

AGENDA

City of Las Vegas
BOARD OF ZONING ADJUSTMENT

January 23, 1986

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.
Nevada State Library

ROLL CALL: JAN 23 1986

ANNOUNCEMENTS: Documents Section
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 December 19, 1985 Board of Zoning Adjustment Meeting.

NEW BUSINESS:

1. U-82-85 (HO) Application of MARY JEAN MOHULSKI ON BEHALF OF CLYDE R. HUGHES for a Home Occupation Permit to allow a part time mail order business on property located at 543 North Lamb, #71, in Zoning District R-MHP.
HOME OCCUPATION PERMIT
2. V-130-85 Application of THOMAS AND ELIZABETH MAGUINNESS for a Variance to allow an existing accessory building to be five feet higher than the existing residence, which is not allowed, on property located at 4040 Roxanne Drive, in Zoning District R-E.
3. U-14-59 Application of SOUTHLAND CORPORATION for a Plot Plan Review to allow construction of a convenience store with self-service gasoline sales, on property located at 300 West Sahara Avenue, in Zoning District C-1.
PLOT PLAN REVIEW
4. V-131-85 Application of RILDA DATTGE for a Variance to allow a detached storage building to the north side property line where a 15' setback is required; and to the rear property line where a 5' setback is required, on property located at 1400 South 17th Street in Zoning District R-1.

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| 5. V-132-85 | Application of CHARLES J. SORRELLS, ET AL. for a Variance to allow a group care facility for four elderly adults with a resident caretaker in each of the existing apartment buildings located at 2300, 2301, 2304, 2305 and 2308 Pearson Court, in Zoning District R-3. The care facility will be on the first floor of each building and the second floors will remain as rental units. |
| 6. V-133-85 | Application of HOME INVESTMENT COMPANY OF LONG BEACH ON BEHALF OF ANYTIME MOTOR HOME RENTALS INC. for a Variance to allow a recreational vehicle rental agency (motor homes, vans, and other miscellaneous camper and tent-type trailers), where such use is not permitted, on property located at 2421 East Bonanza Road in Zoning District C-1. |
| 7. V-134-85 | Application of JOHNNY AND ODESSA PATTILLO for a Variance to allow a group care home for six elderly adults; and to allow the existing home 38'-6" from the front property line and 35'-7" from the rear property line where 50' setbacks are required, on property located at 1401 Comstock Drive, in Zoning District R-E. |
| 8. V-135-85 | Application of ROBERT V. JONES CORPORATION, a Nevada Corporation, for a Variance to allow an accessory building (carport) in the front yard area where such structure is not allowed, on property generally located north of Oakey Boulevard between Marcus Drive and Decatur Boulevard; in Zoning District R-1 (under Resolution of Intent to R-3). |
| 9. V-136-85 | Application of D & F INVESTMENT COMPANY for a Variance to allow an automobile paint and body repair shop in conjunction with a retail auto parts and service business, on property located at 104 North 21st Street, in Zoning District C-2. |
| 10. U-83-85 | Application of FIRST UNITED THRIFT AND LOAN ON BEHALF OF NEW HORIZONS CENTER for a Special Use Permit to operate a private school for children with learning disabilities on property located at 1202 Vista Drive in Zoning District R-E. |
| 11. V-137-85 | Application of BRIAN MURPHY for a Variance to allow a professional photography studio where such use is not permitted; and to allow an addition to the existing office building 5'-8" from the rear property line where 15' is required, on property located at 1800 Eastern Avenue in Zoning District P-R. |

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| 12. V-138-85 | Application of KENNETH AND LAURIE SANDERS for a Variance to allow the construction of a horse stall 7'-4" from the side and rear property lines where 25' setbacks are required, on property located at 6172 Foxcroft Avenue, in Zoning District R-E. |
| 13. V-139-85 | Application of C-B ENTERPRISES for a Variance to allow a 7-story commercial storage facility (mini-warehouse) and to allow 14 parking spaces where 84 parking spaces are required, on property generally located on the west side of Casino Center Boulevard between Garces Avenue and Bonneville Avenue, in Zoning District R-4 under Resolution of Intent to C-2. |
| 14. V-140-85 | Application of JOHNNY RIBEIRO, JR. ON BEHALF OF WEST COAST VIDEO for a Variance to allow the reproduction and sale of video tapes where such use is not permitted on property located at 2820 West Charleston Boulevard, in Zoning District P-R. |
| 15. V-141-85 | Application of JERRY R. JACKS for a Variance to allow an accessory building (garage) to be built 3'-6" higher than the existing residence, which is not allowed, on property located at 5023 East Monroe Avenue, in Zoning District R-E. |
| 16. V-142-85 | Application of VISTA MANAGEMENT INC. for a Variance to allow the construction and operation of a commercial storage unit complex with a live-in manager's residence, on property generally located south of the intersection of Eastern Avenue and 25th Street, in Zoning District C-2. |
| 17. V-143-85 | Application of WILLIAM PECCOLE for a Variance to allow a public restaurant, pro-shop, cocktail lounge, golf course, and related miscellaneous commercial uses, in the Ocotillo Country Club Development on property generally located northwest of Durango Drive and Sahara Avenue, in Zoning District N-U (under Resolution of Intent to RPD-4. |
| 18. ELECTION OF OFFICERS | Election of Chairman and Vice-Chairman for 1986. |

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29-L33-207
5-986-1-23

JAN 23 1986

January 23, 1986

Documents Section

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1. U-1-86 (HO)
HOME OCCUPATION PERMIT
Application of EBRAHIM AND HASSAN HAWWASS for a Home Occupation Use Permit to allow a mail order export business on property located at 1317 Exley Avenue, in Zoning District R-2.
2. U-2-86 (HO)
HOME OCCUPATION PERMIT
Application of ANITA R. STARK for a Home Occupation Use Permit to allow a handwriting analysis business on property located at 2212 Stockton Avenue, in Zoning District R-1.
3. U-3-86 (HO)
HOME OCCUPATION PERMIT
Application of JOHN SANDNESS for a Home Occupation Use Permit to allow a writing and copying business on property located at 321 Beaumont Street, in Zoning District R-1.
4. U-4-86 (HO)
HOME OCCUPATION PERMIT
Application of JANE R. McCOY for a Home Occupation Use Permit to allow a mail order business selling child identification tags on property located at 6312 Alta Drive, in Zoning District R-1.
5. U-5-86 (HO)
HOME OCCUPATION PERMIT
Application of KATHERINE A. BUTLER for a Home Occupation Use Permit to allow a photography/writing business on property located at 301 Parkway East, in Zoning District R-1.
6. U-6-86 (HO)
HOME OCCUPATION PERMIT
Application of BRUCE E. AND SHANNON L. CROWLEY for a Home Occupation Use Permit to allow a business renting oxygen condensing machines on property located at 1320 Seal Beach Drive in Zoning District R-CL.
7. U-7-86 (HO)
HOME OCCUPATION PERMIT
Application of SHIRL DIACO for a Home Occupation Use Permit to allow a Christian mail order business on property located at 709 East Park Paseo in Zoning District R-1.
8. U-8-86 (HO)
HOME OCCUPATION PERMIT
Application of CAROLYN WOOD for a Home Occupation Use Permit to allow making of silk flowers and trees on property located at 2101 East Isabelle Avenue in Zoning District R-1.
9. U-9-86 (HO)
HOME OCCUPATION PERMIT
Application of EUGENE HATLER for a Home Occupation Use Permit to allow a real estate consulting business on property located at 4211 Bradley Road in Zoning District R-E.
10. V-76-85
EXTENSION OF TIME
Application of ROSS L. & BELVA A. FITZGERALD for an Extension of Time of one year on an approved 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, on property located at 6528 Hill View Avenue, in Zoning District R-1.

29-L33-207
4:986-1-23
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ANNOTATED & FINAL MINUTES

City of Las Vegas

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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 - Excused

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 December 19, 1985 Board of Zoning Adjustment

NEW BUSINESS.

1. IJ-82-85(HO) - MARY JEAN MOHULSKI ON BEHALF OF CLYDE R. HUGHES

Application of MARY JEAN MOHULSKI ON BEHALF OF CLYDE R. HUGHES for a Home Occupation Permit to allow a part time mail order business on property located at 543 North Lamb, #71, in Zoning District R-MHP.

Staff Recommendation: APPROVAL, subject to:

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

Chairman Juniel called the meeting to order. Nevada State Library

Documents Section

FEB 19 1986

STAFF PRESENT

Rick Williams, Chief, Current Planning Division
Mike Clark, 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 excused)

BUGBEE
APPROVED Item 1 and Items 1 thru 4, 6, 7, and 9 on the Supplemental Agenda, subject to staff's condition.
Unanimous
(Myers excused)

Rick Williams stated the questionnaire had been answered favorably.

The applicant was present.

(19:30-19:32)

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ANNOTATED & FINAL MINUTES

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BOARD ACTION

2. V-130-85 - THOMAS AND ELIZABETH MAGUINNESS

Application of THOMAS AND ELIZABETH MAGUINNESS for a Variance to allow an existing accessory building to be five feet higher than the existing residence, which is not allowed, on property located at 4040 Roxanne Drive, in Zoning District R-E.

Staff recommends DENIAL.

PROTESTS: 0

BUGBEE
APPROVED
Unanimous
(Myers excused)

Rick Williams presented the plot plan. He stated the lot was a standard R-E lot and there did not appear to be any unusual circumstances to allow a variance. Staff recommended Denial.

Thomas Maguinness appeared on behalf of the application. He stated he didn't realize when he put the building up that there was a problem with the height.

No one appeared in opposition.

(19:36 - 19:40)

3. U-14-59 - SOUTHLAND CORPORATION

Application of SOUTHLAND CORPORATION for a Plot Plan Review to allow construction of a convenience store with self-service gasoline sales, on property located at 300 West Sahara Avenue, in Zoning District C-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE
APPROVED, subject to staff's conditions.
Unanimous
(Myers excused)

Rick Williams presented the plot plan. He stated the applicant was removing an existing service station and constructing a new convenience store with gas sales. Staff recommended approval.

Tom Greenland appeared on behalf of the application.

(19:40 - 19:41)

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BOARD ACTION

4. V-131-85 - RILDA DATTGE

Application of RILDA DATTGE for a Variance to allow a detached storage building to the north side property line where a 15 setback is required; and to the rear property line where a 5' setback is required, on property located at 1400 South 17th Street in Zoning District R-1.

Staff recommends: DENIAL; if approved, subject to:

1. Conformance to plot plan and elevations.

PROTESTS: 0

ASHWORTH

APPROVED, subject to staff's condition.

Unanimous

(Myers excused)

Rick Williams presented the plot plan. He stated the building was to be approximately 336 square feet in size. The lot is a standard lot and there does not appear to be any unusual circumstances to warrant a variance. Staff recommended denial.

David Helda appeared on behalf of the application. He stated it would be used for storage of garden equipment and that there was an identical one next door to him.

No one appeared in opposition.

(19:41 - 19:45)

5. V-132-85 - CHARLES J. SORRELLS, ET AL

Application of CHARLES J. SORRELLS, ET AL. for a Variance to allow a group care facility for four elderly adults with a resident caretaker in each of the existing apartment buildings located at 2300, 2301, 2304, 2305 and 2308 Pearson Court, in Zoning District R-3. The care facility will be on the first floor of each building and the second floors will remain as rental units.

Staff recommends APPROVAL, subject to:

1. Conformance to Plot Plan.

PROTESTS: 0

SORENSEN

APPROVED, subject to staff's condition.

Unanimous

(Myers excused)

Rick Williams presented the plot plan. He stated the proposed use was consistent with the apartment uses in the area and would not adversely impact adjacent properties. Staff recommended approval.

Charles Sorrells appeared on behalf of the application.

No one appeared in opposition.

(19:45 - 19:49)

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BOARD ACTION

6. V-133-85 - HOME INVESTMENT COMPANY OF LONG BEACH ON BEHALF OF ANYTIME MOTOR HOME RENTALS, INC.

Application of HOME INVESTMENT COMPANY OF LONG BEACH ON BEHALF OF ANYTIME MOTOR HOME RENTALS INC. for a Variance to allow a recreational vehicle rental agency (motor homes, vans, and other miscellaneous camper and tent-type trailers), where such use is not permitted, on property located at 2421 East Bonanza Road in Zoning District C-1.

Staff recommends: DENIAL; if approved, subject to:

1. Conformance to plot plan.
2. All storage of recreational vehicles shall be limited to the fenced area on the east side of the property.
3. No more than one vehicle at night and three in the daytime may be displayed outside of the fenced area at any one time.
4. This variance will expire in two years.
5. No temporary signs nor attention-gaining devices are permitted.

PROTESTS: 1 on record

ASHWORTH

APPROVED, subject to staff's conditions, except there would be no time limit on the variance.

Unanimous

(Myers excused)

Rick Williams presented the plot plan. He stated the proposed use would be more appropriately located in a C-2 zone and there did not appear to be any unusual circumstances to warrant a variance.

Thomas Leed, Atty., appeared on behalf of the application. He stated that all of the vehicles would be stored in an enclosed area except for one. These vehicles would be for rent and there would not be any test driving like there would be if they were for sale so it would not create a traffic problem.

Freida Rapp appeared on behalf of the application. She stated that at the most five vehicles per day would be moved.

Alan Feldman appeared on behalf of the application. He stated that this would be a very compatible business in the area.

Commissioner Bugbee read a letter into the record from Winston Tire Co. in favor of the application.

No one appeared in opposition.

(19:49 - 20:02)

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BOARD ACTION

7. V-134-85 - JOHNNY AND ODESSA PATTILLO

Application of JOHNNY AND ODESSA PATTILLO for a Variance to allow a group care home for six elderly adults; and to allow the existing home 38'6" from the front property line and 35'7" from the rear property line where 50 setbacks are required, on property located at 1401 Comstock Drive, in Zoning District R-E.

Staff recommends DENIAL of the request to allow a group home for six elderly adults; and APPROVAL to allow the existing home 38'6" from the front property line and 35'7" from the rear property line where 50' is required. If approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 3 appeared

APPROVALS: 1 appeared

BUGBEE

DENIED the use and APPROVED the setbacks.

Unanimous

(Myers excused)

Rick Williams presented the plot plan. He stated the proposed use was inconsistent with the intent of R-E zoning and that there did not seem to be any unusual circumstances to warrant a variance. Staff recommended denial of the use, but approval of the setbacks.

Odesa Pattillo appeared on behalf of the application. She stated she wanted to have 4 elderly people right now with one staff person to live-in.

Gloria Lane, 113 Paul, appeared in favor of the application. She stated that there was a need for this type of facility.

Protestants:

Lewis Connor, 1920 Sutro, appeared. He objected to a commercial venture in a residential area.

Rafael Mairs, Vice-President of Bonanza Village Homeowners Association appeared. He stated the Association was trying to keep these types of uses out of the area.

Claire Scherer appeared. She objected to the business and the fact that the applicant would not be living there herself.

(20:02 - 20:22)

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BOARD ACTION

8. V-135-85 - ROBERT V. JONES CORPORATION

Application of ROBERT V. JONES CORPORATION, a Nevada Corporation, for a Variance to allow an accessory building (carport) in the front yard area where such structure is not allowed, on property generally located north of Oakley Boulevard between Marcus Drive and Decatur Boulevard, in Zoning District R-1 (under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

ASHWORTH

APPROVED, subject to staff's condition.

Unanimous

(Myers excused)

Rick Williams presented the plot plan. He stated the application addressed the need for covered parking which usually would be provided for in a project of this type. The variance was only needed for two of the carports and would be shielded from the street by a six-foot wall. Staff recommended approval.

Ken Ackeret appeared on behalf of the application.

No one appeared in opposition.

(20:22 - 20:25)

9. V-136-85 - D & F INVESTMENT COMPANY

Application of D & F INVESTMENT COMPANY for a Variance to allow an automobile paint and body repair shop in conjunction with a retail auto parts and service business, on property located at 104 North 21st Street. in Zoning District C-2.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to plot plan.
2. No more than one person shall be engaged in the painting operation.

PROTESTS: 1 on record

BUGBEE

APPROVED a paint booth only, subject to staff's conditions.

Unanimous

(Myers excused)

Rick Williams presented the plot plan. He stated there was an existing motel directly to the west of this site and apartments on the adjacent property to the north. There did not appear to be any unusual circumstances to warrant a variance. Staff recommended denial.

Phil Barbee appeared on behalf of the application. He stated that he only wanted a small paint booth to paint parts of custom made cars.

No one appeared in opposition.

(20:25 - 20:31)

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BOARD ACTION

ITEM

10. U-83-85 - FIRST UNITED THRIFT AND LOAN ON BEHALF OF NEW HORIZONS CENTER

Application of FIRST UNITED THRIFT AND LOAN ON BEHALF OF NEW HORIZONS CENTER for a Special Use Permit to operate a private school for children with learning disabilities on property located at 1202 Vista Drive in Zoning District R-E.

STRICKEN FROM AGENDA AT THE REQUEST OF THE APPLICANT

11. V-137-85 - BRIAN MURPHY

Application of BRIAN MURPHY for a Variance to allow a professional photography studio where such use is not permitted; and to allow an addition to the existing office building 5'8" from the rear property line where 15' is required, on property located at 1800 Eastern Avenue in Zoning District P-R.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to a revised plot plan to show landscape fronting along both Eastern and Hassett Avenue.
2. Standard conditions 2 through 8.

PROTESTS: 0

APPROVALS: Petition with 22 signatures.

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous
(Myers excused)

Rick Williams presented the plot plan. He stated the proposed photo use was a retail use and belonged in a commercial zone. The property to the south is still being used as a home. Staff feels the 15' setback should be maintained. Staff recommended denial.

Harold Gewerter, Atty., appeared on behalf of the application. He presented the Board with a petition of 22 signatures in favor of the application. He stated the majority of the work was not done on the premises and that there would only be two employees.

Jani Mae appeared on behalf of the application. She stated that the biggest part of her business was industrial photography.

Brian Murphy appeared on behalf of the application. He was the previous owner.

No one appeared in opposition.

(20:31 - 20:39)

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BOARD ACTION

12. V-138-85 - KENNETH AND LAURIE SANDERS

Application of KENNETH AND LAURIE SANDERS for a Variance to allow the construction of a horse stall 7'4" from the side and rear property lines where 25 setbacks are required, on property located at 6172 Foxcroft Avenue, in Zoning District R-E.

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan.

PROTESTS: 1 on record
2 appeared

APPROVALS: 1 appeared
Petition with 20 signatures

ASHWORTH
APPROVED, subject to staff's condition and that 4 pine trees to be planted along the wall of the adjacent property.
Unanimous
(Myers excused)

Rick Williams presented the plot plan. He stated the property to the rear was zoned R-3 and that there did not appear to be any unusual circumstances to warrant a variance.

Laurie Sanders appeared on behalf of the application. She stated that they had already planted pine trees in the center of their yard and would have to dig them up and that because of the remaining area on the lot there wasn't that much room for a corral.

Kenneth Sanders appeared on behalf of the application. He stated that the footings had already been installed and that the neighbor who was objecting had helped him with it.

Henry Scrader, 6165 Foxcroft, appeared in favor of the application. He stated the applicants would have to remove trees and ruin the appearance of the yard.

PROTESTANTS:

Sue Dudzinski and Henry Dudzinski, 6164 Foxcroft, appeared. He stated he didn't want to look at a corral.

PREVIOUS MOTIONS:

Motion by Ashworth to approve ended in a tie-vote with Ashworth and Bugbee voting "yes" and Juniel and Sorensen voting "no" and Myers excused.

Motion by Sorensen to reconsider item carried unanimously with Myers excused.

(20:39 - 21:01

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

13. V-139-85 - C-B ENTERPRISES

Application of C-B ENTERPRISES for a Variance to allow a 7-story commercial storage facility (mini-warehouse) and to allow 14 parking spaces where 84 parking spaces are required, on property generally located on the west side of Casino Center Boulevard between Garces Avenue and Bonneville Avenue, in Zoning District R-4 under Resolution of Intent to C-2.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Use be limited to storage of dead files and infrequently used office materials and equipment.
3. Standard conditions 2 through 8.

PROTESTS: 3 appeared

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous
(Myers excused)

Rick Williams presented the plot plan. He stated the storage units would be sold as commercial condominiums and used primarily for file storage by businesses and firms in the downtown area. Staff recommended approval.

Bob Campbell appeared on behalf of the application. He stated that most of the clients would probably send runners to retrieve items from the units.

Jerry Dyes appeared on behalf of the application. He stated that tenants would drive in from the front of the building and out through the rear in the alley.

PROTESTANTS:

Tad Porter objected to the design of the alley access and wanted to make sure that the tenants would not be parking there.

NOTE: Mr. Porter withdrew his objection after the applicant demonstrated that the alley access driveway was setback to allow sufficient room to negotiate the turn from the parking garage into the alley.

Gary Roby, 629 So. Casino Center, objected to the parking problem in the area.

Vito Lombardo, 609 So. Casino Center, objected also to the parking problem in the area.

Public hearing date to be set at 2/5/86 City Council meeting. Public Hearing to be held at 2:00 P.M. at 2/19/86 City Council meeting.

(21:01 - 21:28)

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BOARD ACTION

14. V-140-85 - JOHNNY RIBEIRO, JR. ON BEHALF OF WEST COAST VIDEO

Application of JOHNNY RIBEIRO, JR. ON BEHALF OF WEST COAST VIDEO for a Variance to allow the reproduction and sale of video tapes where such use is not permitted on property located at 2820 West Charleston Boulevard, in Zoning District P-R.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 1 on record

BUGBEE

APPROVED, subject to staff's condition.

Unanimous

(Myers excused)

Rick Williams presented the plot plan. He stated the proposal would be more appropriate in a commercial zone. Staff recommended denial.

James Dillon appeared on behalf of the application. He stated they would not be renting video equipment or tapes. The majority of their business was done on location.

Cheryl Midway appeared on behalf of the application. He stated there would be five employees, but that they would not all be on the premises at one time.

No one appeared in opposition.

(21:28 - 21:34)

15. V-141-85 - JERRY R. JACKS

Application of JERRY R. JACKS for a Variance to allow an accessory building (garage) to be built 3' 6" higher than the existing residence, which is not allowed, on property located at 5023 East Monroe Avenue, in Zoning District R-E.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

ASHWORTH

APPROVED, subject to staff's conditions.

Unanimous

(Myers excused)

Rick Williams presented the plot plan. He stated that according to the code, the accessory building cannot be higher than the main structure. Staff recommended denial.

David Jacks appeared on behalf of the application. He stated he needed the extra height to house a large motor home.

No one appeared in opposition.

(21:34 - 21:37)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

16. V-142-85 - VISTA MANAGEMENT, INC.

Application of VISTA MANAGEMENT INC. for a Variance to allow the construction and operation of a commercial storage unit complex with a live-in manager's residence, on property generally located south of the intersection of Eastern Avenue and 25th Street, in Zoning District C-2.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's condition.

Unanimous

(Myers excused)

Rick Williams presented the plot plan. He stated the proposal would not adversely impact adjacent properties. Staff recommended approval.

Kathy Straub and Joe Ham appeared on behalf of the application.

No one appeared in opposition.

Public Hearing date will be set at the 2/5/86 City Council meeting. Public Hearing will be held at 2:00 P.M. at the 2/19/86 City Council meeting.

(21:37 - 21:42)

17. V-143-85 - WILLIAM PECCOLE

Application of WILLIAM PECCOLE for a Variance to allow a public restaurant, pro-shop, cocktail lounge, golf course, and related miscellaneous commercial uses, in the Ocotillo Country Club Development on property generally located northwest of Durango Drive and Sahara Avenue, in Zoning District N-U (under Resolution of Intent to RPD-4.

BUGBEE

ABEYANCE

Unanimous

(Myers excused)

Rick Williams announced the applicant requested the item be held in abeyance.

(19:32 - 19:33)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

18. ELECTION OF OFFICERS

Election of Chairman and Vice-Chairman for 1986.

BUGBEE

Motion to elect Sorensen Chairman and Ashworth Vice-Chairman carried unanimously.
(Myers excused)

1. U-1-86(HO) - EBRAHIM AND HASSAN HAWWASS

Application of EBRAHIM AND HASSAN HAWWASS for a Home Occupation Use Permit to allow a mail order export business on property located at 1317 Exley Avenue, in Zoning District R-2.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Item 1 and Items 1 thru 4, 6, 7, and 9 on the Supplemental Agenda, subject to staff's condition.
Unanimous
(Myers excused)

Rick Williams stated the questionnaire had been answered favorably.

The applicant was present.

(19:30 - 19:32)

2. U-2-86(HO) - ANITA R. STARK

Application of ANITA R. STARK for a Home Occupation Use Permit to allow a handwriting analysis business on property located at 2212 Stockton Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Item 1 and Items 1 thru 4, 6, 7, and 9 on the Supplemental Agenda, subject to staff's condition.
Unanimous
(Myers excused)

Rick Williams stated the questionnaire had been answered favorably.

The applicant was present.

(19:30 - 19:32)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

3. U-3-86(HO) - JOHN SANDNESS

Application of JOHN SANDNESS for a Home Occupation Use Permit to allow a writing and copying business on property located at 321 Beaumont Street, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE
APPROVED Item 1 and Items 1 thru 4, 6, 7, and 9 on the Supplemental Agenda, subject to staff's condition.
Unanimous
(Myers excused)

Rick Williams stated the questionnaire had been answered favorably.

The applicant was present.

(19:30 - 19:32)

4. U-4-86(HO) - JANE R. McCOY

Application of JANE R. McCOY for a Home Occupation Use Permit to allow a mail order business selling child identification tags on property located at 6312 Alta Drive, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE
APPROVED Item 1 and Items 1 thru 4, 6, 7, and 9 on the Supplemental Agenda, subject to staff's condition.
Unanimous
(Myers excused)

Rick Williams stated the questionnaire had been answered favorably.

The applicant was present.

(19:30 - 19:32)

5. U-5-86(HO) - KATHERINE A. BUTLER

Application of KATHERINE A. BUTLER for a Home Occupation Use Permit to allow a photography/writing business on property located at 301 Parkway East, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

SORENSEN
APPROVED, subject to staff's condition.
Unanimous
(Myers excused)

Rick Williams stated the questionnaire had been answered favorably.

The applicant was present.

(21:42 - 21:43)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

6. U-6-86(HO) - BRUCE E. AND SHANNON L. CROWLEY

Application of BRUCE E. AND SHANNON L. CROWLEY for a Home Occupation Use Permit to allow a business renting oxygen condensing machines on property located at 1320 Seal Beach Drive in Zoning District R-CL.

Staff recommends APPROVAL, subject to:

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

7. U-7-86(HO) - SHIRL DIACO

Application of SHIRL DIACO for a Home Occupation Use to allow a Christian mail order business on property located at 709 East Park Paseo in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

8. U-8-86(HO) - CAROLYN WOOD

Application of CAROLYN WOOD for a Home Occupation Use Permit to allow making of silk flowers and trees on property located at 2101 East Isabelle Avenue in Zoning District R-1.

BUGBEE
APPROVED Item 1 and Items 1 thru 4, 6, 7 and 9 on Supplemental Agenda, subject to staff's condition.
Unanimous
(Myers excused)

Rick Williams stated the questionnaire had been answered favorably.

The applicant was present.

(19:30 - 19:32)

BUGBEE
APPROVED Item 1 and Items 1 thru 4, 6, 7 and 9 on Supplemental Agenda, subject to staff's condition.
Unanimous
(Myers excused)

Rick Williams stated the questionnaire had been answered favorably.

The applicant was present.

BUGBEE
ABEVANCE
Unanimous
(Myers excused)

The applicant was not present.

(19:32 - 19:32)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

9. 1J-9-86(HO) - EUGENE HATLER

Application of EUGENE HATLER for a Home Occupation Use Permit to allow a real estate consulting business on property located at 4211 Bradley Road in Zoning District R-E.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Item 1 and Items 1 thru 4, 6, 7 and 9 on Supplemental Agenda, subject to staff's condition.

Unanimous

(Myers excused)

Rick Williams stated the questionnaire had been answered favorably.

The applicant was present.

(19:30 - 19:32)

10. V-76-85 - ROSS L. & BELVA A. FITZGERALD - EXTENSION-OF-TIME

Application of ROSS L. & BELVA A. FITZGERALD for an Extension of Time of one year on an approved 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, on property located at 6528 Hill View Avenue, in Zoning District R-1.

BUGBEE

ABEYANCE

Unanimous

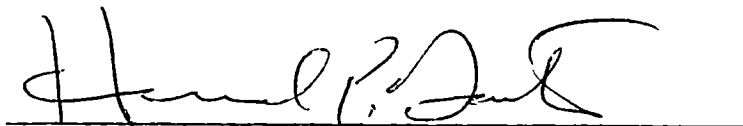
(Myers excused)

Applicant was not present.

(21:43 - 21:43)

MEETING ADJOURNED AT 9:45 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

/s/