of Open Meeting Law
- OLD BUSINESS:
1. 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.
(From 12/21/81)
- NEW BUSINESS:
1. U-6-82(HO) Application of SANDRA DALY ON BEHALF OF JOSEPH MANNION for a home occupation permit to allow a mail order business on property located at 1703 South 8th Street in Zoning District R-1.
 2. U-7-82(HO) Application of PATRICIA GRAY-EDWARDS for a home occupation permit to allow freelance writing on property located at 6300 Bourbon Way in Zoning District R-1.
 3. U-8-82(HO) Application of RICHARD TOWERS for a home occupation permit to allow a theatrical management operation on property located at 417 Rosemary Lane in Zoning District R-E.
 4. V-7-82 Application of REBECCA WIDENHOUSE for a variance to allow the assembly of picture frames to be sold at off-premise locations where such use is not permitted on property located at 1409 South Eastern Avenue in Zoning District P-R.
 5. V-8-82 Application of JOEL NAKAE for a variance to allow a patio cover 10'3" from the rear property line where fifteen feet (15') is required on property located at 5801 Halfmoon Way in Zoning District R-1.

6. V-9-82 Application of JUNE M. STUCKEY, ET AL for a variance to allow a patio addition 5'9" from the rear property line where fifteen feet (15') is required on property located at 5805 Halfmoon Way in Zoning District R-1.
7. V-10-82 Application of WILLIAM PECCOLE, ET AL AND BAILEY & MCGAH for a variance to allow:
Parcel 1: a permanent Las Vegas Valley Water District pumping station with an eight ft. (8') high chain link fence on property generally located on the west side of Merialdo Lane between Angelo Drive and West Charleston Boulevard in Zoning District N-U, (under Resolution of Intent to P-R);
Parcel 2: a temporary pump station with an eight ft. (8') high chain link fence on property generally located at the northwest corner of Angelo Drive and Merialdo Lane in Zoning District N-U (under Resolution of Intent to R-1).
8. V-11-82 Application of ALDO BAROZZI for a variance to allow fourplexes where only three units are permitted and to allow one parking space for each unit where 1.25 parking spaces per unit are required on property generally located between Maryland Parkway and 12th Street, and between Bonanza Road and Wilson Avenue in Zoning District R-3.
9. V-12-82 Application of PEGGY SNIDER for a variance to allow a carport four feet (4') from the front property line where twenty feet (20') is required and to the south side property line where five feet (5') is required; and to allow a brick and wrought iron fence 7'6" high where a maximum height of four feet (4') is permitted on property located at 2520 Las Verdes Street in Zoning District R-1.
10. V-13-82 Application of MARY GOLDWATER for a variance to allow a six ft. (6') side yard setback where ten feet (10') is required on property located at 2824 Ashby Avenue in Zoning District R-E.
11. V-14-82 Application of W. LEO AND AMY ELIZABETH KNELL for a variance to allow an accessory building for a well (pump house) without a main dwelling on the property located at 6300 Tropical Parkway in Zoning District R-E.
12. V-15-82 Application of MVM CHILD CARE, INC. for a variance to allow a six ft. (6') high concrete block wall and a six ft. (6') high chain link fence in the front yard area where a maximum height of four feet (4') is permitted on property located at 555 North Page Street in Zoning District R-E.

13. V-36-80
Review of
Condition

Request of GARLIN G. HAHN for a review of
condition #2 as it relates to the dedication
of right-of-way and radius corner imposed on
the approved variance for property located
at 5500 Grand Teton Drive in Zoning District
R-E.

S U P P L E M E N T A L A G E N D A

BOARD OF ZONING ADJUSTMENT

FEBRUARY 25, 1982

1. U-9-82(HO) Application of GERARD J. DIANTONIO for a home occupation permit to allow a sports advisory service on property located at 7616 Blackbird Avenue in Zoning District R-1.

2. U-10-82(HO) Application of GLENNIS POINTER for a home occupation permit to allow bookkeeping on property located at 4418 Lorna Place in Zoning District R-1.

3. U-29-70
 Plot Plan Review Request of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS for a plot plan review to allow a satellite disk in the rear yard area on property located at 1101 North Pecos Road in Zoning District R-1.

4. U-11-82(HO) Application of JACQUELINE MILLER for a home occupation permit to allow the making of lamp shades on property located at 5870 Cory Place in Zoning District R-1.

5. U-30-70
 Plot Plan Review Request of PONDEROSA CONSTRUCTION CO., INC. for a plot plan review to allow a satellite disk on property located at 221 Lorenzi Boulevard in Zoning District R-E.

MINUTES

BOARD OF ZONING ADJUSTMENT

FEBRUARY 25, 1982

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

PRESENT: Chairman Helen Myers, Jessie Emmett, Robert Bugbee and Frank Canul.

EXCUSED: Robert Giles

MINUTES: Jessie Emmett made a motion to APPROVE the minutes for the Board of Zoning Adjustment meeting held on December 21, 1981. Motion carried unanimously. (Giles excused)

ANNOUNCEMENT RE COMPLIANCE OF OPEN MEETING LAW Mr. Clemmer announced that the agenda for this regular meeting of the Board of Zoning Adjustment had been posted in accordance with NRS Chapter 241 and affidavits are on file in the Department of Community Planning and Development.

STAFF PRESENT: Harold P. Foster, Director, Community Planning & Development
Robert C. Clemmer, Acting Chief of Zoning
Sandra R. Davis, Deputy City Clerk

OLD BUSINESS:

1. 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.
(Abeyance Item from 12/21/81)
ABEYANCE until next regular meeting
Unanimous
Mr. Clemmer stated that the applicant wished to have this held in abeyance for another 30 days while the necessary repairs are made. Staff recommended this be held in ABEYANCE.
Mr. Bugbee made a Motion to hold this item in ABEYANCE. The motion carried unanimously. (Giles excused)

NEW BUSINESS:

1. U-6-82 (HO) Application of SANDRA DALY ON BEHALF OF JOSEPH MANNION for a home occupation permit to allow a mail order business on property located at 1703 South 8th Street in Zoning District R-1.
APPROVED
Mr. Clemmer presented the application. Staff recommended APPROVAL, subject to the normal conditions.
Mr. Canul made a Motion for APPROVAL. (This item was included with Items 2, 3 and Items 2 and 4 on Supplemental Agenda.) Motion carried unanimously. (Giles excused)
2. U-7-82 (HO) Application of PATRICIA GRAY-EDWARDS for a home occupation permit to allow freelance writing on property located at 6300 Bourbon Way in Zoning District R-1.
APPROVED
Mr. Clemmer presented the application. Staff recommended APPROVAL, subject to the normal conditions.
Mr. Canul made a Motion for APPROVAL. Motion carried unanimously. (Giles excused)

3. U-8-82 (HO)

APPROVED

Application of RICHARD TOWERS for a home occupation permit to allow a theatrical management operation on property located at 417 Rosemary Lane in Zoning District R-E.

Mr. Clemmer presented the application. Staff recommended APPROVAL, subject to the normal conditions.

Mr. Canul made a Motion for APPROVAL. Motion carried unanimously. (Giles excused.)

4. V-7-82

STRICKEN
FROM AGENDA

Application of REBECCA WIDENHOUSE for a variance to allow the assembly of picture frames to be sold at off-premise locations where such use is not permitted on property located at 1409 South Eastern Avenue in Zoning District P-R.

Mr. Clemmer stated the applicant withdrew the application.

Chairman Myers stated that item was stricken from the agenda.

5. V-8-82

APPROVED

Application of JOEL NAKAE for a variance to allow a patio cover 10'3" from the rear property line where fifteen feet (15') is required on property located at 5801 Halfmoon Way in Zoning District R-1.

Mr. Clemmer presented the plot plan. Staff recommended DENIAL.

Joel and Janet Nakae appeared on the behalf of the application.

No one appeared in protest.

Mr. Bugbee made a Motion for APPROVAL. Motion carried unanimously. (Giles excused.)

6. V-9-82

APPROVED

Application of JUNE M. STUCKEY, ET AL for a variance to allow a patio addition 5'9" from the rear property line where fifteen (15') is required on property located at 5805 Halfmoon Way in Zoning District R-1.

Mr. Clemmer presented the plot plan. Staff recommended DENIAL.

Jerry Stuckey appeared on behalf of the applicant.

No one appeared in protest.

Mrs. Emmett made a Motion for APPROVAL. Motion carried unanimously. (Giles excused.)

7. V-10-82

APPROVED

Application of WILLIAM PECCOLE, ET AL AND BAILEY & MCGAH for a variance to allow:

Parcel 1: a permanent Las Vegas Valley Water District pumping station with an eight ft. (8') high chain link fence on property generally located on the west side of Merialdo Lane between Angelo Drive and West Charleston Boulevard in Zoning District N-U (under Resolution of Intent of P-R);

Parcel 2: a temporary pump station with an eight ft. (8') high chain link fence on property generally located at the northwest corner of Angelo Drive and Merialdo Lane in Zoning District N-U (under Resolution of Intent to R-1).

7. V-10-82
(CONTINUED)

Mr. Clemmer presented the plot plan. Staff recommended APPROVAL on both sites subject to:

On the Permanent site:

1. Block wall should be set back 15 feet and be decorative and appropriate landscaping.
2. Conformance to plot plans and elevations amended to provide the fifteen foot setback.
3. Temporary site be approved for two years.
4. Standard conditions 2 through 5.
5. Recording the plot of Valley West 8 Unit Number 1.
6. Land division approval of the permanent site.
7. Dedication of Merialdo Lane to an existing public street as required by the Department of Public Services.
8. Improvement of Merialdo Lane as required by the Department of Public Services.

David Weir appeared on behalf of the applicant. Mr. Weir objected to putting the block wall 15' all the way across the property. He suggested another way to put the wall. He also stated that they only had control over the west half of Merialdo which they would dedicate, but they did not have control of the east half.

Staff agreed to these amendments.

No one appeared in protest.

Mr. Canul made a Motion for APPROVAL, subject to staff's conditions with the changes. Motion carried unanimously. (Giles excused)

8. V-11-82
APPROVED

Application of ALDO BAROZZI for a variance to allow fourplexes where only three units are permitted and to allow one parking space for each unit where 1.25 parking spaces per unit are required on property generally located between Maryland Parkway and 12th Street, and between Bonanza Road and Wilson Avenue in Zoning District R-3.

Mr. Clemmer presented the plot plan. This variance was approved approximately a year ago but it expired and this is the application for the same project. Staff recommended APPROVAL, subject to:

1. Standards conditions 1 - 5.
2. Approval of the joint access driveway by the Traffic & Parking Commission and City Commission.
3. Dedication of radius corners at Bonanza Rd. & 12th Street, and 12th Street and Wilson Avenue.
4. Install street improvements on Wilson Avenue, Bonanza Rd., 12th Street, and Maryland Parkway as required by the Department of Public Services.
5. Repair any damage done to the existing street improvements during construction as required by the Department of Public Services.

8. V-11-82

(CONTINUED)

Ray Patrick appeared on behalf of the applicant.

No protests

Mrs. Emmett made a Motion for APPROVAL. Motion carried unanimously. (Giles excused.)

9. V-12-82

APPROVED
FENCE ONLY

Application of PEGGY SNIDER for a variance to allow a carport four feet (4') from the front property line where twenty feet (20') is required and to the south side property line where five feet (5') is required; and to allow a brick and wrought iron fence 7'6" high where a maximum height of four feet (4') is permitted on property located at 2520 Las Verdes Street in Zoning District R-1.

Mr. Clemmer presented plot plan. Staff recommended DENIAL. If APPROVED, subject to:

1. Approval of the plan for the wall by the Traffic Engineer to eliminate any sight restriction at the intersection of San Bernardino Avenue and Las Verdes Street.

2. Conformance to the plot plan and elevations.

Peggy Snider appeared on behalf of the application. She stated that she would amend her request to eliminate the carport, but would like to erect the fence.

Fran Warren appeared in protest to the carport, but was in favor of the fence.

Mr. Canul made a Motion to APPROVE the fence. Motion carried unanimously. (Giles excused)

10. V-13-82

APPROVED

Application of MARY GOLDWATER for a variance to allow a six ft. (6') side yard setback where ten feet (10') is required on property located at 2824 Ashby Avenue in Zoning District R-E.

Mr. Clemmer presented the plot plan. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

2. Entering an Assessment District for sidewalks, curb and gutter, driveways, street lighting, and street pavement as required by the Department of Public Services.

David Goldwater appeared on behalf of the applicant.

No one appeared in protest.

Mr. Bugbee made a Motion to APPROVE, subject to staff's conditions. Motion carried unanimously. (Giles excused)

11. V-14-82

APPROVED

Application of W. LEO AND AMY ELIZABETH KNELL for a variance to allow an accessory building for a well (pump house) without a main dwelling on the property located at 6300 Tropical Parkway in Zoning District R-E.

Mr. Clemmer presented the plot plan. Staff recommended APPROVAL, subject to:

11. V-14-82

(CONTINUED)

1. Conformance to the plot plan.
2. Provide an easement to protect the encroachment.
3. Enter an Assessment District for full street improvements on Tropical Parkway as required by the Department of Public Services.

Leo Knell appeared on behalf of the application.

No one appeared in protest.

Mr. Bugbee made a Motion for APPROVAL. Motion carried unanimously. (Giles excused.)

12. V-15-82

APPROVED

Application of MVM CHILD CARE, INC. for a variance to allow a six ft. (6') high concrete block wall and a six ft. (6') high chain link fence in the front yard area where a maximum height of four feet (4') is permitted on property located at 555 North Page Street in Zoning District R-E.

Mr. Clemmer presented the plot plan. Staff recommended APPROVAL, subject to:

1. Conformance to the plot plan.
2. Conformance to the conditions of V-91-79.

Astric Volkert appeared on behalf of the application.

No one appeared in protest.

Mrs. Emmett made a Motion to APPROVE. Motion carried unanimously. (Giles excused)

13. V-36-80

ABEYANCE

Request of GARLIN G. HAHN for a review of condition #2 as it relates to the dedication of right-of-way and radius corner imposed on the approved variance for property located at 5500 Grand Teton Drive in Zoning District R-E.

Mr. Clemmer presented the plot plan. Staff stated that Public Services has agreed to rescind condition #2 of the original Variance and substitute the following condition

1. Applicant shall enter into a Quiet-Title Action to determine his Westerly property line and upon final determination dedicate the required right-of-way and radius corner required by the Department of Public Services.

Staff recommended APPROVAL.

Garlin Hahn appeared on behalf of the application. Mr. Hahn stated that there is still some confusion with the property lines.

Mr. Clemmer recommended that this item be held in ABEYANCE until March 25, 1982.

Mr. Canul made a Motion to hold this item in ABEYANCE until March 25, 1982. Motion carried unanimously. (Giles excused.)

SUPPLEMENTAL AGENDA

1. U-9-82 (HO)
APPROVED

Application of GERARD J. DiANTONIO for a home occupation permit to allow a sports advisory service on property located at 7616 Blackbird Avenue in Zoning District R-1.

Mr. Clemmer presented the application. Staff recommended DENIAL.

Mark Brandenburg and Gerard DiAntonio appeared on behalf of the application. A letter was presented to the Board in favor of the application.

Discussion ensued relative to advertisement of the toll free telephone number being used on business cards distributed through personal contact only.

Mr. Bugbee made a Motion for APPROVAL, providing he comes within the law as it's currently set up. Motion carried unanimously. (Giles excused.)
2. U-10-82 (HO)
APPROVED

Application of GLENNIS POINTER for a home occupation permit to allow bookkeeping on property located at 4418 Lorna Place in Zoning District R-1.

Mr. Clemmer presented the application. Staff recommended APPROVAL, subject to the normal conditions.

Mr. Canul made a Motion for APPROVAL. Motion carried unanimously. (Giles excused.)
3. U-29-70
PLOT PLAN REVIEW
APPROVED

Request of THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS for a plot plan review to allow a satellite disk in the rear yard area on property located at 1101 North Pecos Road in Zoning District R-1.

Mr. Clemmer presented the plot plan. Staff suggested that possibly the Board would authorize staff to review these on all future Church sites as they have another one on the agenda and probably five or six other churches this might apply to, and staff would be willing to take the responsibility to review each future case to determine if the location is comparable and appropriate in the neighborhood. Staff recommended APPROVAL, subject to:

 1. Conformance to the plot plan.

Mr. Bugbee made a Motion for APPROVAL. Motion carried unanimously. (Giles excused)

Chairman Myers asked if anyone would like to make a Motion on staff's suggestion that they make the initial determination on allowing satellite disks so that it doesn't have to come before this Board each time.

Mr. Bugbee made the Motion to accept staff's suggestion. Motion carried unanimously. (Giles excused)
4. U-11-82 (HO)
APPROVED

Application of JACQUELINE MILLER for a home occupation permit to allow the making of lamp shades on property located at 5870 Cory Place in Zoning District R-1.

Mr. Clemmer presented the application. Staff recommended APPROVAL, subject to the normal conditions.

Mr. Canul made a Motion for APPROVAL. Motion carried unanimously. (Giles excused)

5. U-30-70
APPROVED

Request of PONDEROSA CONSTRUCTION CO., INC. for a plot plan review to allow a satellite disk on property located at 221 Lorenzi Boulevard in Zoning District R-E.

Mr. Clemmer presented the plot plan. Staff recommended APPROVAL, subject to:


1. Conformance to the plot plan.

Applicant appeared on behalf of the application.

Mrs. Emmett made a Motion for APPROVAL. Motion carried unanimously. (Giles excused)

THE MEETING WAS ADJOURNED AT 8:15 P.M.

DEPT. OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/sd

ITEM

Commission Action

Department Action

X. COMMUNITY PLANNING AND DEVELOPMENT DEPARTMENT
(CONTINUED)

K. VARIANCE - V-2-82 - JOHN AND MAE PALMISANO

To allow a child care center for 21 children and to conduct a babysitting service where such uses are not allowed on property located at 1513 East Bonanza in Zoning District R-1 (Single Family Residence)

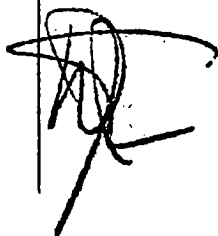
Board of Zoning Adjustment recommends APPROVAL subject to the following conditions:

1. Conformance to the plot plan and elevations (amended to provide landscaping along Bonanza Road.)
2. Construction of a 6' block wall around the entire rear yard.
3. Conformance to the requirements of the Child Welfare Ordinance.
4. Elimination of the parking space encroachment on public right-of-way.
5. A review shall be conducted in one year.
6. The hours that the children could be outside shall be from 8:00 A.M. to 9:00 P.M.

Staff Recommendation: *General*

PROTESTS: 0 4

APPROVED AGENDA ITEM



INTER-OFFICE MEMORANDUM

Date

February 25, 1982

TO: HAROLD P. FOSTER, DIRECTOR	FROM: ROBERT C. CLEMMER, ACTING CHIEF ZONING DIVISION
SUBJECT: BZA MEETING OF FEBRUARY 25, 1982	COPIES TO:

OLD BUSINESS:

1. HC-1-81

This item has been held in abeyance several times at the request of the applicant. He has requested an additional thirty (30) days which was agreed to by Richard Blue.

Staff recommends approval.

NEW BUSINESS:

1. U-6-82 (HO)

This Home Occupation will advertise a collection of bumper sticker expressions via a Post Office Box. He will sell a book of these expressions. The questionnaire has been answered favorably.

Staff would recommend approval subject to:

1. If a complaint is received regarding the 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-7-82 (HO)

The freelance writing home occupation is similar to at least one other recent approval. The questionnaire has been answered favorably.

Staff would recommend approval subject to:

1. If a complaint is received regarding the 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-8-82 (HO)

This Home Occupation is for theatrical management by phone. The questionnaire has been answered favorably. It seems that there was another HO case, but I couldn't locate the file.

Staff recommends approval subject to:

1. If a complaint is received regarding the 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. V-7-82

This application for picture frame assembly in a P-R Zone has been withdrawn. This item should be stricken from the Agenda.

5. V-8-82

This is regular lot and staff can see no reason for allowing a Variance for a patio addition.

Patio Cover exists.
Staff recommends denial.

If approved subject to:

1. Conformance to the plot plan and elevations.

6. V-9-82

This is a regular lot next door to the last case with the patio addition even closer to the rear property line.

Patio Cover exists.
Staff recommends denial.

If approved subject to:

1. Conformance to the plot plan and elevations.

7. V-10-82

The site on the corner of Angelo Drive and Merialdo Lane is to be temporary (2 yrs.). The site 250' North on Merialdo Lane is to be permanent. Neither site has access to public right-of-way and staff would recommend recording of the Plat for Valley West 8 Unit 1 and approval of a land division for the permanent site; plus street dedication of Merialdo Lane to Charleston Blvd. O'Dett is dedicated to Charleston Blvd., but access thru the R-1 area could be a problem. Staff feels the corner side setback from the R-1 area to the North of 15' should be held for the permanent installation, and the eventual P-R development should at least have this setback.

The front 15' should be landscaped. I don't feel that we should impose any restrictions on the temporary facility as the owner of the temporary site will have to market the dwellings and evidently feels comfortable with this layout.

V-10-82 (continued)

Staff recommends approval subject to:

1. Conformance to the plot plan and elevations amended to provide a 15' front setback of the 8' to the decorative wall.
2. That the temporary site be approved for two (2) years.
3. Standard conditions 2 - 5.
4. Recording the Plat of Valley West 8, Unit 1.
5. Land division approval of the permanent site.
6. Dedication of Merialdo Lane to an existing public street as required by the Department of Public Services.
7. Improvement of Merialdo Lane as required by the Department of Public Services.

8. V-11-82

This Variance was approved before, but expired. The applicant has building permit applications in now. Fourplexes are fairly characteristic of this area. We borderline recommended approval in the last case.

Staff recommends approval subject to:

1. Standard conditions 1 - 5.
2. Approval of the joint access drainage by the Traffic & Parking Commission and City Commission.
3. Dedication of radius corners at Bonanza Rd. & 12th Street, and 12th Street and Wilson Avenue
4. Install street improvements on Wilson Avenue, Bonanza Rd., 12th Street, and Maryland Parkway as required by the Department of Public Services.
5. Repair any damage done to the existing street improvements during construction as required by the Department of Public Services.

9. V-12-82

This is a regular lot. There is no justification to allow a carport 4' from the front property line nor the 7'6" wall where 4' maximum is permitted. The used brick columns exist. There is a stop sign on San Bernardino at Las Verdes. Staff recommends denial.

If approved subject to:

1. Conformance to the plot plan.
2. Elevations shall be approved by the Department of Community Planning & Development.
3. Approval of the plan for the wall by the Traffic Engineer to eliminate any sight restriction at the intersection of San Bernardino Avenue and Las Verdes Street.

10. V-13-82

This is a large regular lot zoned R-E. There is C-D to the North. There is no basis for a Variance. Staff has no objections.

If approved subject to:

1. Conformance to the plot plan and elevations.
2. Entering an Assessment District for sidewalks, curb and gutter, driveways, street lighting, and street pavement as required by the Department of Public Services.

11. V-14-82

This is a unique situation. The lot line bisects the well site. Protection of the well site, even though the main building does not exist is a necessity. The 12' x 12' building is in the middle of a 2 acre parcel so it shouldn't be a problem.

Staff recommends approval subject to:

1. Conformance to the plot plan.
2. Provide an easement to protect the encroachment.
3. Enter an Assessment District for full street improvements on Tropical Parkway as required by the Department of Public Services.

12. V-15-82

This is a unique situation. There is an elementary school across the street and an enclosed 10' x 10' Transformer enclosure to the East side which are mitigating factors. Also, the area is needed for child play. Permit issued for main building.

Staff would recommend approval subject to:

1. Conformance to the plot plan.
2. Conformance to the conditions of V-91-79.

13. V-36-80

This is a request to rescind condition #2 of the original Variance which was a Public Services requirement.

Staff recommends approval subject to:

1. Applicant shall enter into a Quiet-Title Action to determine his Westerly property line and upon final determination dedicate the required right-of-way and radius corner required by the Department of Public Services.

SUPPLEMENTAL AGENDA

1. U-9-82 (HO)

This Sports Advisory Service is unique from a residential area, but has answered the questionnaire favorably. He will advertise as Post Office Box, but his toll-free home phone number on the letterhead reflects a probable problem.

This will allow the use of a home phone advertisement by mail which is other than personal contact. Cannot advertise the home phone number.

Staff would recommend denial.

If approved subject to:

1. If a complaint is received regarding the 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-10-82 (HO)

This is a typical bookkeeping business. The questionnaire has been answered favorably.

Staff recommends approval subject to:

1. If a complaint is received regarding the 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-29-70

This proposal has the disk located at the building away from the streets and 70' from the property lines. Possibly, the Board would authorize Staff to review these on all future L.D.S. Church sites and not require each Church site to be submitted as there may be ten or more in the future. This would save the Church processing time if it is considered routine for these large sites.

Staff recommends approval subject to:

1. Conformance to the plot plan.

4. U-11-82 (HO)

This is a small specialized manufacturing operation in which I assume she places the shades on consignment with retailers or sells directly. The questionnaire is answered favorably.

Staff recommends approval subject to:

1. If a complaint is received regarding the operation, the surround 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.

5. U-30-70

The disk is similarly sited to the last type case and is 130' from any property lines.

Staff recommends approval subject to:

1. Conformance to the plot plan.

2/25/82

2/25/82

NAME

ADDRESS

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5805 HALFMOON WAY

Ray Patrick

1404 Nelson St.

Jimmy Snyder

2520 Las Verdés St

David Goldman

2924 Ashby -

Mary Volker

4338 Seville ST

2/25/82

NAME

ADDRESS

DAVID WEIK

2800 W. SAGWA