

29-433-201
5/1985-8-22

AGENDA

August 22, 1985

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

CALL TO ORDER:

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

ROLL CALL:

AUG 20 1985

Documents Section

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 July 25, 1985 Board of Zoning Adjustment Meeting.

NEW BUSINESS:

1. U-48-85 (HO)
HOME OCCUPATION PERMIT
Application of JACK AND KAY BURROWS ON BEHALF OF MICHAEL MCLEAN for a Home Occupation Use Permit to operate a home delivery gourmet food business on property located at 2112 East Ogden Avenue, in Zoning District R-1.
2. U-50-85 (HO)
HOME OCCUPATION PERMIT
(PUBLIC HEARING)
Application of JOSEPH A. WELCH ON BEHALF OF CINDY WELCH for a Home Occupation Use Permit to conduct a one-station beauty salon in the guest house on property located at 1301 North Gateway Road, in Zoning District R-E.
3. V-71-85
Application of MICHAEL J. KUCHMAN, JR. for a Variance to allow one corner of a covered patio to be 4 feet from the rear property line where 15 feet is required on property located at 1109 North 18th Street, in Zoning District R-1.

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4. V-72-85 Application of JEFFREY A. HIGHTOWER for a Variance to allow an existing detached shade structure for the storage of hay in the side yard area, which is not permitted, on property at 3731 Thom Boulevard, in Zoning District R-E.

5. V-73-85 Application of SHERMA CONVERSE for a Variance to create a 91.24 foot wide lot with a lot area of 16,348 square feet where a minimum width of 100 feet and 20,000 square feet of lot area is required on property located at Oakey Boulevard between Rancho Road and Pine Street, in Zoning District R-E.

6. U-46-85 Application of FRED B. MIDDENDORF ON BEHALF OF KIM L. RHUE for a Use Permit to allow a Class III secondhand dealership for buying and selling of secondhand coins and jewelry, on property located at 806 Las Vegas Boulevard South, in Zoning District C-2.

7. U-47-85 Application of JOHN GUBLER, ET AL. for a Use Permit to allow a lodge for the Veterans of Foreign Wars on property generally located at the northeast corner of Bonanza and McKnight Street, in Zoning District R-E.

8. V-74-85 Application of FLORENCE MURPHY ON BEHALF OF WAYNE E. CHAMPLIN for a Variance to allow the outside storage of his personally-owned recreational vehicles, boats, and passenger vehicles, where open storage is not allowed; and to erect a temporary building, on property located at 2408 Las Verdes Street in Zoning District C-C.

9. V-75-85 Application of BECKER AND SONS for a Variance to allow 3-story apartment buildings (3rd story consists of a mezzanine) to a height of 37 feet where a maximum of 2-story and 35 feet is allowed, on property generally located on the east side of Torrey Pines Drive between Smoke Ranch Road and Lake Mead Boulevard, in Zoning District R-3.

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10. V-76-85 Application of ROSS L. AND BELVA A. FITZGERALD for a Variance to allow a proposed porch, 13 feet from the front property line where a 20 foot setback is required; and to allow a storage shed in the west side yard, which is not permitted, on property located at 6428 Hill View Avenue, in Zoning District R-1.

11. V-77-85 Application of FULVIA VEDOVA for a Variance to allow a photography studio where such use is not permitted on property located at 1713 South Eastern Avenue, in Zoning District R-1.

12. U-49-85 Application of R. F. REBER for a Use Permit to allow a used car lot on property located at 1700 East Fremont Street, in Zoning District C-2.

13. V-78-85 Application of J.R.J. PROPERTIES ON BEHALF OF JAMES J. CHAISSON AND JACK HUNTER, for a Variance to allow four on-premise signs where one sign is allowed (three signs exist by a previous variance), on property at 2333 South Decatur Boulevard, in Zoning District C-2.

14. V-79-85 Application of SAMMIE R. AND MARILYN E. ARMSTRONG ON BEHALF OF RAY & ROSS TRANSPORT, INC. for a Variance to allow the expansion of its bus facility (bus parking and maintenance) on property located at 300 West Owens Avenue, in Zoning District C-2.

15. V-80-85 Application of LARRY HART, ET AL., for a Variance to allow the hosting of cocktail and/or dinner parties by invitation for private groups and for charitable organizations; and to conduct such parties for a limited clientele on an occasional basis, on property located at 1044 South 6th Street, in Zoning District R-1, with all access to be from the commercial parking lot at Charleston Boulevard and Las Vegas Boulevard South.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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| 16. V-81-85 | Application of DENYSE J. KEEFE for a Variance to allow a real estate office and continued residential use; and to advertise the business telephone number and location; and be permitted one three square foot freestanding sign with a height of six feet, on property located at 1204 Eastern Avenue, in Zoning District R-1. |
| | |
| 17. U-51-85 | Application of RIBIERO CORPORATION ON BEHALF OF GRAND TRINE FELLOWSHIP, INC., for a Use Permit to allow a psychic reader/astrologer, on property located at 2810 West Charleston Boulevard in Zoning District P-R. |
| | |
| 18. V-10-85

EXTENSION OF
TIME | Application of MARY BETH PIDCOCK for an Extension of Time on an approved Variance on property located at 3030 Palomino Lane, in Zoning District R-E. |
| | |
| 19. V-10-71

EXTENSION OF
TIME | Application of J. M. CASE ON BEHALF OF NEW LIFE TABERNACLE for an Extension of Time on an approved Variance which allowed a twenty-four hour care center for twelve to fifteen foster children on property located at 1027 West Adams Avenue in Zoning District R-1. |

W -
29-133-207
5:985-8-22

Supp.

AGENDA

SUPPLEMENTAL AGENDA

City of Las Vegas

August 22, 1985

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Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

1. U-52-85 (HO) Application of LOVETTA K. MELIN for a Home
HOME OCCUPATION Occupation Use Permit to allow a party planning
PERMIT and show production business on property located
 at 2200 Glen Heather Way, in Zoning District
 R-1.
2. U-53-85 (HO) Application of GLORIA A. BROWN for a Home
HOME OCCUPATION Occupation Use Permit to allow an arts and
PERMIT crafts business on property located at 2300
 Fair Avenue, in Zoning District R-1.
3. U-54-85 (HO) Application of WINNIE MAPEL for a Home Occupation
HOME OCCUPATION Use Permit to allow a mail order business
PERMIT on property located at 2204 Santa Clara Drive,
 in Zoning District R-1.
4. U-55-85 (HO) Application of ELIZABETH J. MARTIN for a Home
HOME OCCUPATION Occupation Use Permit to allow the making and
PERMIT selling of handcrafted items on property located
 at 1606 Chapman Drive, in Zoning District R-1.
5. U-56-85 (HO) Application of JENNIFER BEAGLEY for a Home
HOME OCCUPATION Occupation Use Permit to operate a consulting
PERMIT business on property located at 4518 Alpine
 Place, in Zoning District R-1.

Nevada State Library

AUG 20 1985

Documents Section

29-433-207
4: 985-8-22

AGENDA

ANNOTATED & FINAL MINUTES

City of Las Vegas

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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 - Excused
Robert Bugbee - Present
Carole Sorensen - Present
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 July 25, 1985 Board of Zoning Adjustment Meeting.

NEW BUSINESS:

1. U-48-85(HO) - JACK AND KAY BURROWS ON BEHALF OF MICHAEL MCLEAN

Application of JACK AND KAY BURROWS ON BEHALF OF MICHAEL MCLEAN for a Home Occupation Use Permit to operate a home delivery gourmet food business on property located at 2112 East Ogden Avenue, in Zoning District R-1.

Staff recommends DENIAL

Chairman Juniel called the meeting to order.

STAFF PRESENT

Rick Williams, Dept. of Comm. Planning and Development
Rick Heitkemper, Dept. of Comm. Planning and Development
Mike Clark, Dept. of Comm. Planning and development
Val Steed, 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.

Chairman Juniel read the appeal requirements.

Nevada State Library

SEP 13 1985

Documents Section

BUGBEE
APPROVED
Unanimous
(Ashworth excused)

BUGBEE
APPROVED
Unanimous
(Ashworth excused)

Rick Williams stated the intent of the home occupations provisions is to allow restricted commercial uses which are clearly incidental to the main residential use and that most of the business activity be performed within the dwelling. Staff feels the proposed business clearly exceeds the intent of the ordinance. Staff recommends denial.

Michael McLean appeared. He stated he made his appointments and kept his files there.

(19:36 - 19:38)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

2. U-50-85(HO) - JOSEPH A. WELCH ON BEHALF OF CINDY WELCH

Application of JOSEPH A. WELCH ON BEHALF OF CINDY WELCH for a Home Occupation Use Permit to conduct a one-station beauty salon in the guest house on property located at 1301 North Gateway Road, in Zoning District R-E.

Staff recommends DENIAL

PROTESTS: 0

APPROVALS: 23 on petition

MYERS

DENIED

Motion carried with Bugbee voting "no" and Ashworth excused.

Rick Williams stated this would have an adverse effect upon the residential characteristics of the area. Staff recommends denial.

Cindy Welch and Joseph Welch appeared. Cindy stated she would be the only operator and that it would be by appointment only.

Dorothea Williams appeared in opposition. She stated that this would not be fair to her if it were approved as she also was an operation and was not allowed to do it in her home.

(19:38 - 19:49)

3. V-71-85 - MICHAEL J. KUCHMAN, JR.

Application of MICHAEL J. KUCHMAN, JR. for a Variance to allow one corner of a covered patio to be 4 feet from the rear property line where 15 feet is required on property located at 1109 North 18th Street, in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

BUGBEE

APPROVED

Unanimous

(Ashworth excused)

Rick Williams stated this is an irregular shaped lot and as such does qualify for an administrative variance, but only if the carport were to extend to within 10 feet of the property line, not 4 feet as the applicant is requesting. Staff recommends denial.

Michael Kuchman appeared. He stated that the carport would be aesthetically pleasing and conform to the rest of the house.

No one appeared in opposition.

(19:49 - 19:51)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

4. V-72-85 - JEFFREY A. HIGHTOWER

Application of JEFFREY A. HIGHTOWER for a Variance to allow an existing detached shade structure for the storage of hay in the side yard area, which is not permitted, on property at 3731 Thom Boulevard, in Zoning District R-E.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.
2. Obtain an encroachment agreement for those portions of the improvements which have been constructed in the public right-of-way.
3. The stored materials shall not be stacked above the six foot high screen wall.

PROTESTS: 4 (letter)

SORENSEN

APPROVED, subject to staff's conditions.

Motion carried with Bugbee voting "no" and Ashworth excused)

Rick Williams stated staff could find no justification for supporting this request. The applicant has ample room in the rear of the property to construct this shade roof. There also is block wall on the property that is in the public right-of-way. Because the shade roof structure has been constructed next to the wall, a portion of this structure is also in the right-of-way. Staff recommends denial.

Jeffrey Hightower appeared. He stated he put the shade roof where he did out of consideration for his neighbors. He stated he had been stacking his hay there for six years and that no one had complained.

No one spoke in opposition.

There were two people in the audience that held up their hands in favor.

(19:51 - 19:59)

5. V-73-85 - SHERMA CONVERSE

Application of SHERMA CONVERSE for a Variance to create a 91.24 foot wide lot with a lot area of 16,348 square feet where a minimum width of 100 feet and 20,000 square feet of lot area is required on property located at Oakey Boulevard between Rancho Road and Pine Street, in Zoning District R-E.

BUGBEE

ABEYANCE

Unanimous

(Ashworth excused)

Applicant not present.

(19:59 - 20:00)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

6. U-46-85 - FRED B. MIDDENDORF ON BEHALF OF KIM L. RHUE

Application of FRED B. MIDDENDORF ON BEHALF OF KIM L. RHUE for a Use Permit to allow a Class 111 secondhand dealership, for buying and selling of secondhand coins and jewelry, on property located at 806 Las Vegas Boulevard South, in Zoning District C-2.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan.

PROTESTS: 0

MYERS
APPROVED, subject to staff's condition.
Unanimous
(Ashworth excused)

Rick Williams stated this use was not out of character with the surrounding general commercial uses.

Jerry Rhue appeared.

No one appeared in opposition.

A date will be set for a public hearing at the 9/4/85 City Council meeting.

The public hearing will be held at 2:00 P.M. at the 9/18/85 City Council meeting.

(20:00 - 20:02)

7. U-47-85 - JOHN GUBLER, ET AL

Application of JOHN GUBLER, ET AL. for a Use Permit to allow a lodge for the Veterans of Foreign Wars on property generally located at the northeast corner of Bonanza and McKnight Street, in Zoning District R-E.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan and elevations.
- 2. Dedicate a 15' property line radius corner at the intersection of McKnight Street and Gay Street, as required by the Department of Public Works.
- 3. Install street improvements on McKnight Street as required by the Division of Land Development of the Department of Community Planning and Development.
- 4. Standard conditions 2-8.

PROTESTS: 0

BUGBEE
APPROVED, subject to staff's conditions and with the understanding that the off-site improvements will only be installed adjacent to the developed portion.
Unanimous
(Ashworth excused)

Rick Williams stated this proposed use should not create any problems. Staff recommends approval.

James Chase, Architect, appeared on behalf of the applicant.

No one appeared in opposition.

(20:02 - 20:09)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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BOARD ACTION

8. V-74-85 - FLORENCE MURPHY ON BEHALF OF WAYNE E. CHAMPLIN

Application of FLORENCE MURPHY ON BEHALF OF WAYNE E. CHAMPLIN for a Variance to allow the outside storage of his personally-owned recreational vehicles, boats, and passenger vehicles, where open storage is not allowed; and to erect a temporary building, on property located at 2408 Las Verdes Street in Zoning District C-C.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.
2. All vehicles and stored items shall be owned by the persons residing in the adjoining home located at 4005 Esmeralda Avenue.

PROTESTS: 2

BUGBEE

APPROVED, subject to conditions and any repair work done on vehicles to be done between the hours of 7 A.M. and 7 P.M., a six-month review, and the variance shall expire at the end of the current tenant's lease.

Unanimous
(Ashworth excused)

Rick Williams stated staff could not ascertain any hardship or extraordinary circumstances to warrant a deviation to the outside storage restrictions. Staff recommends denial.

Melvin Champlin appeared. He stated he had informed his son that he was in violation by storing these vehicles without a variance.

Wayne Champlin appeared. He stated he leased the property to store only his own vehicles. He stated that since he was storing his vehicles there and keeping an eye on them, he had less problems with kids coming in there and causing damage.

Shirly Wilson, 2401 Arenas, appeared in opposition. She objected to the noise being created by vehicles being repaired there at all hours of the day and night.

Patricia Farina, 4000 Via Vaquero, appeared in opposition. She objected to the noise also.

(20:09 - 20:30)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

9. V-75-85 - BECKER AND SONS

Application of BECKER AND SONS for a Variance to allow 3-story apartment buildings (3rd story consists of a mezzanine) to a height of 37 feet where a maximum of 2-story and 35 feet is allowed, on property generally located on the east side of Torrey Pines Drive between Smoke Ranch Road and Lake Mead Boulevard, in Zoning District R-3.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan.
- 2. Conformance to the conditions of Z-49-75.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions and conditions read into record by Mr. Becker as follows:
1. Move trash areas to the center of the project.
2. Parking lots will be lighted.
3. Eucalyptus trees, not oleanders, will be planted in planter strip abutting the residential.
4. Add to existing block wall in the rear so that it will be 6' above the finished grade.
5. Mrs. Malley to be notified of any changes that might be made.
Unanimous
(Ashworth excused)

Rick Willams stated that in each of the 20 buildings the second floor units have a mezzanine above the main living area. The overall hieght of the building, to the peak of the roof, is 37 feet. There are no windows in the mezzanine area so the outside appearance is that of a two story building with a high pitched roof. Staff does not find the mezzanine objectionable, however, there is no justification to support the extra two feet. Staff recommends denial.

Ernie Becker, Jr., appeared. He stated he had met with people in the neighborhood and read into the record the conditions he was willing to do as stated above.

Shirley Malley, 2224 Conchita, appeared. She stated she would not have any objection to the project if Mr. Becker agreed to the conditions.

Hugh Roe, 2110 Conchita, appeared in opposition. He did not want the view taken away.

Teresa Owens, 2204 Conchita, appeared. She was concerned about flooding.

Dave Larson, 2240 Conchita, appeared. He was concerned that the lights might be put at the top of the building and he objected to that.

(20:30 - 20:44)

MEETING RECESSED FOR SEVEN MINUTES

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

10. V-76-85 - ROSS L. AND BELVA A. FITZGERALD

Application of ROSS L. AND BELVA A FITZGERALD for a Variance to allow a proposed porch, 13 feet from the front property line where a 20 foot setback is required; and to allow a storage shed in the west side yard, which is not permitted, on property located at 6528 Hill View Avenue, in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan.

PROTESTS: 0

BUGBEE
APPROVED, subject to condition.
Unanimous
(Ashworth excused)

Rick Williams stated this was a standard R-1 size corner lot and staff could not find any unusual circumstances to warrant the deviation. Staff recommends denial.

Ross Fitzgerald appeared. He stated the storage shed had been on the plans all the time and no one objected until now.

No one appeared in opposition.

(20:51 - 20:56)

11. V-77-85 - FULVIA VEDOVA

Application of FULVIA VEDOVA for a Variance to allow a photography studio where such use is not permitted on property located at 1713 South Eastern Avenue, in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan.
- 2. This property to be zoned an developed on a P-R basis.

PROTESTS: 0

SORENSEN
APPROVED, subject to staff's conditions.
Unanimous
(Ashworth excused)

Rick Williams stated this use would create a bad precedent if it were to be approved. Staff recommends denial.

Kim O'Malia, 1717 South Eastern, appeared on behalf of the applicant. She stated that they both shared a common driveway. She stated the applicant would not be selling anything from the business and only taking pictures by appointment.

Catherine Hollenbeck, 1709 South Eastern, appeared in opposition. She stated that she could not see getting out of her driveway because of cars being in this driveway. This was due to the way the houses zigzagged.

(20:56 - 21:11)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

12. U-49-85 - R. F. REBER

Application of R. F. REBER for a Use Permit to allow a used car lot on property located at 1700 East Fremont Street, in Zoning District C-2.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan.
- 2. The alley shall be kept clear of parked vehicles.
- 3. Standard conditions 2-8.

PROTESTS: 0

MYERS
APPROVED, subject to staff's conditions.
Unanimous
(Ashworth excused)

Rick Williams stated the use was compatible with the area. Staff recommends approval.

Gene Malpas, 1589 Silver Mesa Way, appeared on behalf of the applicant.

No one appeared in opposition.

(21:11 - 21:12)

13. V-78-85 - J.R.J. PROPERTIES ON BEHALF OF JAMES J. CHAISSON AND JACK HUNTER

Application of J.R.J. PROPERTIES ON BEHALF OF JAMES J. CHAISSON AND JACK HUNTER, for a Variance to allow four on-premise signs where one sign is allowed (three signs exist by a previous variance), on property at 2333 South Decatur Boulevard, in Zoning District C-2.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan and elevations.

PROTESTS: 0

MYERS
APPROVED, subject to staff's condition.
Unanimous
(Ashworth excused)

Rick Williams stated the proposed and existing signs on the property are all spaced a minimum of 50 feet apart. It does not seem unreasonable to permit them the same privilege enjoyed by the property to the north. Staff recommends approval.

Dennis Harrison appeared on behalf of the applicant.

No one appeared in opposition.

(21:12 - 21:14)

BOARD OF ZONING ADJUSTMENT

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BOARD ACTION

ITEM

14. V-79-85 - SAMMIE R. AND MARILYN E. ARMSTRONG ON BEHALF OF RAY & ROSS TRANSPORT

Application of SAMMIE R. AND MARILYN E. ARMSTRONG ON BEHALF OF RAY & ROSS TRANSPORT, INC. for a Variance to allow the expansion of its bus facility (bus parking and maintenance) on property located at 300 West Owens Avenue, in Zoning District C-2.

Staff recommends APPROVAL, subject to:

- 1. The application be amended to exclude the north 430' and the west 200' except for a 40' driveway from "D" Street on the southerly portion.
- 2. The maintenance building be relocated to the westerly portion of the bus routing area as required by the Department of Community Planning and Development.
- 3. Install a 6' high masonry block wall on the north side of the driveway and on the west and north sides of the amended site.
- 4. Provide one on-site parking space for each on-duty employee.
- 5. All bus driveways and bus parking areas shall be paved.
- 6. No outside storage of wrecked or inoperable buses or parts shall be permitted.
- 7. No use of this site in this application shall be permitted until all required improvements have been installed on the existing bus facilities to the south.
- 7. Standard conditions 2-8.

PROTESTS: 62 (petition)
8 Appeared

MYERS

APPROVED, subject to the following conditions:

- 1. The application be amended to exclude the north 350' and the west 200' except for a 40' wide driveway from "D" Street on the southerly portion.
 - 2. All bus and employee parking and driveways to be oiled immediately and paving is to be started no later than one year and completed within two years from now.
 - 3. The landscaping to be installed on "D" street immediately.
 - 4. No buses to be permitted to drive upon the neighboring residential streets.
 - 5. Provide one on-site parking space for each on-duty employee.
 - 6. No outside storage of wrecked or inoperable buses or parts shall be permitted.
 - 7. Install street improvements on "D" Street after the on-site paving is completed as required by the Division of Land Development of the Department of Community Planning and Development. These improvements are to be completed within three years from now.
 - 8. Standard conditions 2-8.
- Unanimous
(Ashworth excused)

Rick Williams stated staff's inspection revealed a number of problems, some of which will be solved under the new plan. Staff feels that with proper design, together with the installation of the improvements, these and other problems will be taken care of. Staff recommends approval.

Sammie Armstrong appeared. He stated he would like some time to put in the improvements and agreed to put in the landscaping immediately.

Gene Collins, spoke in favor of this project.

Reverend Murray, 400 W. Owens, appeared in favor. He stated that since this business was there, the crime in the area had gone down.

Reverend Gilmore, 1308 9th Street, appeared in favor. He commended Mr. Armstrong on all he had done for the community.

Another gentleman who lives at 901 W. McWilliams spoke in favor of the project.

Continued.....

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

14. V-79-85 - SAMMIE R. AND MARILYN E. ARMSTRONG ON BEHALF OF RAY & ROSS TRANSPORT (Continued)

Protestants

Rosalee Fields, 401 Freeman, objected to the dust this facility creates.

Gloria Warren Lane, 118 Paul, objected to the noise level.

Linda Robertson, 400 Leonard, wanted clarification on the block wall and driveway. She objected to the buses coming down her street. She also wanted them to put in landscaping.

Agnes Smith, 509 Freeman, objected to the condition of the yard.

Sam Holman, 2770 So. Maryland Parkway, was concerned about the flooding.

Ulysses Ray, 601 Wyatt, was also concerned about the flooding.

Drisilla Givens complained that he had not done anything he said he was going to do.

Susanne Squires, 1659 "D" Street was concerned about the fence.

(21:14 - 22:33)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

15. V-80-85 - LARRY HART, ET AL.

Application of LARRY HART, ET AL., for a Variance to allow the hosting of cocktail and/or dinner parties by invitation for private groups and for charitable organizations; and to conduct such parties for a limited clientele on an occasional basis, on property located at 1044 South 6th Street, in Zoning District R-1, with all access to be from the commercial parking lot at Charleston Boulevard and Las Vegas Boulevard South.

Staff recommends DENIAL; if approved, subject to:

1. Limited to a maximum of one party per month where more than 50 people are invited.
2. During the parties, all parking be prohibited on Sixth Street and all parking and access be provided from the commercial properties to the west at 1111 Las Vegas Boulevard South.
3. A minimum of two professional security people be on Sixth Street to insure parking compliance during the parties.
4. Parties be restricted to private or charitable organizations.
5. No remuneration is to be received by the applicant for the use of the premises.
6. This action does not constitute approval of a liquor license.
7. Conformance to the plot plan.
8. Dedicate a fifteen foot property line radius corner at the intersection of Park Paseo and 6th Street as required by the Department of Public Works.
9. Installation of sidewalks and street lighting on Park Paseo and 6th Street as required by the Division of Land Development Department of the Department of Community Planning and Development.

PROTESTS: 44 (Petition)
1 (Letter)
4 Appeared

BUGBEE

APPROVED, subject to the following conditions:

1. Limited to a maximum of 2 parties per month for "private groups or limited clientele as defined by the Harts". This does not include charitable organizations or their personal use.
2. During the parties, all parking be prohibited on Sixth Street and all parking and access be provided from the commercial properties to the west at 1111 Las Vegas Boulevard.
3. A minimum of two professional security people be on 6th Street to insure access and parking compliance only when parties apply to private corporations, charitable organizations and limited clientele of over 50 persons.
4. Staff's conditions numbers 6,7 & 8. Unanimous (Ashworth excused)

Rick Williams stated there were no requirements in residential zones for persons using their residence on an occasional basis for private parties but when there is some type of remuneration received directly or indirectly, then it is considered beyond the normal residential use and either approval of a use permit or a variance is needed. Staff recommends denial.

Edwin Dodson, Atty., appeared on behalf of the applicant. He stated all the parking would be done at 1111 Las Vegas Boulevard and would not create a traffic problem.

Larry Hart appeared. He stated that "private" party meant a corporation or business that operated for profit.

Toni Hart appeared. She stated that she would not be renting her house out as a rental for parties.

Melisa Carone, 3221 W. Oakey, appeared in favor.

Gail Knowles, USA Hosts, appeared in favor.

Continued.....

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

15. V-80-85 - LARRY HART, ET AL (Continued)

Protestants

Max Howard, 1101 South 6th Street, appeared. He stated this was a commercial venture.

June Schwartz, 1013 South 6th, appeared. She claimed also that it was a commercial venture and that if it were approved, she would be in for professional zoning.

Rex Jarrett appeared. He stated nothing would change and that the applicants were using this as a commercial venture.

Gerry Howard, 1101 South 6th Street, appeared. She was against this as being a commercial venture and the amount of traffic it generated.

A date will be set at the City Council's 9/4/85 meeting for a public hearing.

The public hearing will be held a 2:00 P.M. at the 9/18/85 City Council meeting.

NOTE: A verbatim transcript made part of Final Minutes.

(22:33 - 23:20)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

16. V-81-85 - DENYSE J. KEEFE

Application of DENYSE J. KEEFE for a Variance to allow a real estate office and continued residential use., and to advertise the business telephone number and location; and be permitted one three square foot freestanding sign with a height of six feet, on property located at 1204 Eastern Avenue, in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

- 1. Standard conditions 1-8.
- 2. Property to be zoned an developed on a P-R basis.

PROTESTS: 2 (letters)

SORENSEN
APPROVED, subject to staff's conditions.
Unanimous.
(Ashworth excused)

Rick Williams stated the basic philosophy of establishing zone boundaries was to discourage the mixture of different kinds of uses which are thought to be incompatible with each other. Commercial activities have a detrimental effect upon residential uses. Staff feels that such uses should be kept separate. Staff recommends denial.

Denyse Keefe appeared. She stated she would keep her living area separate from her business.

No one appeared in opposition.

(23:20 - 23:25)

17. U-51-85 - RIBIERO CORPORATION ON BEHALF OF GRAND TRINE FELLOWSHIP, INC.

Application of RIBIERO CORPORATION ON BEHALF OF GRAND TRINE FELLOWSHIP, INC., for a Use Permit to allow a psychic reader/astrologer, on property located at 2810 West Charleston Boulevard in Zoning District P-R.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan.

PROTESTS: 0

BUGBEE
APPROVED
Unanimous
(Ashworth excused)

Rick Williams stated this was a large office complex which has rather strict aesthetic restrictions so this use should not create the kinds of problems which have been experienced in past years where these types of uses were permitted. Staff recommends approval.

Carl Lovell, Atty, and the applicant appeared.

No one appeared in oppostion.

(23:25 - 23:28)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

18. V-10-85 - MARY BETH PIDCOCK - EXTENSION OF TIME

Application of MARY BETH PIDCOCK for an Extension of Time on an approved Variance on property located at 3030 Palomino Lane, in Zoning District R-E.

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on August 28, 1986.

BUGBEE

APPROVED, subject to a one year extension.

Unanmous

(Ashworth excused)

Rick Williams stated this was their first extension request. Staff recommends approval.

Mary Pidcock appeared. She stated she would prefer having a one year extension.

(23:28 - 23:29)

19. V-10-71 - J. M. CASE ON BEHALF OF NEW LIFE TABERNACLE - EXTENSION OF TIME

Application of J. M. CASE ON BEHALF OF NEW LIFE TABERNACLE for an Extension of Time on an approved Variance which allowed a twenty-four hour care center for twelve to fifteen foster children on property located at 1027 West Adams Avenue in Zoning District R-1.

STRICKEN FROM AGENDA

SUPPLEMENTAL AGENDA

1. U-52-85(HO) - LOVETTA K MELIN

Application of LOVETTA K. MELIN for a Home Occupation Use Permit to allow a party planning and show production business on property located at 2200 Glen Heather Way, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Items 1 thru 5, subject to staff's condition.

Unanimous

(Ashworth excused)

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

The applicant was present.

(19:34 - 19:36)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

2. U-53-85(HO) - GLORIA A. BROWN

Application of GLORIA A. BROWN for a Home Occupation Use Permit to allow an arts and crafts business on property located at 2300 Fair Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Items 1 thru 5, subject to condition.

Unanimous

(Ashworth excused)

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

The applicant was present.

(19:34 - 19:36)

3. U-54-85 (HO) - WINNIE MAPEL

Application of WINNIE MAPEL for a Home Occupation Use Permit to allow a mail order business on property located at 2204 Santa Clara Drive, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Items 1 thru 5, subject to condition.

Unanimous

(Ashworth excused)

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

The applicant was present.

(19:34 - 19:36)

4. U-55-85(HO) - ELIZABETH J. MARTIN

Application of ELIZABETH J. MARTIN for a Home Occupation Use Permit to allow the making and selling of handcrafted items on property located at 1606 Chapman Drive, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Items 1 thru 5, subject to condition.

Unanimous.

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

The applicant was present.

(19:34 - 19:36)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

5. U-56-85(HO) - JENNIFER BEAGLEY

Application of JENNIFER BEAGLEY for a Home Occupation Use Permit to operate a consulting business on property located at 4518 Alpine Place, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Items 1 thru 5, subject to condition.

Unanimous

(Ashworth excused)

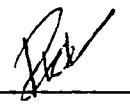
Rick Williams stated the questionnaire had been answered favorably. Staff recommends approval.

The applicant was present.

(19:34 - 19:36)

MEETING ADJOURNED AT 11:30 P.M.

DEPATMENT OF COMMUNITY PLANNING & DEVELOPMENT

 
HAROLD P. FOSTER, DIRECTOR

/s/