

AGENDA

City of Las Vegas
BOARD OF ZONING ADJUSTMENT

October 24, 1985

Page 1

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 26, 1985 Board of Zoning Adjustment Meeting.

ABEYANCE ITEMS:

1. V-88-85

Application of B. G. AND SHIRLEY A. DICKSTEIN for a Variance to allow detached accessory structures (carports) to occupy a portion of the front yard areas where such structures are not permitted on property located at 4229, 4237 and 4261 East Stewart Avenue, in Zoning District R-3.

2. V-90-85

REVISED
APPLICATION

Application of HILDEGARD FURNESS for a Variance to allow construction of a room addition three feet (3') from the rear property line where twenty feet (20') is required; and to provide five parking spaces with the motor vehicles allowed to back into the public street, where a minimum of six parking spaces are required and only three are permitted to back into the public street; on property located at 319 South 10th Street, in Zoning District R-4.

3. V-50-83

PLOT PLAN REVIEW

Application of LLOYD E. HARRIS for a Plot Plan Review to allow a 10,200 square foot addition to an approved commercial printing operation, on property located at 1201 Arville Street, in Zoning District R-E (under Resolution of Intent to P-R).

Nevada State Library
OCT 28 1985
Documents Section

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

NEW BUSINESS:

1. U-67-85 (H0)
HOME OCCUPATION PERMIT
Application of BETTE T. LOGAN for a Home Occupation Use Permit to allow the sale of Christmas cards on property located at 1409 E. St. Louis Avenue, Unit #1, in Zoning District R-PD12.
2. U-66-85 (H0)
HOME OCCUPATION PERMIT
PUBLIC HEARING
Application of LESLIE G. BALLARD for a Home Occupation Use Permit to allow a business which includes the on-site sale of clothing on property located at 1008 Virgil Street, in Zoning District R-1.
3. U-63-85
Application of GREG MUNSELL, ET AL., for a Special Use Permit to allow a Class III secondhand dealer for the buying and selling of used guns on property located at 1001 South Third Street in Zoning District C-2.
4. V-100-85
Application of BECKY WELLS DBA SUGAR CAKE RANCH for a Variance to allow a commercial child care facility on property located at 1254 Vista Drive in Zoning District R-E.
5. V-101-85
Application of CAROL B. SAMPSON, TRUSTEE, for a Variance to allow the conversion of an existing art studio and work room to an apartment which is 2 feet from the rear property line where 25 feet is required, on property located at 524 North 9th Street, in Zoning District R-2.
6. U-64-85
Application of 1510 PARTNERSHIP for a Special Use Permit to allow a used car lot on property located on the northwest corner of Main Street and Wyoming Street, in Zoning District C-2.
7. U-65-85
Application of MILTON I. SCHWARTZ AND HARRY ELIADES for a Special Use Permit to allow commercial storage units on property generally located at 291 South Highland Drive in Zoning District M.
8. V-106-85
Application of MILTON I. SCHWARTZ AND HARRY ELIADES for a Variance to allow a detached portable manager's apartment in conjunction with a commercial storage unit complex, where such residential use is not permitted on property generally located at 291 South Highland Drive, in Zoning District M.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

- | | |
|---|--|
| 9. V-102-85 | Application of GEORGIA GROV ON BEHALF OF DENISE STUART for a Variance to allow a child care center for 6 children where a maximum of 4 is permitted on property located at 6633 Bills Way, in Zoning District R-PD6. |
| 10. V-103-85 | Application of VISTA MANAGEMENT, INC. for a Variance to allow a proposed automobile repair and service facility 20 feet from the east property line, 40 feet from the north property line, and 20 feet from the west property line, where a 50' setback is required, on property generally located on the north side of Fremont Street between Eastern Avenue and 25th Street, in Zoning District C-2 (proposed M zone). |
| 11. V-105-85 | Application of MICHELE CRINCOLI for a Variance to allow an 8'8" fence (top 3' open ornamental iron) along the sides and rear property lines, where 6' is the maximum height permitted, on property located at 2200 Tarraso Way, in Zoning District R-PD7. |
| 12. V-107-85 | Application of PATRICIA M. MARCUS for a Variance to allow an adult residential care facility for four ambulatory persons on property located at 2400 Chapman Drive, in Zoning District R-1. |
| 13. V-108-85 | Application of WEST SAHARA INVESTMENTS COMPANY for a Variance to allow a six foot high (slump stone) wall with eight foot pilasters every 25 feet, where a maximum height of 6 feet is permitted, on property located along the perimeter of a portion of The Lakes at West Sahara Subdivision, between Crystal Water Way and Lake East Drive, in Zoning Districts R-PD3 and R-PD4. |
| 14. U-21-85

REVIEW OF
CONDITION | Application of TOM GREENLAND ON BEHALF OF SOUTHLAND CORPORATION, for a Review of Condition requiring construction of a 6' high wall on property located at the southeast corner of Bonanza Road and Pecos Drive, in Zoning District C-1. |

AGENDA

City of Las Vegas

October 24, 1985

BOARD OF ZONING ADJUSTMENT

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM.

1. U-68-85 (H0) Application of DORIS LUBONICH for a Home Occupation Use Permit to allow a bookkeeping and typing business on property located at 3805 West Oakey Boulevard, in Zoning District R-1.
HOME OCCUPATION PERMIT

2. U-69-85 (H0) Application of LINDA J. KENNEDY for a Home Occupation Use Permit to allow the production and sale of porcelain dolls on property located at 6513 Brandywine Way, in Zoning District R-1.
HOME OCCUPATION PERMIT

Nevada State Library
OCT 28 1985
Documents Section

29-133-207
4: 985-10-24

AGENDA

ANNOTATED & FINAL MINUTES

City of Las Vegas

October 24, 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 - 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 September 26, 1985 Board of Zoning Adjustment meeting.

ABEYANCE ITEMS:

1. V-88-85 - B. G. AND SHIRLEY A. DICKSTEIN

Application of B. G. AND SHIRLEY A. DICKSTEIN for a Variance to allow detached accessory structures (carports) to occupy a portion of the front yard areas where such structures are not permitted on property located at 4229, 4237 and 4261 East Stewart Avenue, in Zoning District R-3.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: 0

Chairman Juniel called the meeting to order.

STAFF PRESENT:

Rick Williams, Chief of Zoning
Mike Clark, Dept. of Community Planning & 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.

BUGBEE
APPROVED
Unanimous

MYERS
APPROVED, subject to staff's conditions.
Unanimous

Rick Williams presented the plot plan. He stated the lot was designed in an unusual manner. Staff recommended approval.

The applicant was present.

No one appeared in opposition.

(19:36 - 19:38)

Nevada State Library
NOV 12 1985
Documents Section

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

2. V-90-85 - HILDEGARD FURNESS - REVISED APPLICATION

Application of HILDEGARD FURNESS for a Variance to allow construction of a room addition three feet (3') from the rear property line where twenty feet (20') is required; and to provide five parking spaces with the motor vehicles allowed to back into the public street, where a minimum of six parking spaces are required and only three are permitted to back into the public street; on property in Zoning District R-4.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan amended to provide five on-site parking spaces.
- 2. Standard conditions 2-8.

PROTESTS: 0

3. V-50-83 - LLOYD E. HARRIS - PLOT PLAN REVIEW & EXTENSION-OF-TIME

Application of LLOYD E. HARRIS for a Plot Plan Review to allow a 10,200 square foot addition to an approved commercial printing operation, on property located at 1201 Arville Street, in Zoning District R-E (under Resolution of Intent to P-R).

Staff recommends APPROVAL, subject to:

- 1. The building height shall be limited to one-story, not to exceed 16 feet.
- 2. Not more than seven persons shall be engaged in the production activity.
- 3. There shall be no audible or noticeable indication of the business outside the building except for advertising.
- 4. There shall be no smoke, dust or foreign matter emitted from the site.
- 5. Machinery used in the printing operation shall be driven by electric motors not exceeding one horsepower.
- 6. No outside storage is permitted.
- 7. Extension of time shall expire 6 months from the date it would have expired had it not been extended.
- 8. Standard conditions 1 through 8.

BUGBEE
APPROVED, subject to staff's conditions.
Motion carried with Sorensen and Myers voting "no."

Rick Williams presented the plot plan. He stated the development was already two parking spaces short of the number required by Code, with no legal means of providing this parking except in the rear area. There are no exceptional or extraordinary circumstances to warrant the variance.

Hildegard Furness and Tom Barber appeared on behalf of the application. She stated she only wanted to add onto her existing unit.

No one appeared in opposition.

(19:38 - 19:46)

BUGBEE
APPROVED, subject to soundproofing the east and south walls, parking spaces to be paved, and staff's conditions with the exceptions of deleting conditions two and five.
Unanimous

Rick Williams presented the plot plan. He stated that the size of the addition created a development which is significantly beyond the scope of the original proposal. Staff feels the project should be limited to a size which is more in keeping with the limited commercial and residential uses in the area. Staff feels that a building area of around 5,000 square feet would be more appropriate. With that limitation in mind, staff recommends approval.

Lloyd Harris and Tim Blish appeared on behalf of the application.

Lloyd Harris stated that the motors to operate his machinery were one horsepower or more and that he employed 15 people already at his other locations. He stated that when he purchased the property it was for this type of use.

Robert Vaughn appeared. He stated he was not in opposition as long as there were limitations put on the business.

(19:46 - 20:04)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

NEW BUSINESS:

1. U-67-85(HO) - BETTE T. LOGAN

Application of BETTE T. LOGAN for a Home Occupation Use Permit to allow the sale of Christmas cards on property located at 1409 E. St. Louis Avenue, Unit #1, in Zoning District R-PD12.

Staff recommends APPROVAL, subject to:

- 1. This business shall conform to the restrictions governing Home Occupations.

2. U-66-85(HO) - LESLIE G. BALLARD

Application of LESLIE G. BALLARD for a Home Occupation Use Permit to allow a business which includes the on-site sale of clothing on property located at 1008 Virgil Street, in Zoning District R-1.

Staff recommends DENIAL.

PROTESTS: 1 letter
1 appeared
Petition with 28 signatures

BUGBEE

APPROVED Item 1 and Items 1 & 2 on the Supplemental Agenda with staff's condition.

Unanimous

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

The applicant was present.

19:34 - 19:36)

MYERS

DENIED

UNANIMOUS

Rick Williams presented the plot plan. He stated the property was surrounded by R-1 zoning and the proposed activity was commercial in nature and should be located in a commercial area. Staff recommended denial.

Leslie Ballard and Danny Geary appeared on behalf of the application. She stated she needed to work in her home as she had a child that was autistic and she needed to be home with him.

Shirley Flemming, 3800 Braddock, appeared in opposition. She presented the Board with a petition containing 28 signatures. She stated they were against a commercial business being in their neighborhood.

(20:04 - 20:21)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

3. U-63-85 - GREG MUNSELL, ET AL.

Application of GREG MUNSELL, ET AL., for a Special Use Permit to allow a Class III secondhand dealer for the buying and selling of used guns on property located at 1001 South Third Street in Zoning District C-2.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan.

PROTESTS: 2 letters
Petition with 15 signatures

ASHWORTH
APPROVED with staff's conditions.
Unanimous

Rick Williams presented the plot plan. He stated the proposed use was consistent with the C-2 zoning. Staff recommended approval.

Greg Munsell appeared on behalf of the application. He stated that he needed to be able to buy and sell used guns to be competitive in the business of selling new ones.

No one appeared in opposition.

A date will be set at the 11/6/85 City Council meeting for a public hearing to be held at 2:00 P.M. at the 11/20/85 City Council meeting.

(20:21 - 20:29)

4. V-100-85 - BECKY WELLS DBA SUGAR CAKE RANCH

Application of BECKY WELLS DBA SUGAR CAKE RANCH for a Variance to allow a commercial child care facility on property located at 1254 Vista Drive in Zoning District R-E.

Staff recommends DENIAL.

PROTESTS: 1 letter
Petition with 20 signatures
8 people at meeting

BUGBEE
DENIED
UNANIMOUS

Rick Williams presented the plot plan. He stated the City Council had turned down a similar request in the area in 1980 because they felt it was an inappropriate use. The increased traffic and the front play area would be disruptive to the surrounding single family homes. Staff recommended denial.

Becky Wells and Keith Galliher, Atty., appeared on behalf of the application.

She stated she was already licensed for six children in her home and was operating, but that she wanted to enlarge her home to be able to care for more children.

Continued.....

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

4. V-100-85 - BECKY WELLS DBA SUGAR CAKE RANCH - (CONTINUED)

Robert Vaughn, 1312 Vista Dr., appeared in opposition. He objected to the noise it would create.

Merton Sawdy, 1236 Vista Dr., appeared in opposition. He objected to the damage that might be done to his property if this were allowed.

Lynn Grant appeared in opposition. She stated that the gym was put in the area under the guise of being a dance studio and a lot of traffic was being generated from that and this would add to it.

Dr. Profant, 1214 Vista Dr., appeared in opposition. He stated this was a commercial venture and did not want it in the area.

Eight people, including the four that spoke, raised their hands in opposition.

(20:29 - 20:58)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

5. V-101-85 - CAROL B. SAMPSON, TRUSTEE

Application of CAROL B. SAMPSON, TRUSTEE, for a Variance to allow the conversion of an existing art studio and work room to an apartment which is 2 feet from the rear property line where 25 feet is North 9th Street, in Zoning District R-2.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan.

PROTESTS: 0

SORENSEN
APPROVED
Unanimous
(Myers excused)

Rick Williams presented the plot plan. The proposed setback deviation is not in keeping with the intent of the R-2 zoning designation. There are no unusual circumstances to warrant the Variance. Staff recommended denial.

Allen Sampson appeared on behalf of the applicant. He stated the apartment was for his mother.

No one appeared in opposition.

(20:58 - 21:01)

6. U-64-85 - 1510 PARTNERSHIP

Application of 1510 PARTNERSHIP for a Special Use Permit to allow a used car lot on property located on the northwest corner of Main Street and Wyoming Street, in Zoning District C-2.

Staff recommends APPROVAL, subject to:

- 1. Conformance to plot plan.
- 2. Standard conditions 2-8.

PROTESTS: 0

ASHWORTH
APPROVED with staff's conditions.
Unanimous
(Myers excused)

Rick Williams presented the plot plan. He stated the proposal would be used on an existing paved lot approximately 17,500 square feet in size. This use is consistent with the type of activities located in this area. Staff recommended approval.

Milton Cohen appeared on behalf of the applicant. He stated he would work out the landscaping with staff.

No one appeared in opposition.

(21:01 -21:04)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

7. U-65-85 - MILTON I. SCHWARTZ AND HARRY ELIADES

Application of MILTON I. SCHWARTZ AND HARRY ELIADES for a Special Use Permit to allow commercial storage units on property generally located at 291 South Highland Drive in Zoning District M.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 2-8.

PROTESTS: 0

ASHWORTH
APPROVED with staff's conditions.
Unanimous
(Myers excused)

Rick Williams presented the plot plan. The proposed use is consistent with the M Zoning. Staff recommended approval.

Mike Tuckett appeared on behalf of the applicant.

No one appeared in opposition.

A date will be set at the 11/6/85 City Council meeting for a public hearing to be held at 2:00 P.M. at the 11/20/85 City Council meeting.

(21:04 - 21:09)

8. V-106-85 - MILTON I. SCHWARTZ AND HARRY ELIADES

Application of MILTON I. SCHWARTZ AND HARRY ELIADES for a Variance to allow a detached portable manager's apartment in conjunction with a commercial storage unit complex, where such residential use is not permitted on property generally located at 291 South Highland Drive, in Zoning District M.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Conformance to the conditions of approval of U-65-85.

PROTESTS: 0

ASHWORTH
APPROVED with staff's conditions.
Unanimous
(Myers excused)

Rick Williams presented the plot plant. He stated staff was presently reviewing this type of residential use in non-residential zoning areas and would soon be recommending an ordinance revision to allow this type of residential use when in conjunction with approved commercial storage units.

Mike Tuckett appeared on behalf of the applicant.

No one appeared in opposition.

(21:09 - 21:12)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

9. V-102-85 - GEORGIA GROV ON BEHALF OF DENISE STUART

Application of GEORGIA GROV ON BEHALF OF DENISE STUART for a Variance to allow a child care center for 6 children where a maximum of 4 is permitted on property located at 6633 Bills Way, in Zoning District R-PD6.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan.

PROTESTS: 0

SORENSEN
APPROVED with staff's condition.
Unanimous
(Myers excused)

Rick Williams stated the Planning Commission, by a Resolution in 1979, limited the number of children allowed in family care homes in the R-PD Zone to four. Staff recommended denial.

Denise Stuart appeared on behalf of the application. She stated she only wanted to care for four additional children as her two children were also counted in the six.

No one appeared in opposition.

(21:12 - 21:15)

10. V-103-85 - VISTA MANAGEMENT, INC.

Application of VISTA MANAGEMENT, INC. for a Variance to allow a proposed automobile repair and service facility 20 feet from the east property line, 40 feet from the north property line, and 20 feet from the west property line, where a 50 setback is required, on property generally located on the north side of Fremont Street between Eastern Avenue and 25th Street, in Zoning District C-2 (proposed M zone).

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan elevations.
- 2. Subject to the conditions of approval of zoning application Z-67-85.
- 3. Standard conditions 2-8.

PROTESTS: 0

BUGBEE
APPROVED with staff's conditions.
Unanimous
(Myers excused)

Rick Williams presented the plot plan. He stated there were no unusual circumstances to warrant the variance.

David Weir, Atty., appeared on behalf of the applicant. He stated that they wanted to be able to repair anything that might go wrong with a car. He stated the same developer owned the adjacent property and would not do anything that would harm the chances of developing it.

No one appeared in opposition.

(21:20 - 21:25)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

ITEM

BOARD ACTION

11. V-105-85 - MICHELE CRINCOLI

Application of MICHELE CRINCOLI for a Variance to allow an 8'8" fence (top 3' open ornamental iron) along the sides and rear property lines, where 6' is the maximum height permitted, on property located at 2200 Tarraso Way, in Zoning District R-PD7.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan.

PROTESTS: 0

SORENSEN
APPROVED with staff's conditions.
Unanimous
(Myers excused)

Rick Williams presented the plot plan. He stated this was a vacation home. Staff could not find any unusual circumstances to warrant the variance. Staff recommended denial.

Barbara Edgerton appeared on behalf of the applicant. She stated the fence was for protection from the apartments behind the property.

No one appeared in opposition.

(21:25 - 21:29)

12. V-107-85 - PATRICIA M. MARCUS

Application of PATRICIA M. MARCUS for a Variance to allow an adult residential care facility for four ambulatory persons on property located at 2400 Chapman Drive, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan.

PROTESTS: 0

BUGBEE
APPROVED with staff's conditions.
Unanimous
(Myers excused)

Rick Williams stated a variance was approved in 1978 which permitted this applicant to maintain a portion of this home as a single family dwelling unit and to keep a separate portion of the structure as a rental unit without kitchen facilities. If the rental unit were still considered a separate unit, then one person could occupy the unit with 4 more in the original home, so the density would be the same as that proposed in this use. Staff recommended approval.

Patricia Marcus appeared on behalf of the application.

No one appeared in opposition.

(21:15 - 21:20)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

13. V-108-85 - WEST SAHARA INVESTMENTS COMPANY

Application of WEST SAHARA INVESTMENTS COMPANY for a Variance to allow a six foot high (slump stone) wall with eight foot pilasters every 25 feet, where a maximum height of 6 feet is permitted, on property located along the perimeter of a portion of The Lakes at West Sahara Subdivision, between Crystal Water Way and Lake East Drive, in Zoning Districts R-PD3 and R-PD4.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan.

PROTESTS: 0

BUGBEE
APPROVED
UNANIMOUS
(Myers excused)

Rick Williams presented the plot plan.
Staff recommended approval.

The applicant was present.

No one appeared in opposition.

(21:29 - 21:31)

14. U-21-85 TOM GREENLAND ON BEHALF OF SOUTHLAND CORPORATION - REVIEW OF CONDITION

Application of TOM GREENLAND ON BEHALF OF SOUTHLAND CORPORATION, for a Review of Condition requiring construction of a 6' high wall on property located at the southeast corner of Bonanza Road and Pecos Drive, in Zoning District C-1.

Staff recommends APPROVAL of the removal of the portion of the condition regarding the south wall, but DENIAL of the removal of the condition regarding the east wall.

BUGBEE
APPROVED removal of both walls.
Unanimous
(Myers excused)

Rick Williams stated staff supported the requirement of a wall on the east side.

Tom Greenland appeared on behalf of the application. He stated that they were quite a ways from the residential area and could see no valid reason for putting up either wall.

(21:31 - 21:35)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

SUPPLEMENTAL AGENDA

1. U-68-85(HO) - DORIS LUBOVICH

Application of DORIS LUBONICH for a Home Occupation Use Permit to allow a bookkeeping and typing business on property located at 3805 West Oakey Boulevard, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

- 1. This business shall conform to the restrictions governing Home Occupations.

2. U-69-85(HO) - LINDA J. KENNEDY

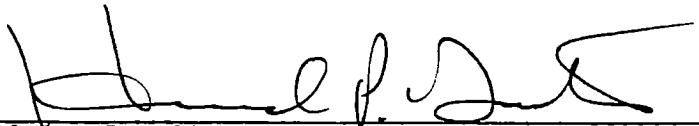
Application of LINDA J.KENNEDY for a Home Occupation Use Permit to allow the production and sale of porcelain dolls on property located at 6513 Brandywine Way, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

- 1. This business shall conform to the restrictions governing Home Occupations.

MEETING ADJOURNED APPROXIMATELY AT 9:35 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR

/s/

BUGBEE

APPROVED Item 1 and Items 1 & 2 on the Supplemental Agenda with staff's condition.

Unanimous

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

The applicant was present.

(19:34 - 19:36)

BUGBEE

APPROVED Item 1 and Items 1 & 2 on the Supplemental Agenda with staff's condition.

Unanimous

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

The applicant was present.

(19:34 - 19:36)