

AGENDA

City of Las Vegas

NOVEMBER 15, 1984

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

ITEM

CALL TO ORDER:

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

ROLL CALL:

ANNOUNCEMENTS:

Satisfaction of Open Meeting Law and reading of Standard Conditions and requirements for filing an appeal.

All actions by the Board of Zoning Adjustment are final, (except items requiring a decision by the City Council), unless an appeal, in writing, is filed with the City Clerk within eleven days or a review is requested by the City Council within fourteen days from the date notice is sent to the applicant, (usually the Tuesday following the Board's meeting).

MINUTES:

Approval of the Minutes for the September 27, 1984 Board of Zoning Adjustment Meeting.

NEW BUSINESS:

1. V-121-84 - JOHN R. & CELIA L. VAUGHN
Application of JOHN R. & CELIA L. VAUGHN for a Variance to allow the existing carport one foot from the side property line where five feet is required on property located at 1407 Wengert Avenue in Zoning District R-1.
2. V-122-84 - JERROLD C. JORY
Application of JERROLD C. JORY for a Variance to allow a pawn shop and second-hand store on property located at 206 North 1st Street in Zoning District C-2.
3. V-123-84 - ANDRE ROCHAT, ET AL
Application of ANDRE ROCHAT, ET AL, for a Variance to allow the following:
 1. An addition to an existing restaurant to extend to the north side property line where a 5' setback is required.
 2. A parton parking lot in an R-3 Zone, which is not permitted.
 3. 46 parking spaces where 55 are required for the restaurant.

The above request is on property located at 401 South Sixth Street in Zoning District R-4, and 408 South Seventh Street in Zoning District R-3.

AGENDA

City of Las Vegas

NOVEMBER 15, 1984

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

4. V-124-84 - C&H INVESTMENTS

Application of C&H Investments for a Variance to allow 3-story apartment buildings where only 2-stories are allowed on property located on the southeast corner of Cedar Avenue and 28th Street in Zoning District R-E (Proposed R-4).

5. V-125-84 - STEPHEN S. STUHMER

Application of STEPHEN S. STUHMER for a Variance to allow a 6' solid wall in the front yard where 4' high, top 2' 50% open, is the maximum permitted on property located at 1301 South Rancho Drive in Zoning District R-E.

6. V-126-84 - ALAMO DEVELOPMENT COMPANY

Application of Alamo Development Company for a Variance to allow the retail sale of health-care products to clients of the weight control clinic where retail sales are not permitted on property located at 4550 West Oakey Boulevard, Suite 109, in Zoning District P-R.

7. V-127-84 - ELLA L. RUSHING

Application of ELLA L. RUSHING for a Variance to allow a commercial day-care facility where such is not permitted on property located at 714 South Tonopah Drive in Zoning District R-1.

8. U-69-84 - FRANK E. SCOTT, ET AL

Application of FRANK E. SCOTT, ET AL, for a Use Permit to allow the construction of 493 apartment units on property generally located on the west side of Highland Drive between Mesquite Avenue and Alta Drive in Zoning District C-1.

9. U-70-84 - DONALD R. & EVA M. YOCOM

Application of DONALD R. & EVA M. YOCOM for a Use Permit to provide semi-public parking lots for the use of patrons and tenants of the adjacent properties on property generally located on the east side of 4th Street between Imperial Street and Colorado Street in Zoning District R-4.

AGENDA

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

SUPPLEMENTAL AGENDA:

1. U-73-84(HO) - JOYCE E. CURRIE

Application of JOYCE E. CURRIE for a Home Occupation Use Permit to allow bookkeeping and other financial services on property located at 5904 Paseo Montana in Zoning District RPD-2.

2. U-74-84(HO) - CAROL YOUNG

Application of CAROL YOUNG for a Home Occupation use Permit to allow bookkeeping services on property located at 3713 Colfax Circle in Zoning District RPD-6.

3. V-64-84 - ROBERT J. KALTENBORN - (EXTENSION OF TIME)

Request of ROBERT J. KALTENBORN for an Extension of Time on an approved Variance which allowed 10-foot front setbacks for the proposed multiple-family buildings where 20-foot setbacks are required, and to construct six (6) detached accessory buildings (gazebos) in the side yard where not permitted on property located on the north side of Del Ray Street between Rainbow Boulevard and Redwood Street in Zoning District N-U (Under Resolution of Intent to R-3).

4. V-111-84 - NORSE LEASING CORPORATION (REVIEW OF CONDITION)

Request of NORSE LEASING CORPORATION for a Review of Condition #5 that limits the number of employees to seven (7) on an approved Variance which allows the Nevada Association for the Handicapped to operate its Production Dynamics Workshop Program, and includes the light assembly of small sundry items where such assembly use is not permitted on property located at 2401 West Bonanza Road in Zoning District C-2.

AGENDA

City of Las Vegas

NOVEMBER 15, 1984

BOARD OF ZONING ADJUSTMENT

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

CALL TO ORDER:

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

ROLL CALL:

Robert Bugbee, Chairman - Present
 Jessie Emmett - Excused
 Robert Giles - Present
 Bonnie Juniel - Present
 Helen Myers - Excused

Staff Present

Harold Foster, Director
 Community Planning &
 Development
 Val Steed, Deputy City
 Attorney
 Sandra LeBoeuf, Deputy
 City Clerk

ANNOUNCEMENTS:

Satisfaction of Open Meeting Law and reading of Standard Conditions and requirements for filing an appeal.

All actions by the Board of Zoning Adjustment are final, (except items requiring a decision by the City Council) unless an appeal, in writing, is filed with the City Clerk within eleven days or a review is requested by the City Council within fourteen days from the date notice is sent to the applicant, (usually the Tuesday following the Board's meeting).

Harold Foster announced the meeting was in compliance with the Open Meeting Law and read the Standard Conditions into the record.

Announcement made by Chairman Bugbee

MINUTES:

Approval of the Minutes for the September 27, 1984 Board of Zoning Adjustment Meeting.

GILES
 APPROVED
 UNANIMOUS
 (Emmett & Myers excused)

AGENDA

City of Las Vegas

NOVEMBER 15, 1984

BOARD OF ZONING ADJUSTMENT

Page 2

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

NEW BUSINESS

1. V-121-84 - JOHN R. & CELIA L. VAUGHN

Application of JOHN R. & CELIA L. VAUGHN for a Variance to allow the existing carport one foot from the side property line where five feet is required on property located at 1407 Wengert Avenue in Zoning District R-1.

STAFF RECOMMENDATION: DENIAL. If approved, subject to:

1. Conformance to the plot plan and elevations.
2. Obtain building permit and have carport inspected for structural purposes.

PROTESTS: 0 on record
2 appeared

2. V-122-84 - JERROLD C. JORY

Application of JERROLD C. JORY for a Variance to allow a pawn shop and second-store on property located at 206 N. First Street in Zoning District C-2.

STAFF RECOMMENDATION: APPROVAL, subject to:

1. Termination in five (5) years or at the time the prospective hotel developer finds a suitable site for the pawn shop and secondhand operation, whichever occurs first.
2. Conformance to plot plans.

PROTESTS: 0

JUNIEL

APPROVED, subject to conditions.
Unanimous
(Emmett & Myers excused)

Harold Foster presented the plot plan and stated that there were no unusual circumstances.

John Vaughn appeared. He stated that his neighbors did not object to the carport and he did not know at the time he built it that it a building permit was needed.

No one appeared in opposition.

(19:35 - 19:38)

GILES

APPROVED for a permanent Variance without Condition No. 1. Motion carried with Juniel voting "no" and Emmett & Myers excused.

Harold Foster presented the plot plan. He stated that the surrounding property owners wanted to develop the area and wished to relocate the applicant.

Jerrold C. Jory appeared. He stated that he was willing to relocate if the developers were to find him a suitable location and requested that the Board allow him to pursue normal negotiations without any termination date.

Protestants

Charles Ruthe appeared on behalf of the California Hotel and Casino. He stated that they were willing to relocate the applicant but he didn't know if they would ever be able to agree on a price. He indicated Mr. Jory has been very cooperative.

Bill Papagnia appeared and suggested that a three year time limit be placed on the applicant.

Public Hearing date to be set at the November 21, 1984 City Council meeting. Public Hearing to be held at the December 5, 1984 City Council meeting.

(19:38 - 20:01)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

3. V-123-84 - ANDRE ROCHAT, ET AL

Application of ANDRE ROCHAT, ET AL, for a Variance to allow the following

1. An addition to an existing restaurant to extend to the north side property line where a 5' setback is required.
2. A patron parking lot in an R-3 Zone, which is not permitted.
3. 46 parking spaces where 55 are required for the restaurant.

The above request is on property located at 401 South Sixth Street in Zoning District R-4, and 408 South Seventh Street in Zoning District R-3.

STAFF RECOMMENDED APPROVAL, subject to:

1. Recording of VAC-11-81.
2. Close the existing driveway on Lewis Ave. and pave the alley as required by the Land and Flood Control Division of the Department of Community Planning and Development.
3. Approval of an encroachment agreement for the installation and maintenance of landscaping in the right-of-way of 7th Street and Lewis Ave. as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
4. Standard Conditions 1-8.

PROTESTS: 0

4. V-124-84 - C&H INVESTMENTS

Application of C&H Investments for a Variance to allow 3-story apartment buildings where only 2-stories are allowed on property located on the southeast corner of Cedar Avenue and 28th Street in Zoning District R-E (Proposed R-4).

STAFF RECOMMENDED APPROVAL, subject to:

1. Approval of Zoning action - Z-77-84
2. Conformance to the conditions of approval of Z-77-84.
3. Standard conditions 1-8.

PROTESTS: 0

JUNIEL

APPROVED, subject to conditions.
Unanimous
(Emmett & Myers excused)

Harold Foster presented the plot plan and indicated the variance was approved for essentially the same request but it had expired.

Jim Butler and Andre Rochat appeared on behalf of the application.

No one appeared in opposition.

(20:01 - 20:12)

GILES

APPROVED, subject to conditions.
Unanimous
(Emmett & Myers excused)

Harold Foster presented the plot plan.

The applicant was not present.

No one appeared in opposition.

This item will be heard at the City Council meeting on December 5, 1984.

(20:12 - 20:14)

BOARD OF ZONING ADJUSTMENT

ITEM

5. V-125-84 - STEPHEN S. STUHMER

Application of STEPHEN S. STUHMER for a Variance to allow a 6' solid wall in the front yard where 4' high, top 2' 50% open, is the maximum permitted on property located at 1301 South Rancho Drive in Zoning District R-E.

STAFF RECOMMENDED APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

GILES
APPROVED, subject to conditions.
Unanimous
(Emmett & Myers excused)

Harold Foster presented the plot plan and indicated there was justification for this variance.

Doris Stuhmer appeared on behalf of the application.

No one appeared in opposition.

An earlier motion to hold item in Abeyance until the applicant appears carried unanimously.

(20:14 & 20:32)

6. V-126-84 - ALAMO DEVELOPMENT COMPANY

Application of Alamo Development Company for a Variance to allow the retail sale of health-care products to clients of the weight control clinic where retail sales are not permitted on property located at 4550 West Oakey Boulevard, Suite 109, in Zoning District P-R.

STAFF RECOMMENDED DENIAL. If approved, subject to:

1. The health-care products may only be offered for sale to the persons enrolled in the weight control clinic program.

2. Conformance to the plot plan.

PROTESTS: 0

JUNIEL
APPROVED, subject to conditions and that there be no advertising of the retail products.
Unanimous
(Emmett & Juniel excused)

Harold Foster presented the plot plan and stated that there were no unusual circumstances.

Dan Nisley appeared on behalf of the applicant. He stated that there would be no more than six products involved and would only be sold to the people participating in the plan.

No one appeared in opposition.

(20:17 - 20:25)

7. V-127-84 - ELLA L. RUSHING

Application of ELLA L. RUSHING for a Variance to allow a commercial day-care facility where such is not permitted on property located at 714 South Tonopah Drive in Zoning District R-1.

STAFF RECOMMENDED APPROVAL, subject to:

1. Installation of half-street, off-site improvements on Tonopah as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.
2. All residential use shall cease when the property transitions.
3. Standard conditions 1-8.

PROTESTS: 0

GILES

APPROVED, subject to conditions.
Unanimous
(Emmett & Juniel excused)

Harold Foster presented the plot plan.

Alan Rushing appeared on behalf of the applicant.

No one appeared in opposition.

(20:25 - 20:30)

8. U-69-84 - FRANK E. SCOTT, ET AL

Application of FRANK E. SCOTT, ET AL, for a Use Permit to allow the construction of 493 apartment units on property generally located on the west side of Highland Drive between Mesquite Avenue and Alta Drive in Zoning District C-1.

Chairman Bugbee announced that this item would be held in ABEYANCE until the 12/27/84 Meeting.

(19:34 - 19:35)

BOARD OF ZONING ADJUSTMENT

Page 6

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

9. U-70-84 - DONALD R. & EVA M. YOCOM

Application of DONALD R. & EVA M. YOCOM for a Use Permit to provide semi-public parking lots for the use of patrons and tenants of the adjacent properties on property generally located on the east side of 4th Street between Imperial Street and Colorado Street in Zoning District R-4.

STAFF RECOMMENDED APPROVAL, subject to:

1. Standard conditions 1 - 3 and 5 - 8.

PROTESTS: 0

JUNIEL
APPROVED, subject to conditions.
Unanimous
(Emmett & Myers excused)

Harold Foster presented the plot plan.

LeRoy Wade appeared on behalf of the applicant.

No one appeared in opposition.

(20:30 - 20:33)

SUPPLEMENTAL AGENDA:

1. U-73-84(HO) - JOYCE E. CURRIE

Application of JOYCE E. CURRIE for a Home Occupation Use Permit to allow bookkeeping and other financial services on property located at 5904 Paseo Montana in Zoning District RPD-2.

STAFF RECOMMENDED APPROVAL, subject to:

1. Conformance to the criteria for home occupations.

JUNIEL
APPROVED, subject to conditions.
Unanimous
(Emmett & Myers excused)

Harold Foster stated the application was in order.

The applicant appeared.

(20:33 - 20:35)

2. U-74-84(HO) - CAROL YOUNG

Application of CAROL YOUNG for a Home Occupation Use Permit to allow bookkeeping services on property located at 3713 Colfax Circle in Zoning District RPD-6.

STAFF RECOMMENDED APPROVAL, subject to:

1. Conformance to the criteria for home occupations.

JUNIEL
APPROVED, subject to conditions.
Unanimous
(Emmett & Myers excused)

Harold Foster stated the application was in order.

Geri Watson appeared on behalf of the applicant.

(20:35 - 20:36)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

3. V-64-84 - ROBERT J. KALTENBORN - (EXTENSION OF TIME)

Request of ROBERT J. KALTENBORN for an Extension of Time on an approved Variance which allowed 10-foot front setbacks for the proposed multiple-family buildings where 20-foot setbacks are required, and to construct six (6) detached accessory buildings (gazebos) in the side yard where not permitted on property located on the north side of Del Ray Street between Rainbow Boulevard and Redwood Street in Zoning District N-U (Under Resolution of Intent to R-3.

STAFF RECOMMENDED APPROVAL, subject to:

1. This Extension shall expire May 24, 1985.

GILES

APPROVED Extension of Time, subject to conditions.

Unanimous

(Emmett & Myers excused)

Harold Foster presented the application.

Jay Downey appeared on behalf of the applicant.

(20:36 - 20:38)

4. V-111-84 - NORSE LEASING CORPORATION (REVIEW OF CONDITION)

Request of NORSE LEASING CORPORATION for a Review of Condition #5 that limits the number of employees to seven (7) on an approved Variance which allows the Nevada Association for the Handicapped to operate its Production Dynamics Workshop Program, and includes the light assembly of small sundry items where such assembly use is not permitted on property located at 2401 West Bonanza Road in Zoning District C-2.

STAFF RECOMMENDED APPROVAL, subject to:

1. Subject to all of the original conditions of V-111-84, except condition #5.
2. No more than twenty-five (25) employees shall be engaged in the manufacture, treatment or processing operation.

GILES

APPROVED with an increase of the number of employees to 30.

Unanimous

(Emmett & Myers excused)

Harold Foster presented the application.

Roberta Young, Project Coordinator, appeared on behalf of the application.

20:38 - 20:45)

MEETING ADJOURNED AT 8:45 P.M.

City of Las Vegas

NOVEMBER 15, 1984

BOARD OF ZONING ADJUSTMENT

Page 8

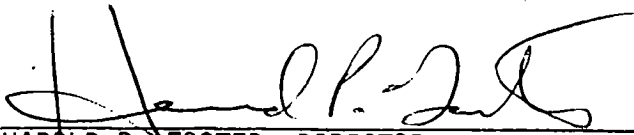
COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/

NAME

11-15-84

ADDRESS

Charles F. RUTHE V-12284 ^{against} ~~app~~Bill Papagria V-12284 ^{against}

Jim Ruth V-123-84 appl 6319 KATILLA I.L. NEV

ANDRE Prochat V-12384 appl 401 S. SIX St.

DON NISBY V-12684 appl 920 E. SIERRA VISTA

ALAN W. BUSHING V-127-84 appl 714 S. TOMORROW DR

Le Roy Wade V-10-84 appl 815 Shetland RD

Doris Stuhmer V-12584 appl 1301 So. Ranch Dr 89102

Joyce Currie V-123-84(40) appl 5404 Paseo Montana 89102

Doris Watson V-14(84)(40) appl 11405 Sandhurst 89108

E. Jay Downey V-64-84 appl 2001 S. Cimarron

Roberta J. Young V-11184 appl 1416 Tegueste Rd LUNV 89108

INTER-OFFICE MEMORANDUM

Date

NOVEMBER 14, 1984

TO:

HAROLD P. FOSTER

FROM:

RICK WILLIAMS

SUBJECT:

BOARD OF ZONING ADJUSTMENT MEETING

NOVEMBER 15, 1984

AGENDA ITEM CONDITIONS

COPIES TO:

VAL STEED

ROBERT C. CLEMMER

LINDSEY MILLS

JOANNA C. DANIELLO

NEW BUSINESS:

1. V-121-84

The applicant alleges that this carport has existed since 1979 and was constructed by Durabilt Construction, Inc. A complaint was received in September of this year which has resulted in this Variance application.

I had Kathy Tighe check for a permit and none was found. Even though this has existed for over 5 years, there is no hardship or unusual lot configuration problems.

Staff recommends DENIAL. If approved, subject to: ✓

1. Conformance to the plot plan and elevations. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

2. Planning & C. ✓

BZA FINAL ACTION

2. V-122-84

This business consists of a pawn shop and secondhand operation. It was first approved in January of 1981 by the City Council's approval of V-87-80, but was subject to an expiration date. A subsequent Variance was approved in 1982, but was likewise subject to expiration.

The latest Variance will expire in February, 1985. ✓

The reason for the expiration date was that the owners in this block are intending to construct a hotel/casino on this site and it was felt that this use would not be compatible. The developers of the casino indicated they would be receptive to finding the applicant a suitable location in the immediate vicinity in exchange for his property. The applicant was in agreement to re-locating if a suitable site was found, however, this has not

FOSTER
November 14, 1984
Page 2
BZA Conditions

V-122-84 (Continued)

occured. Consequently, the applicant is applying for this new variance so that he can continue to operate in this area until the developers are ready to proceed with the hotel/casino and another site is found for him to re-locate his operation.

Staff recommends APPROVAL, subject to:

1. Termination in five (5) years or at the time the prospective hotel developer finds a suitable re-location site for the pawn shop and secondhand operation, whichever occurs first.

2. Conformance to plot plans.

PROTESTS: 0
PUBLIC HEARING ITEM

3. V-123-84

There have been four variance applications approved for this property. The first one was in 1978. Each subsequent variance has been the result of the expansion of the original approved restaurant use. The last two variances (V-16-83 and V-76-83) expired because the applicant did not make the proposed modifications. This new variance, for the most part, duplicates the additions which were proposed in the last two variance applications.

They are proposing an addition of 1500 square feet. This would require an additional 30 parking spaces. However, they are also proposing to add 20 parking spaces on a lot to the rear which fronts Seventh Street. There are two extra parking spaces on the original restaurant site, so they are actually only deficient by 8 parking spaces. The existing site was approved with 24 parking spaces. This, together with the new addition, makes the total required 54 spaces, not the 55 spaces indicated on the variance notice.

FOSTER
November 14, 1984
Page 3
BZA Conditions

V-123-84 (Continued)

Existing Restaurant:	24 spaces required
New Addition	<u>30 spaces required</u>

TOTAL.....54 spaces required

Existing Parking:	26 spaces
Proposed Parking:	<u>20 spaces</u>

TOTAL.....46 spaces provided

The setback portion of the variance is the same as was approved by V-16-83. The satellite parking aspects of the proposal was approved under SP-1-83.

The addition includes 5' of Right-of-Way, which has been approved to be vacated (VAC-11-81).

Staff recommended APPROVAL of the last actions and does so again, subject to:

1. Recording of VAC-11-81. ✓
2. Close the existing driveway on Lewis Ave and pave the alley as required by the Land Development and Flood Control Division of the Department of Community Planning and Development. ✓
3. Approval of an encroachment agreement for the installation and maintenance of landscaping in the right-of-way of 7th Street and Lewis Ave. as required by the Land Development and Flood Control Division of the Department of Community Planning and Development. ✓
4. Standard Conditions 1 - 8. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

FOSTER
November 14, 1984
Page 4
BZA Conditions

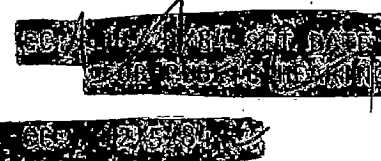
4. V-124-84

This is a repeat of a previous Variance (V-2-83) which the applicant allowed to expire. The related Zoning action (Z-77-84) was approved by the Planning Commission on Nov. 8th, and will be on the City Council agenda Nov. 21. The original Variance was heard and approved by the City Council, therefore this new variance will also need to go to the Council. We could have them Set Date on the 21st and hear the application on Dec. 5th.

Staff recommends APPROVAL, subject to:

1. Approval of Zoning action - Z-77-84. ✓
2. Conformance to the conditions of approval of Z-77-84. ✓
3. Approval by the City Council. ✓
4. Standard Conditions 1 - 8. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM



5. V-125-84

This variance request is the result of the acquisition of a portion of the applicant's front yard for the widening of Rancho Road. Applicant wishes to buffer himself from the traffic generated along the improved street. The fence is nicely done with raised planters and off-set design. Because the home will now be closer to the street, a buffer seems appropriate.

Staff recommends APPROVAL, subject to: ✓

1. Conformance to the plot plan and elevations. ✓

PROTESTS: 0 ✓
PUBLIC HEARING ITEM

BZA FINAL ACTION

FOSTER
November 14, 1984
Page 5
BZA Conditions

6. V-126-84

The applicant's tenant operates a weight control clinic. In addition to the normal counseling activities, they want to offer their clients food supplements and various types of health and personal care products, such as hand cream, makeup, etc. These products will be retailed to the client. It is the retailing aspect that takes the use out of the office category. Even though these items will be offered only to their enrolled clientele and not to the general public, staff is reluctant to support anything that would further erode the standards of the P-R Zone.

Staff recommends DENIAL. If approved, subject to:

1. The health-care products may only be offered for sale to the persons enrolled in the weight control clinic program.
2. Conformance to the plot plan.

PROTESTS: 0
PUBLIC HEARING ITEM

BZA FINAL ACTION

7. V-127-84

This location is identified as a transition area on the adopted special activity map. This type of use is not out of character with the developing commercial and professional uses in the surrounding area. The applicant also wishes to continue the residential use in a portion of the building. About 1,442 sq. ft. will be used in the child care business, the balance will be residential. The same use has been approved on a site just north (2010 Palomino) by a variance action and has been operated by this applicant for about 6 years.

Staff recommends APPROVAL, subject to:

1. Installation of ~~full~~ half-street, off-site improvements as required by the Land Development and Flood Control Division of the Department of Community Planning and Development.

Standard Conditions 1 - 8.

PROTESTS: 0
PUBLIC HEARING ITEM

BZA FINAL ACTION

② all residential use shall cease when property transfers

8. U-69-84

One block of adjacent property owners were inadvertently overlooked and did not receive Public Hearing Notices for this Use Permit.

Will be held in ABEYANCE for the December 27, 1984 BZA Meeting and all property owners, will be re-notified.

9. U-70-84

The commercial potential for this area has long been established. These parking lots are needed to support the commercial traffic.

Staff recommends APPROVAL, subject to:

1. Standard Conditions 1, 2, 3, 5, 6, 7 & 8.

PROTESTS: 0
PUBLIC HEARING ITEM

BZA FINAL ACTION

SUPPLEMENTAL AGENDA

1. U-73-84(H0)

This is a bookkeeping and financial consulting business.

The questionnaire has been answered favorably.

Staff recommends APPROVAL, subject to:

1. Conformance to the criteria for Home Occupations.

PROTESTS: N/A
NOT A PUBLIC HEARING

BZA FINAL ACTION

2. U-74-84(H0)

This is a bookkeeping business. The applicant was approved for this use at another residential home in July, 1984 (U-48-84(H0)). She has since moved to this new home.

The questionnaire has been answered favorably.

Staff recommends APPROVAL, subject to:

1. Conformance to the criteria for Home Occupations.

PROTESTS: N/A
NOT A PUBLIC HEARING

BZA FINAL ACTION

FOSTER
November 14, 1984
Page 7
BZA Conditions

3. V-64-84

This is the first request of Extension for this variance. ✓
Applicant purchased lots subject to installation of off-
sites. These improvements will shortly be finished and
construction of apartments will begin.

Staff recommends APPROVAL, subject to: ✓

1. This Extension shall expire May 24, 1985. ✓

PROTESTS: N/A
NOT A PUBLIC HEARING

BZA FINAL ACTION

4. V-111-84

Applicant wishes to expand the limitation on the number
of employees engaged in the manufacturing operation to
25 persons. Ordinarily, Staff would object to a
manufacturing operation of this size because of its
potential impact upon the retail uses in the same area.
However, the size of the items being processed and the
quantities are limited, according to Vince Triggs, the
Director of the Association.

Staff recommends APPROVAL, subject to: ✓

1. Subject to all of the original conditions of ✓
V-111-84, except Condition #5.
2. No more than twenty-five(25) employees shall be ✓
engaged in the manufacture, treatment or processing
operation.

PROTESTS: N/A
NOT A PUBLIC HEARING

BZA FINAL ACTION