

29-433-207
5:985-7-8

AGENDA

City of Las Vegas

July 8, 1985

BOARD OF ZONING ADJUSTMENT

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

PHONE 386-6301

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:

ANNOUNCEMENTS:

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

Nevada State Library
JUL 9 1985
Documents Section

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 May 23, 1985 Board of Zoning Adjustment Meeting.

ABEYANCE ITEMS:

1. V-8-85

REVIEW OF
CONDITION

RICHARD M. THORNTON, ET AL. ON BEHALF OF LAS VEGAS SUZUKI

Application of RICHARD M. THORNTON, ET AL. ON BEHALF OF LAS VEGAS SUZUKI for a Review of Condition to allow the outside display of recreational vehicles on property located at 860 South Valley View Boulevard in Zoning District C-1.

NEW BUSINESS:

1. U-31-85 (HO)

HOME OCCUPATION
PERMIT

JUDY PARROTT

Application of JUDY PARROTT for a Home Occupation Use Permit to make crafts and home decorating items on property located at 4608 Whiteridge, in Zoning District R-PD7.

2. U-32-85 (HO)

HOME OCCUPATION
PERMIT

WILLA J. REXRODE

Application of WILLA J. REXRODE for a Home Occupation Use Permit to operate a bookkeeping service on property located at 6530 Ironbark Lane, in Zoning District R-PD9.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

3. U-33-85 (HO) VICTOR V. VALERINO

HOME OCCUPATION PERMIT Application of VICTOR V. VALERINO for a Home Occupation Use Permit to allow watch repair on property located at 4407 Cory Place, in Zoning District R-1.
4. V-49-85 NOLA U. HANSON

Application of NOLA U. HANSON, for a Variance to allow an apartment complex with 46 units where a maximum of 30 units is permitted, on property generally located on the southwest corner of Pinto Lane and Desert Lane, in Zoning District R-3.
5. U-17-85 GLEN AND MARLENE VAN BEVEREN

REVIEW Application of GLEN AND MARLENE VAN BEVEREN for a Review to remove the condition which limits the hours of the group child care operation to 9:00 a.m. to 11:00 a.m., Tuesdays and Thursdays only, on property located at 7604 Charles Conrad Circle in Zoning District R-1.
6. V-68-84 RON WAAGMEESTER

EXTENSION OF TIME Request of RON WAAGMEESTER for a one-year Extension of Time on an approved Variance which allowed off-street parking for employees and vans used for the business of transporting handicapped, ill and convalescent persons where such commercial use is not permitted, and allowed this parking on a graveled surface where paving is required, on property located at 912 Shadow Lane in Zoning District R-E.
7. V-50-85 ANDRE ROCHAT ON BEHALF OF A. & A. INC.

Application of ANDRE ROCHAT ON BEHALF OF A. & A. INC., for a Variance to allow one 20 square foot illuminated wall sign and two 2 square foot directional signs where only a single 2 square foot non-illuminated sign is permitted, on property located at 401 South 6th Street, in Zoning District R-4.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

8. V-51-85

VIRGINIA A. ACKERMAN

Application of VIRGINIA A. ACKERMAN for a Variance to allow an existing second dwelling unit where only one single family dwelling is allowed, on property located at 2001 Houston Drive, in Zoning District R-1.

9. V-52-85

LAGUNA SHORES (MEADOWS DEVELOPMENT CO.)

Application of LAGUNA SHORES (MEADOWS DEVELOPMENT CO.) for a Variance to allow a 40 square foot illuminated ground sign to a height of 18 feet where a non-illuminated sign with a maximum size of 32 square foot, and a maximum height of 5 feet is permitted, on property located at 1800 North Decatur, in Zoning District R-3.

10. V-53-85

ALL-STATE THRIFT ON BEHALF OF BOB STUPAK

Application of ALL-STATE THRIFT ON BEHALF OF BOB STUPAK for a Variance to allow a 6-foot high block and wrought iron fence with 9 foot 3 inch high pilasters in the front yard area where a maximum height of 4 feet is permitted, and to allow the fence to extend along the sides and rear property lines where a maximum height of 6 feet is permitted, on property located at 1917 Fairfield Avenue in Zoning District R-4.

11. V-10-81

MARJORIE S. HENZE

REVIEW

Application of Marjorie S. Henze for a Review to increase the number of children permitted at an existing approved child care center, on property located at 3707 West Vegas Drive in Zoning District P-R.

12. V-54-85

PHYLLIS COPE

Application of PHYLLIS COPE for a Variance to allow an accessory building to be used for the storage of business-related supplies where such accessory storage is not permitted, on property located at 731 South Seventh Street, in Zoning District R-1 (under Resolution of Intent to P-R).

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

13. V-55-85

JEAN T. AND FRED C. SMITH

Application of JEAN T. AND FRED C. SMITH for a Variance to reinstate a previously approved child care facility and to continue the residential use, on property located at 4438 Bevvie Drive, in Zoning District R-E.

14. V-56-85

SCOTT A. RUTHE

Application of SCOTT A. RUTHE for a Variance to allow existing attached guest quarters which are not permitted, on property located at 2401 Isabella Avenue, in Zoning District R-1.

15. V-57-85

SANDRA A. MOMOT

Application of SANDRA A. MOMOT for a Variance to allow an attached carport 40 feet from the front property line where 50 feet is required; 8 feet 9 inches from the side property line where 10 feet is required; and to allow the existing house 8 feet 9 inches from the side property line where 10 feet is required, on property located at 704 Kenny Way, in Zoning District R-E.

16. V-58-85

GLORIA A. LANE

Application of GLORIA A. LANE for a Variance to allow a residential care facility for eight mentally ill persons where such facilities are not permitted, on property located at 116-118 Paul Avenue, in Zoning District R-2.

17. V-59-85

STEPHANIE DOUCETTE

Application of STEPHANIE DOUCETTE for a Variance to allow a carport 32 feet from the front property line where 50 feet is required, on property located at 2800 Alta Drive, in Zoning District R-E.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

18. V-138-84

INVESTMENT EQUITIES

EXTENSION OF
TIME

Application of INVESTMENT EQUITIES for an Extension of Time on an approved Variance which allowed the outdoor display of two (2) above-ground swimming pools where such outdoor display is not permitted, on property generally located on the north side of Charleston Boulevard, 300' west of Salem Drive in Zoning District R-3 (Under Resolution of Intent to C-1).

19. V-60-85

ALBERTA C. POWELL, ET AL., ON BEHALF OF CHARLES WATERMAN AND DAVID PHILLIPS

Application of ALBERTA C. POWELL, ET AL., ON BEHALF OF CHARLES WATERMAN AND DAVID PHILLIPS, for a Variance to allow a professional office use in a residential zone, which is not permitted; and to allow one of the required six (6) parking spaces to be in a tandem arrangement where no tandem spaces are allowed, on property located at 630 South Seventh Street, in Zoning District R-1.

20. AP-1-85

LAS VEGAS HOSPITAL, INC.

APPEAL

Appeal by LAS VEGAS HOSPITAL, INC. to certain provisions of the Uniform Housing Code, on property located at 201 North 8th Street, in Zoning District C-2.

AGENDA

City of Las Vegas

July 8, 1985

BOARD OF ZONING ADJUSTMENT

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

- | | |
|---------------------------|--|
| 1. U-35-85 (HO) | <u>PENELOPE STIRLING ON BEHALF OF DE VONNE COLLINS</u> |
| HOME OCCUPATION
PERMIT | Application of PENELOPE STIRLING ON BEHALF OF DE VONNE COLLINS for a Home Occupation Use Permit to allow a drapery-making business, on property located at 321 Challas Street, in Zoning District R-1. |
| 2. U-34-85 (HO) | <u>THOMAS D. SHIMRAK DBA SHIMRAK INVESTIGATIONS</u> |
| HOME OCCUPATION
PERMIT | Application of THOMAS D. SHIMRAK for a Home Occupation Use Permit to allow an independent insurance adjuster, private investigator, and claims consulting business, on property located at 1804 North Parkchester Drive, in Zoning District R-1. |

29-133-207
4: 985-7-8

ANNOTATED & FINAL MINUTES

AGENDA

City of Las Vegas

July 8, 1985

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:

Bonnie Juniel, Chairman - Present
Keith Ashworth - Present
Robert Bugbee - Present
Carole Sorensen - Excused
Helen Myers - Present

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 May 23, 1985 Board of Zoning Adjustment Meeting.

Vice-Chairman Bugbee called the meeting to order.

STAFF PRESENT:

Frank Reynolds, Deputy Director,
Department of Community Planning &
Development
Rick Williams, Acting Chief of Zoning
John Roethel, Deputy City Attorney
Sandra LeBoeuf, Deputy City Clerk

Rick Williams announced the Open Meeting Law requirements had been met and read the standard conditions into the record.

Vice-Chairman Bugbee read the appeal requirements into the record.

Nevada State Library

AUG 08 1985

Documents Section

MYERS
APPROVED
Unanimous
(Juniel and Sorensen excused)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

ABEYANCE ITEMS:

1. V-8-85 - RICHARD M. THORNTON, ET AL. ON BEHALF OF LAS VEGAS SUZUKI - REVIEW OF CONDITION

Application of RICHARD M. THORNTON, ET AL. ON BEHALF OF LAS VEGAS SUZUKI for a Review of Condition to allow the outside display of recreational vehicles on property located at 860 South Valley View Boulevard in Zoning District C-1.

Staff recommends DENIAL; if approved, subject to:

1. The display area shall be limited to an area immediately in front of the building and not within the existing parking lot.

PROTESTS: 0

NEW BUSINESS:

1. U-31-85(HO) - JUDY PARROTT

Application of JUDY PARROTT for a Home Occupation Use Permit to make crafts and home decorating items on property located at 4608 Whiteridge, in Zoning District R-PD7.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing home occupations.

2. U-32-85(HO) - WILLA J. REXRODE

Application of WILLA J. REXRODE for a Home Occupation Use Permit to operate a bookkeeping service on property located at 6530 Ironbark Lane, in Zoning District R-PD9.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing home occupations.

ASHWORTH

APPROVED, subject to staff's conditions.

Motion carried with Myers voting "no" and Sorensen excused.

Rick Williams stated that the applicant wished to have the condition restricting outside display of the vehicles removed. Staff recommends Denial.

The applicant was not present.

(21:24 - 21:28)

ASHWORTH

APPROVED Items 1 thru 3 and Item 1 on the Supplemental Agenda.

Unanimous

(Juniel and Sorensen excused)

Rick Williams stated that the questionnaire had been answered favorably. Staff recommends approval

Applicant was present.

(19:37 - 19:40)

ASHWORTH

APPROVED Items 1 thru 3 and Item 1 on the Supplemental Agenda.

Unanimous

(Juniel and Sorensen excused)

Rick Williams stated that the questionnaire had been answered favorably. Staff recommends approval.

Applicant was present.

(19:37 - 19:40)

City of Las Vegas
BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

3. U-33-85(HO) - VICTOR V. VALERINO

Application of VICTOR V. VALERINO for a Home Occupation Use Permit to allow watch repair on property located at 4407 Cory Place, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing home occupations.

ASHWORTH

APPROVED Items 1 thru 3 and Item 1 on the Supplemental Agenda.

Unanimous

(Juniel and Sorensen excused)

Rick Williams stated that the questionnaire had been answered favorably. Staff recommends approval.

Applicant was present.

(19:37 - 19:40)

4. V-49-85 - NOLA U. HANSON

Application of NOLA U. HANSON, for a Variance to allow an apartment complex with 46 units where a maximum of 30 units is permitted, on property generally located on the southwest corner of Pinto Lane and Desert Lane, in Zoning District R-3.

Staff recommends DENIAL, if approved, subject to:

1. Conformance to the plot plan amended to provide a minimum 20 foot front setback.
2. Conformance to the elevations.
3. Dedicate a fifteen foot property line radius corner at the intersection of Desert Lane and Pinto Lane as required by Department of Design and Development.
4. Installation of a sidewalk and street lighting on Desert Lane and Pinto Lane as required by the Division of Land Development and Department of Community Planning and Development.
5. Standard conditions 2-8.

PROTESTS: 3 on record
 3 appeared

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous

(Sorensen excused)

Rick Williams stated there is R-4 zoning to the east of Desert Lane, but there is no basis for allowing this density west of it. If this were to be approved, they would have to redesign the plot plan to achieve a 20' front setback from Desert Lane. They have the necessary room to shift the building to the west. Staff recommends denial.

Charles Thompson, Atty., appeared on behalf of the applicant. He maintained that the area was in the process of transitioning and that it would not be feasible to construct family type apartments.

Protestors

Ken Eldberry, 529 Desert Lane, appeared. He objected to the traffic increase.

Allen Denning, 531 Desert Lane, appeared. He objected to the extra cars this project would generate.

Del Ortega, 550 So. Highland, appeared. He objected to the density.

(19:44 - 20:00)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

5. U-17-85 - GLEN AND MARLENE VAN BEVEREN - REVIEW

Application of GLEN AND MARLENE VAN BEVEREN for a Review to remove the condition which limits the hours of the group child care operation to 9:00 a.m. to 11:00 a.m., Tuesdays and Thursdays only, on property located at 7604 Charles Conrad Circle in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. The hours of operation shall be limited to 9:00 a.m. to 3:00 p.m.

PROTESTS: 2

BUGBEE
ABEYANCE
Unanimous
(Sorensen excused)

Applicant not present.

(20:00 - 20:01)

6. V-68-84 - RON WAAGMEESTER - EXTENSION OF TIME

Request of RON WAAGMEESTER for a one-year Extension of Time on an approved Variance which allowed off-street parking for employees and vans used for the business of transporting handicapped, ill and convalescent persons where such commercial use is not permitted, and allowed this parking on a graveled surface where paving is required, on property located at 912 Shadow Lane in Zoning District R-E.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the original conditions of V-68-84.
2. All conditions shall be satisfied by June 28, 1986.

ASHWORTH
APPROVED Extension of Time for one year, subject to staff's conditions and the applicant agreeing to an assessment district.
Motion carried with Juniel voting "no" and Sorensen excused.

Rick Williams stated that the applicant is using the property for commercial purposes and, therefore, it should be improved in the manner that all commercial properties are required. Staff recommends denial.

Ron Waagmeester appeared on behalf of the application. He stated that he could not see putting in these improvements when at a later date they would have to be torn up. He agreed to sign an assessment district agreement.

(20:01 - 20:17)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

7. V-50-85 - ANDRE ROCHAT ON BEHALF OF A. & A. INC.

Application of ANDRE ROCHAT ON BEHALF OF A. & A. INC., for a Variance to allow one 20 square foot illuminated wall sign and two 2 square foot directional signs where only a single 2 square foot non-illuminated sign is permitted, on property located at 401 South 6th Street, in Zoning District R-4.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

8. V-51-85 - VIRGINIA A. ACKERMAN

Application of VIRGINIA A. ACKERMAN for a Variance to allow an existing second dwelling unit where only one single family dwelling is allowed, on property located at 2001 Houston Drive, in Zoning District R-1.

Staff recommends DENIAL.

PROTESTS: 6

APPROVALS: 4

BUGBEE
ABEYANCE
Unanimous
(Sorensen excused)

Applicant not present.

(20:17 - 20:18)

BUGBEE
APPROVED, subject to the variance shall cease with the sale of the property.
Unanimous
(Sorensen excused)

Rick Williams stated that this has existed since 1970 and was brought to the attention of the City just recently. Staff feels that the single family characteristics of the neighborhood must be protected and rentals should not be permitted. Staff recommends denial.

Virginia Ackerman appeared on behalf of the application. She stated that she was on a fixed income and needed the rental.

No one appeared in opposition.

(20:18 - 20:25)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

9. V-52-85 - LAGUNA SHORES (MEADOWS DEVELOPMENT CO.)

Application of LAGUNA SHORES (MEADOWS DEVELOPMENT CO.) for a Variance to allow a 40 square foot illuminated ground sign to a height of 18 feet where a non-illuminated sign with a maximum size of 32 square foot, and a maximum height of 5 feet is permitted, on property located at 1800 North Decatur, in Zoning District R-3.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

MYERS

APPROVED, subject to staff's conditions.

Unanimous

(Sorensen excused)

Rick Williams stated the property fronts on Decatur Boulevard which, for the most part, is commercially developed. These commercial areas would be permitted to have a sign of this size. The proposed sign is not out of character with the frontage properties. Staff recommends approval.

Ken Moultray appeared on behalf of the applicant.

No one appeared in opposition.

(20:25 - 20:28)

10. V-53-85 - ALL-STATE THRIFT ON BEHALF OF BOB STUPAK

Application of ALL-STATE THRIFT ON BEHALF OF BOB STUPAK for a Variance to allow a 6-foot high block and wrought iron fence with 9 foot 3 inch high pilasters in the front yard area where a maximum height of 4 feet is permitted, and to allow the fence to extend along the sides and rear property lines where a maximum height of 6 feet is permitted, on property located at 1917 Fairfield Avenue in Zoning District R-4.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.
2. Dedicate a 20' property line radius corner at the intersection of Fairfield Avenue and St. Louis Street.

PROTESTS: 1 on record
2 appeared

MYERS

APPROVED, subject to staff's conditions.

Unanimous

(Sorensen excused)

Rick Williams stated that due to the amount of vandalism the applicant has experienced, he wishes to construct a 6-foot high block and wrought iron fence completely around the property. The pilasters have been designed to extend above the 6' high portion and contain a light which is mounted on the top. The overall height is 9'3". We have been informed that the wall is almost complete. Staff recommends denial.

Harry Menke appeared on behalf of the applicant. He stated that because of the renovation of the building they need the wall.

Protestors

Lawrence Tourville, 910 E. Oakey, appeared. He objected to them being able to have a 9'3" wall.

Kelley O'Reilly, 909 E. Oakey, appeared. He objected to the wall being constructed before the variance is approved.

(20:28 - 20:46)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

11. V-10-81 - MARJORIE S. HENZE - REVIEW

Application of Marjorie S. Henze for a Review to increase the number of children permitted at an existing approved child care center, on property located at 3707 West Vegas Drive in Zoning District P-R.

Staff recommends APPROVAL.

PROTESTS: One appeared
Petition with 10 signatures

APPROVALS: 1

ASHWORTH
APPROVED

Motion carried with Myers voting "no" and Sorensen excused.

Rick Williams stated that this business was located on a property which fronts a major street. These types of businesses are common in commercial areas. Staff recommends approval.

Marjorie and Ron Henze appeared on behalf of the application. They stated that they had no problems except with the property owner in the back.

Protestor

Gerry Delgado, 1408 Smoke Tree, appeared. He stated that he was the property owner in the back and he had problems with the children throwing stones into his yard and the amount of noise they made. He presented the Board with a letter with 10 signatures in opposition.

(20:46 - 20:57)

12. V-54-85 - PHYLLIS COPE

Application of PHYLLIS COPE for a Variance to allow an accessory building to be used for the storage of business-related supplies where such accessory storage is not permitted, on property located at 731 South Seventh Street, in Zoning District R-1 (under Resolution of Intent to P-R).

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous
(Sorensen excused)

Rick Williams stated that staff was opposed to the original variance because the retail use is out of character with the office uses in the area. Staff feels there is no justification to permit the business to expand. Staff recommends denial.

Phyllis Cope appeared on behalf of the application. She stated that all she wanted to do was to store yarn in the accessory building.

No one appeared in opposition.

(20:57 - 21:01)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

13. V-55-85 - JEAN T. AND FRED C. SMITH

Application of JEAN T. AND FRED C. SMITH for a Variance to reinstate a previously approved child care facility and to continue the residential use, on property located at 4438 Bevvie Drive, in Zoning District R-E.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Sign a Special Improvement District agreement for the future installation of street improvements on Bevvie Drive as required by the Division of Land Development of the Department of Community Planning and Development.
3. Dedicate 30' of right-of-way for Bevvie Drive as required by the Department of Design and Development.
4. Standard conditions 2-8.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous
(Sorensen excused)

Rick Williams stated that ordinarily staff attempts to limit the commercial uses to those properties fronting the major streets. However, this property has an existing commercial use to the west and a vacant property with commercial potential to the east. So the request to allow the commercial use of this site is not unreasonable. However, commercial areas do not have the type of amenities which are conducive to a good residential environment, therefore, staff is opposed to the mixed use of single family residential and commercial. Staff recommends approval of the child care facility, but denying the residential use.

Fred Smith appeared on behalf of the application. He needed to use the property as an overflow facility. He stated that he lived there and there was a separate entrance.

No one appeared in opposition.

(21:01 - 21:08)

14. V-56-85 - SCOTT A. RUTHE

Application of SCOTT A. RUTHE for a Variance to allow existing attached guest quarters which are not permitted, on property located at 2401 Isabella Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. The guest quarters shall be used for short term occupancy by guests only and not for rental purposes.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions.

Motion carried with Juniel abstaining and Sorensen excused.

Rick Williams stated that the home was constructed in 1954. The home was purchased in 1957 and the guest room was existing at that time. The applicant has indicated that the room is only used as a guest room and not as rental. Because there is no interior access to the room, a variance is needed to make it legal. Staff recommends approval.

Ron Ruthe appeared on behalf of the applicant.

No one appeared in opposition.

(21:08 - 21:11)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

15. V-57-85 - SANDRA A. MOMOT

Application of SANDRA A. MOMOT for a Variance to allow an attached carport 40 feet from the front property line where 50 feet is required; 8 feet 9 inches from the side property line where 10 feet is required; and to allow the existing house 8 feet 9 inches from the side property line where 10 feet is required, on property located at 704 Kenny Way, in Zoning District R-E.

Staff recommends DENIAL of the front setback and APPROVAL of the side setback, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

ASHWORTH

APPROVED as requested.

Unanimous

(Sorensen excused)

Rick Williams stated that it was not unreasonable to permit the carport to have the same side setback as the home, but that the front setback is a separate issue. There are no unusual circumstances to support a deviation to the required front setback.

Staff recommends denial of the front setback and approval of the side setback

Sandra Momot appeared on behalf of the application. She stated she needed the carport for shade and there were similar carports in the neighborhood.

No one appeared in opposition.

(21:11 - 21:15)

16. V-58-85 - GLORIA A. LANE

Application of GLORIA A. LANE for a Variance to allow a residential care facility for eight mentally ill persons where such facilities are not permitted, on property located at 116-118 Paul Avenue, in Zoning District R-2.

Vice-Chairman Bugbee announced the applicant had withdrawn the application.

(19:32 - 19:33)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

17. V-59-85 - STEPHANIE DOUCETTE

Application of STEPHANIE DOUCETTE for a Variance to allow a carport 32 feet from the front property line where 50 feet is required, on property located at 2800 Alta Drive, in Zoning District R-E.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

ASHWORTH

APPROVED, subject to staff's condition.

Unanimous

(Sorensen excused)

Rick Williams stated that this was a normal rectangular R-E lot and there did not appear to be any unusual circumstances to warrant a deviation such as this. Staff recommends denial.

Stephanie Doucette appeared on behalf of the application. She stated that it would improve the looks of the property.

No one appeared in opposition.

(21:15 - 21:19)

18. V-138-84 - INVESTMENT EQUITIES - EXTENSION OF TIME

Application of INVESTMENT EQUITIES for an Extension of Time on an approved Variance which allowed the outdoor display of two (2) above-ground swimming pools where such outdoor display is not permitted, on property generally located on the north side of Charleston Boulevard, 300 feet west of Salem Drive in Zoning District R-3 (Under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. This extension of time will expire on December 27, 1985.

BUGBEE

ABEYANCE

Unanimous

(Ashworth and Sorensen excused)

Applicant not present.

(21:19 - 21:20)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

19. V-60-85 - ALBERTA C. POWELL, ET AL., ON
BEHALF OF CHARLES WATERMAN AND DAVID
PHILLIPS

Application of ALBERTA C. POWELL, ET AL., ON BEHALF OF CHARLES WATERMAN AND DAVID PHILLIPS, for a Variance to allow a professional office use in a residential zone, which is not permitted, and to allow one of the required six (6) parking spaces to be in a tandem arrangement where no tandem spaces are allowed, on property located at 630 South Seventh Street, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Dedicate a ten foot property line radius corner at the intersection of Seventh Street and Garces Avenue as required by the Department of Design and Development.
3. Standard conditions 2-8.

PROTESTS: 0

20. AP-1-85 - LAS VEGAS HOSPITAL, INC. -
APPEAL

Appeal by LAS VEGAS HOSPITAL, INC. to certain provisions of the Uniform Housing Code, on property located at 201 North 8th Street, in Zoning District C-2.

BUGBEE

APPROVED, subject to staff's conditions.

Motion carried with Juniel abstaining and Sorensen excused.

Rick Williams stated that they had the required amount of parking spaces. Staff recommends approval.

Charles Waterman appeared on behalf of the application.

No one appeared in opposition.

(21:20 - 21:24)

Vicē-Chairman Bugbee announced the applicant had withdrawn the appeal.

(19:33 - 19:34)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

SUPPLEMENTAL AGENDA

1. U-35-85(HO) - PENELOPE STIRLING ON BEHALF OF DE VONNE COLLINS

Application of PENELOPE STIRLING ON BEHALF OF DE VONNE COLLINS for a Home Occupation Use Permit to allow a drapery-making business, on property located at 321 Challas Street, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. This business shall conform to the restrictions governing home occupations.

2. U-34-85(HO) - THOMAS D. SHIMRAK DBA SHIMRAK INVESTIGATIONS

Application of THOMAS D. SHIMRAK for a Home Occupation Use Permit to allow an independent insurance adjuster, private investigator, and claims consulting business, on property located at 1804 North Parkchester Drive, in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

1. This business shall conform to the restrictions governing home occupations.

ASHWORTH

APPROVED Items 1 thru 3 and Item 1 on the Supplemental Agenda.

Unanimous

(Juniel and Sorensen excused)

Rick Williams stated that the questionnaire had been answered favorably. Staff recommends approval.

Applicant was present.

(19:37 - 19:40)

ASHWORTH

APPROVED, subject to staff's condition.

Unanimous

(Juniel and Sorensen excused)

Rick Williams stated that the applicant says he needs seven licenses to operate his business. Staff feels that the proposed business activities clearly overstep the incidental intent of the ordinance and therefore, recommends denial.

David Phillips appeared on behalf of the application. He stated that all of his business was done on the phone and that he did not have any foot traffic.

(19:40 - 19:44)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

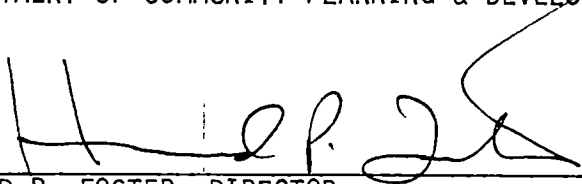
PHONE 386-6301

ITEM

BOARD ACTION

MEETING ADJOURNED 9:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/