

MAR 25 1986

Documents Section

AGENDA

MARCH 27, 1986

*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.

ROLL CALL:

ANNOUNCEMENTS: Satisfaction of Open Meeting Law Requirement.

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 February 27, 1986 Board of Zoning Adjustment Meeting.

STANDARD CONDITIONS:

ALL AGENDA ITEMS SHALL BE SUBJECT TO THE FOLLOWING:

Variance and Use Permit Applications:

- (1) Conformance to the plot plan and elevations;
- (2) Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
- (3) Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
- (4) All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
- (5) Satisfaction of City Code requirements and design standards of all City departments.
- (6) Approval of the parking and driveway plans by the Traffic Engineer.
- (7) Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.
- (8) Provision of fire hydrants and water flow as required by the Department of Fire Services.

Home Occupation Applications:

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

ABEYANCE ITEM:

1. V-8-86 Application of JIM DIONISOTIS for a Variance to allow an existing duplex 6' from the rear property line where 15' is required and to allow an addition to be built 14.5' from the front property line where 20' is required on property located at 628 Bell Drive, in Zoning District R-1.

NEW BUSINESS:

1. U-18-86 (HO) Application of B.H.P. DEVELOPMENT ON BEHALF OF JOHN S. KENDRA for a Home Occupation Use Permit to allow a mail order business on property located at 3001 Lake East Drive, Apartment 1147, in Zoning District R-PD23.
HOME OCCUPATION PERMIT

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| 2. V-74-85

REVIEW | Required six months Review of an approved Variance for FLORENCE MURPHY ON BEHALF OF WAYNE E. CHAMPLIN to allow the outside storage of Mr. Champlin's 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. |
| 3. U-16-86 | Application of FREMONT WEST SHOPPING CENTER for a Special Use Permit to allow gasoline sales (in conjunction with a convenience store) on property located at the northeast corner of Jones Boulevard and Lake Mead Boulevard, in Zoning District R-3 (under Resolution of Intent to C-1). |
| 4. V-16-86 | Application of RONALD C. VINCI ON BEHALF OF LAS VEGAS HONDA for a Variance to allow two on-premise ground signs fronting on Sahara Avenue, where only one is permitted, on property located at 1700 East Sahara Avenue, in Zoning District C-2. |
| 5. U-19-86 | Application of LUDIE MAE McCURDY for a Special Use Permit to allow a church on property located at 952 Balzar Avenue, in Zoning District R-2. |
| 6. V-17-86 | Application of NEWPORT INVESTMENT ASSOCIATES for a Variance to allow a motorcycle dealership which is not permitted; and to allow outside display for a maximum of ten motorcycles, on property located at 4505 West Sahara Avenue, in Zoning District C-1. |
| 7. V-18-86 | Application of FRANK E. SCOTT, ET AL. for a Variance to allow wholesale storage and sales in conjunction with a proposed retail store, on property generally located on the west side of Highland Drive, between Alta Drive and the Oran K. Gragson Highway, in Zoning District C-1. |
| 8. U-20-86 | Application of HOMESITE BAPTIST CHURCH for a Special Use Permit to allow operation of a day care nursery for children ages two (2) through six (6), from 7 A.M. to 6 P.M., six (6) days a week (Monday through Saturday), on property located at 2413 East Cedar Avenue, in Zoning District R-1. |
| 9. V-19-86 | Application of GERALD E. AND PATRICIA C. SNIDER for a Variance to allow a room addition to the existing home to be attached to an existing garage which is 5 feet from the rear property line where 15 feet is required and 5 feet from the west side property line where 8 feet is required, on property located at 1820 Bracken Avenue, in Zoning District R-1. |

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10. V-20-86 Application of DAVID C. AND PHYLLIS D. DALE for a Variance to allow a freelance photography business, including the advertising of the home phone and address, where such use is not permitted, on property located at 908 Eugene Cernan Street, in Zoning District R-1.
11. V-21-86 Application of H. S. SERVICE CORPORATION, A SUBSIDIARY OF NEVADA SAVINGS, for a Variance to allow a 301 unit apartment project (redevelopment of the existing complex) and to provide 113 parking spaces where 301 parking spaces are required on property located at 1600 South Main Street, in Zoning District C-2.
12. U-21-86 Application of STEVE ALLEN, TRUSTEE, ON BEHALF OF BILLY D. HIGGINS for a Special Use Permit to allow a Class III Secondhand Dealer (purchase and sale of used appliances) in conjunction with a permitted appliance repair operation on property located at 4241-I West Charleston Boulevard, in Zoning District C-1.
13. V-22-86 Application of HERBERT J. AND MARY JANE KOCHMAN for a Variance to allow a group care home for six (6) elderly adults and a resident manager in each of three existing apartment buildings on property located at 4220, 4224 and 4228 East Stewart Avenue, in Zoning District R-3.
14. U-22-86 Application of DEL B. AND MARY P. CRAM ON BEHALF OF UNITY BAPTIST CHURCH for a Special Use Permit to allow construction of a church on property generally located on the southeast corner of Marion Drive and Diamond Head Drive, in Zoning District R-E (under Resolution of Intent to R-CL).
15. V-23-86 Application of GARY W. HANNA for a Variance to allow three freestanding on-premise pole signs where only one is permitted, on property located at 3250 East Sahara Avenue, in Zoning Districts R-1 and R-2 (under Resolution of Intent to C-2).
16. V-24-86 Application of GEORGEI SAVOY, ET AL. for a Variance to allow a group care home for seven (7) elderly adults with a resident caretaker at 4212 Cory Place, and a group care home for six (6) elderly adults with a resident caretaker at 4307 Cory Place, where such use is not permitted, in Zoning District R-1.

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17. V-25-86 Application of JAMES AND DONA-MAE HENRIE for a Variance to allow a detached accessory building (aluminum canopy for motor home) to be constructed in the side yard 1 foot from the north side property line, where such a detached accessory structure is not permitted, on property located at 1127 Darmak Drive, in Zoning District R-1.
18. V-26-86 Application of SAN TROPEZ MALL PROPERTIES INC. for a Variance to allow a commercial use in conjunction with a planned unit development, including health club, golf pro shop, coffee/sandwich shop, barber/beauty shop and convenience market, on property generally located on the north side of Vegas Drive between Comstock Drive and Tonopah Drive, in Zoning District R-E (under Resolution of Intent to R-PD8).
19. V-27-86 Application of SUNKIST SERVICE COMPANY (DBA METROPOLITAN DEVELOPMENT COMPANY) for a Variance to allow detached garages in the front yard where such detached accessory buildings are not permitted, on property generally located on the south side of Lake Mead Boulevard between Lorenzi Boulevard and Torrey Pines Boulevard, in Zoning District N-U, proposed R-CL.
20. V-28-86 Application of METROPOLITAN DEVELOPMENT COMPANY for a Variance to allow detached garages in the front yards where such detached accessory structures are not permitted, on property generally located on the north side of Smoke Ranch Road between Lorenzi Boulevard and Torrey Pines Boulevard, in Zoning District N-U (under Resolution of Intent to R-CL).
21. V-29-86 Application of ROY UWE HORN for a Variance to allow an accessory building and the keeping of horses on a property without a main dwelling, where such accessory uses are not permitted, on property located at 5050 North Lorenzi Boulevard in Zoning District R-E.

S U P P L E M E N T A L

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1. U-23-86(HO)
HOME OCCUPATION PERMIT
Application of JOHN AND MARGARET MURTAGH for a Home Occupation Use Permit to allow a consulting business and business card distributing business on property located at 4009 Rhonda Drive, in Zoning District R-E.
2. U-24-86(HO)
HOME OCCUPATION PERMIT
Application of CARMEN C. SIMPSON, ET AL. for a Home Occupation Use Permit to allow a graphics/craft design business on property located at 524 North 9th Street, in Zoning District R-2.
3. U-25-86(HO)
HOME OCCUPATION PERMIT
Application of KEITH HALL for a Home Occupation Use Permit to allow a mail order business on property located at 12 Sycamore Lane in Zoning District R-1.
4. U-26-86(HO)
HOME OCCUPATION PERMIT
Application of CINDY AND JERRY BOWMAN for a Home Occupation Use Permit to allow a business making stained glass artwork on property located at 4332 Rosebud Circle, in Zoning District R-1.
5. U-27-86(HO)
HOME OCCUPATION PERMIT
Application of ARTHUR J. SMITH for a Home Occupation Use Permit to allow a business making leaded stained glass on property located at 6532 Romance Circle, in Zoning District R-1 (under Resolution of Intent to R-CL).
6. U-28-86(HO)
HOME OCCUPATION PERMIT
Application of THOMAS GONZALEZ, JR. for a Home Occupation Use Permit to allow a brokerage business for the sale of electrical equipment and metal and wood refinishing on property located at 4201 San Angelo Avenue, in Zoning District R-1.
7. U-74-81
PLOT PLAN REVIEW
Application of EVANGELICAL FREE CHURCH OF LAS VEGAS for a Plot Plan Review to allow a 10 foot x 35 foot trailer, to be used as a pastor's office, for a three-year period, on property located at 1251 Robin Street in Zoning District R-1.

29-233-207
4: 986-3-27

AGENDA

ANNOTATED & FINAL MINUTES

City of Las Vegas

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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:

- Carole Sorensen, Chairman - Present
- Bonnie Juniel - Excused
- Robert Bugbee - Present
- Keith Ashworth, V.Chairmman - Present
- Frank Dixon - Present

ANNOUNCEMENTS:

Satisfaction of Open Meeting Law

STANDARD CONDITIONS:

ALL AGENDA ITEMS SHALL BE SUBJECT TO THE FOLLOWING:

Variance and Use Permit Applications:

- (1) Conformance to the plot plan and elevations.
- (2) Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler system shall be cause for revocation of a business license.
- (3) Submittal of a landscaping plan prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
- (4) All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.

Chairman Sorensen called the meeting to order.

STAFF PRESENT

- Rick Williams, Chief of 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.

Rick Williams announced standard conditions were listed on the agenda.

Nevada State Library

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Documents Section

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

- (5) Satisfaction of City Code requirements and design standards of all City departments.
- (6) Approval of the parking and driveway plans by the Traffic Engineer.
- (7) Repair any damage to the existing street improvements resulting from this development as required by the Division of Land Development of the Department of Community Planning and Development.
- (8) Provision of fire hydrants and water flow as required by the Department of Fire Services.

Home Occupation Applications:

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

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).

Chairman Sorensen read the appeal requirements.

MINUTES:

Approval of the Minutes for the February 27, 1986 Board of Zoning Adjustment Meeting.

BUGEE
APPROVED
Unanimous
(Juniel & Dixon excused)

(19:31 - 19:32)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

ABEYANCE ITEM:

1. V-8-86 - JIM DIONISOTIS

Application of JIM DIONISOTIS for a Variance to allow an existing duplex 6 from the rear property line where 15' is required and to allow an addition to be built 14.5' from the front property line where 20' is required on property located at 628 Bell Drive, in Zoning District R-1.

Staff Recommends APPROVAL, subject to:

- 1. Conformance to the plot plan.
- 2. A maximum of two units be allowed on this property.

PROTESTS: 4

APPROVALS: 1

NEW BUSINESS:

1. U-18-86(HO) - B.H.P. DEVELOPMENT ON BEHALF OF JOHN S. KENDRA

Application of B.H.P. DEVELOPMENT ON BEHALF OF JOHN S. KENDRA for a Home Occupation Use Permit to allow a mail order business on property located at 3001 Lake East Drive, Apartment 1147, in Zoning District R-PD23.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous

(Juniel and Dixon excused)

Rick Williams presented the plot plan. He stated the owner had assured staff the the proposed aditions were only to expand the existing duplex and not to create new rental units. The duplex use wa allowed by a previous variance in 1983. Only the corner of the new addition will extend into the front setback area. Staff recommended approval.

Jim Dionisotis appeared on behalf of the application.

No one appeared in opposition.

(19:32 - 19:35)

BUGBEE

APPROVED Item 1, Items 1, 3, 4, 5 and 6 under Supplemental Agenda, subject to staff's condition.

Unanimous

(Juniel & Dixon excused)

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

The applicant was present.

(19:36 - 19:38)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

2. V-74-85 - FLORENCE MURPHY ON BEHALF OF WAYNE E. CHAMPLIN - SIX-MONTH REVIEW

Required six months Review of an approved Variance for FLORENCE MURPHY ON BEHALF OF WAYNE E. CHAMPLIN to allow the outside storage of Mr. Champlin's 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 APPROVAL, with no further review unless a complaint is received regarding this use.

BUGBEE

APPROVED as recommended by staff.

Unanimous

(Juniel & Dixon excused)

Rick Williams stated that staff had not received any complaints regarding this use since the Variance was originally approved and that the use has been in compliance with all of the conditions of approval. Staff recommended approval, with no further review unless a complaint is received regarding this use.

Wayne Champlin appeared on behalf of the application.

(19:41 - 19:43)

3. U-16-86 - FREMONT WEST SHOPPING CENTER

Application of FREMONT WEST SHOPPING CENTER for a Special Use Permit to allow gasoline sales (in conjunction with a convenience store) on property located at the northeast corner of Jones Boulevard and Lake Mead Boulevard, in Zoning District R-3 (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

2. Standard conditions 2 through 8.

PROTESTS: None

ASHWORTH

APPROVED, subject to staff's conditions.

Unanimous

(Juniel & Dixon excused)

Rick Williams presented the plot plan. He stated this was a normal use together with a convenience store. Staff recommended approval.

Tom Greenland appeared on behalf of the application.

No one appeared in opposition.

(19:43 - 19:44)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

4. V-16-86 - RONALD C. VINCI ON BEHALF OF LAS VEGAS HONDA

Application of RONALD C. VINCI ON BEHALF OF LAS VEGAS HONDA for a Variance to allow two on-premise ground signs fronting on Sahara Avenue; where only one is permitted, on property located at 1700 East Sahara Avenue, in Zoning District C-2.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plans and elevation.

PROTESTS: NONE

BUGBEE

APPROVED, subject to staff's condition.
Unanimous
(Juniel & Dixon excused)

Rick Williams presented the plot plan. He stated a variance for the sign had been granted in 1981, however, it was never constructed and the variance expired. Staff recommended approval.

Pat McGuire appeared on behalf of the application.

No one appeared in opposition.

(19:44 - 19:46)

5. U-19-86 - LUDIE MAE McCURDY

Application of LUDIE MAE McCURDY for a Special Use Permit to allow a church on property located at 952 Balzar Avenue, in Zoning District R-2.

Staff recommends APPROVAL, subject to:

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

PROTESTS: 1

ASHWORTH

APPROVED, subject to staff's conditions.
Unanimous
(Juniel & Dixon excused)

Rick Williams presented the plot plan. He stated this use was not out of character with the existing and proposed land uses in the area. Staff recommended approval.

Ludie McCurdy appeared on behalf of the application.

No one appeared in opposition.

(19:46 - 19:48)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

6. V-17-86 - NEWPORT INVESTMENT ASSOCIATES

Application of NEWPORT INVESTMENT ASSOCIATES for a Variance to allow a motorcycle dealership which is not permitted: and to allow outside display for a maximum of ten motorcycles, on property located at 4505 West Sahara Avenue, in Zoning District C-1.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.
2. No test riding of recreational vehicles of any type shall be permitted outside the building.
3. All maintenance work shall be performed in the enclosed building. The access door shall be kept closed to protect the adjacent properties from offensive noise.
4. The outside display area shall be limited to the 10'x24' concrete pad located at the northeast corner of the commercial shopping center complex.
5. A maximum of six motorcycles may be displayed outside the building at any one time.
6. No outside storage of used motorcycles or parts shall be permitted.

PROTESTS: 1

BUGBEE

APPROVED, subject to staff's conditions except condition No. 5 shall be amended to read 10 motor vehicles and to be allowed to display as presented on applicant's plot plan, and additional condition that the hours of display be from 8 A.M. to 8 P.M.

Unanimous

(Juniel & Dixon excused)

Rick Williams presented the plot plan. He stated this was a normal shopping center with two building pads in front and a row of shops to the rear of the site. The contractor and owner were aware that this was a C-1 zone and all uses permitted in this zone have to be within the interior of an enclosed building. This proposal could adversely impact adjacent properties. Staff recommended denial.

Mark Vanderburgh appeared on behalf of the application. He stated they wanted to display 10 motorcycles in front of their ski shop.

Chuck White appeared on behalf of the application. He stated that there was C-2 zoning on Sahara with car dealerships.

Bill Hammon appeared on behalf of the application. He stated that all services would be done inside.

No one appeared in opposition.

(19:48 - 19:57)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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PHONE 386-6301

BOARD ACTION

7. V-18-86 - FRANK E. SCOTT, ET AL

Application of FRANK E. SCOTT, ET AL. for a Variance to allow wholesale storage and sales in conjunction with a proposed retail store, on property generally located on the west side of Highland Drive, between Alta Drive and the Oran K. Gragson Highway, in Zoning District C-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Provide additional landscaping within the interior of the parking rows as required by the Department of Community Planning and Development.
3. Installation of a 6 foot high block wall along the north and west property lines.
4. The installation of a block wall to screen the trash areas and loading areas.
5. Standard conditions 2 through 8.

PROTESTS: NONE

BUGBEE
APPROVED, subject to staff's conditions.
Unanimous
(Juniel & Dixon excused)

Rick Williams presented the plot plan. He stated that although wholesale storag is not normally permitted in a C-1 zone, there seems to be some justification for allowing a certain amount of this activity considering the industrial zoning that exists on the east side of Highland. The apartments to the west should provide some buffer to the single family homes so that the trucking and loading/unloading activities relating to this use would not create problems for the residential occupants. Staff recommended approval.

Frank E. Scott appeared on behalf of the application. He stated that this was a new company and would create about 135 jobs.

Craig Jelly, Vice-President of Cosco Wholesale, appeared on behalf of the application.

No one appeared in opposition.

(19:57 - 20:02)

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8. U-20-86 - HOMESITE BAPTIST CHURCH

Application of HOMESITE BAPTIST CHURCH for a Special Use Permit to allow operation of a day care nursery for children ages two (2) through six (6), from 7 A.M. to 6 P.M., six (6) days a week (Monday through Saturday), on property located at 2413 East Cedar Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: NONE

APPROVALS: 1

ASHWORTH
APPROVED, subject to staff's condition.
Unanimous
(Juniel & Dixon excused)

Rick Williams presented the plot plan. He stated this was a normal use in conjunction with a church operation and staff did not foresee any problems with this use at this location. Staff recommended approval.

Bob Marrssette appeared on behalf of the application.

No one appeared in opposition.

(20:02 - 20:05)

9. V-19-86 - GERALD E AND PATRICIA C. SNIDER

Application of GERALD E. AND PATRICIA C. SNIDER for a Variance to allow a room addition to the existing home to be attached to an existing garage which is 5 feet from the rear property line where 15 feet is required and 5 feet from the west side property line where 8 feet is required, on property located at 1820 Bracken Avenue, in Zoning District R-1.

BUGBEE
ABEYANCE until the 4/24/86 meeting.
Unanimous
(Juniel & Dixon excused)

The applicant was not present

(19:35 - 19:36)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

10. V-20-86 - DAVID C. AND PHYLLIS D. DALE

Application of DAVID C. AND PHYLLIS D. DALE for a Variance to allow a freelance photography business, including the advertising of the home phone and address, where such use is not permitted, on property located at 908 Eugene Cernan Street, in Zoning District R-1.

Staff recommends DENIAL, if approved, subject to:

1. Conformance to the plot plan.
2. This business shall conform to all other restrictions governing Home Occupations.

PROTESTS: 3 on record
1 appeared

ASHWORTH

APPROVED, subject to staff's conditions.

Unanimous

(Juniel excused)

Rick Williams presented the application. He stated that if this proposed variance were to be granted there would be no way of controlling how much business he actually did in his home. This proposal is not consistent with the intent of the R-1 zoning classification and would adversely impact adjacent properties. Staff recommended denial.

David Dale appeared on behalf of the application. He stated he worked for agencies and that occasionally someone would come to his home. He stated he photographed displays for businesses. He claimed he would not be creating any traffic problems as no large delivery trucks or very many customers would be coming to his home as most of business was done away from home.

John Everely, 829 Eugene Cernan, appeared in opposition. He objected to a business in his area and the traffic it would cause.

(20:05 - 20:13)

11. V-21-86 - H. S. SERVICE CORPORATION, A SUBSIDIARY OF NEVADA SAVINGS

Application of H. S. SERVICE CORPORATION, A SUBSIDIARY OF NEVADA SAVINGS, for a Variance to allow a 301 unit apartment project (redevelopment of the existing complex) and to provide 113 parking spaces where 301 parking spaces are required on property located at 1600 South Main Street, in Zoning District C-2.

Staff recommends APPROVAL of the 301 apartments, but DENIAL of the Variance of the parking deficiency; if approved, subject to:

1. Standard conditions 1 through 8.

PROTESTS: 1 on record
1 appeared

BUGBEE

APPROVED as requested with staff's conditions.

Unanimous

(Juniel excused)

Rick Williams presented the plot plan. He stated that non-conforming regulations were introduced into the code to eventually eliminate problems inherent in developments that were constructed under the standards of the previous zoning laws. The code now reads one parking space for each studio or one bedroom unit. This was the result of parking problems encountered in projects with less than this amount. Staff recommended approval of the 301 apartments, but denial of the Variance on the parking deficiency.

Kenny Gwinn appeared on behalf of the application. He stated that it was less expensive to tear the existing structure down and put up a new one rather than repair the old one. If he repaired the existing structure, he would not need a variance.

BOARD OF ZONING ADJUSTMENT

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BOARD ACTION

11. V-21-86 - H. S. SERVICE CORPORATION, A
SUBSIDIARY OF NEVADA SAVINGS (Continued)

Linda Slayton appeared in opposition. She stated that the application had no control of the property as to whether it should be repaired or rebuilt and they were only the financial institutio and the owners were in litigation.

A date will be set for a public hearing at the 4/2/86 City Council meeting.

The public hearing will be at the 4/16/86 City Council meeting.

(20:13 - 20:22)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

12. U-21-86 - STEVE ALLEN, TRUSTEE, ON BEHALF OF BILLY D. HIGGINS

Application of STEVE ALLEN, TRUSTEE, ON BEHALF OF BILLY D. HIGGINS for a Special Use Permit to allow a Class 111 Secondhand Dealer (purchase and sale of used appliances) in conjunction with a permitted appliance repair operation on property located at 4241-I West Charleston Boulevard, in Zoning District C-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. The sale of the secondhand appliances shall not exceed 25% of the gross sales of the business during any six month period.

PROTESTS: NONE

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous

(Juniel excused)

Rick Williams presented the application. He stated the proposal would not adversely affect adjacent properties. Staff recommended approval.

Billy Higgins appeared on behalf of the application.

No one appeared in opposition.

A public hearing date will be set at the 4/2/86 City Council meeting.

The public hearing will be held on the 4/16/86 City Council meeting.

(20:22 - 20:25)

13. V-22-86 - HERBERT J. AND MARY JANE KOCHMAN

Application of HERBERT J. AND MARY JANE KOCHMAN for a Variance to allow a group care home for six (6) elderly adults and a resident manager in each of three existing apartment buildings on property located at 4220, 4224 and 4228 East Stewart Avenue, in Zoning District R-3.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: NONE

DIXON

APPROVED, subject to staff's condition.

Unanimous

(Juniel excused)

Rick Williams presented the plot plan. He stated that there is a number of criteria upon which staff evaluates these types of uses. In this case, much of the area has been developed in apartments and the facility does front Stewart Avenue which is a major street. Staff feels that all the requirements have been adequately addressed in this proposal and, therefore, recommended approval.

Herbert Kochman appeared on behalf of the application.

No one appeared in opposition.

(20:25 - 20:28)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

14. U-22-86 - DEL B. AND MARY P. GRAM ON BEHALF OF UNITY BAPTIST CHURCH

Application of DEL B. AND MARY P. GRAM ON BEHALF OF UNITY BAPTIST CHURCH for a Special Use Permit to allow construction of a church on property generally located on the southeast corner of Marion Drive and Diamond Head Drive, in Zoning District R-E (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to;

1. Installation of landscaping within the interior of the parking area as required by the Department of Community Planning and Development.
2. Installation of a 6 foot high block wall along the east and south property line as required by the Department of Community Planning and Development.
3. Standard conditions 1 through 8.

PROTESTS: 1

APPROVALS: 1 appeared
Petition with 151 signatures

15. V-23-86 - GARY W. HANNA

Application of GARY W. HANNA for a Variance to allow three freestanding on-premise pole signs where only one is permitted, on property located at 3250 East Sahara Avenue, in Zoning Districts R-1 and R-2 (under Resolution of Intent to C-2).

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.

PROTESTS: NONE

ASHWORTH

APPROVED, subject to staff's conditions.

Unanimous

(Juniel excused)

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

Del Cram appeared on behalf of the application.

Reverend Harris appeared on behalf of the application. He presented the Board with a petition with 151 signatures in favor of the application.

Don Wells, 4629 Kathleen Court, appeared in favor.

Michele Sears appeared in opposition. She objected to the traffic this would bring into the neighborhood.

(20:28 - 20:36)

BUGBEE

APPROVED, subject to staff's condition.

Unanimous

(Juniel excused)

Rick Williams presented the plot plan. He stated the proposed car dealership had a total of 521 feet of frontage along Sahara Avenue. They will have three signs, each about 200 feet apart but only one is permitted and the other two will require a variance. This is not an unusual situation in a new car dealership and is not out of character with other commercial uses in the area. Staff recommended approval.

Pat McGuire appeared on behalf of the application.

No one appeared in opposition.

(20:36 - 30:37)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

ITEM

BOARD ACTION

16. V-24-86 - GEORGEI SAVOY, ET AL

Application of GEORGEI SAVOY, ET AL. for a Variance to allow a group care home for seven (7) elderly adults with a resident caretaker at 4212 Cory Place, and a group care home for six (6) elderly adults with a resident caretaker at 4307 Cory Place, where such use is not permitted, in Zoning District R-1.

Staff recommends DENIAL.

PROTESTS: 21 on record
3 appeared
27 in audience
1 letter presented

17. V-25-86 - JAMES AND DONA-MAE HENRIE

Application of JAMES AND DONA-MAE HENRIE for a Variance to allow a detached accessory building (aluminum canopy for motor home) to be constructed in the side yard 1 foot from the north side property line, where such a detached accessory structure is not permitted, on property located at 1127 Darmak Drive, in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.

PROTESTS: NONE

APPROVALS: 1

BUGBEE
DENIED
Motion carried with Dixon voting "no" and Juniel excused)

Rick Williams presented the plot plan. He stated the zoning ordinance allows a person or family residing in a single family residence to rent rooms and/or provide table board for up to three additional persons as an incidental use to the permitted single family use. As the applicant wishes to convert a single family dwelling into an elderly care facility, this is not an incidental use but is a complete change of use. These properties are located well within the interior of this subdivision and are served only by a minor neighborhood street. This request would set a precedent which could result in more change. Staff recommended denial.

George Savoy appeared on behalf of the application. He stated he just wanted to give a home to elderly people and that there would be a resident nurse in both facilities. He stated they would not have cars so that it would not impact the area. He presented a list of names of people in the area who were in favor of his application.

Protestants:

Glen Elder, 4325 Cory, appeared. He objected to the traffic being increased.

Fred Holton, 4225 Cory, appeared. He objected to the parking problem this would create.

Clayton Dixon, 4200 Cory appeared. He objected to the traffic hazard this would create. He presented the Board with a letter from Ruth Forsyth, 4206 Cory, in opposition.

(20:37 - 20:54)

ASHWORTH
APPROVED, subject to staff's condition. Unanimous
(Juniel excused)

Rick Williams presented the plot plan. He stated the application does not address any unusual circumstances to warrant a variance. Staff recommended denial.

Betty Cohen appeared on behalf of the application. She stated there was no way the motor home could be placed anywhere else on the property.

No one appeared in opposition.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

18. V-26-86 - SAN TROPEZ MALL PROPERTIES, INC.

Application of SAN TROPEZ MALL PROPERTIES INC. for a Variance to allow a commercial use in conjunction with a planned unit development, including health club, golf pro shop, coffee/sandwich shop, barber/beauty shop and convenience market, on property generally located on the north side of Vegas Drive between Comstock Drive and Tonopah Drive, in Zoning District R-E (under Resolution of Intent to R-PD8).

Staff recommends APPROVAL, subject to:

1. No advertising shall be allowed except for wall signs which are located on the commercial building.
2. Commercial occupancy shall not be permitted until the first phase of residential development is completed.
3. Standard conditions 1 through 8.

PROTESTS: NONE

19. V-27-86 - SUNKIST SERVICE COMPANY (DBA METROPOLITAN DEVELOPMENT COMPANY)

Application of SUNKIST SERVICE COMPANY (DBA METROPOLITAN DEVELOPMENT COMPANY) for a Variance to allow detached garages in the front yard where such detached accessory buildings are not permitted, on property generally located on the south side of Lake Mead Boulevard between Lorenzi Boulevard and Torrey Pines Boulevard, in Zoning District N-U, proposed R-CL.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Standard conditions 5, 6 and 7.

PROTESTS: NONE

DIXON
APPROVED, subject to staff's conditions.
Unanimous
(Juniel excused)

Rick Williams presented the application. He stated the original variance for this property expired on May 5, 1985. This development is to be a closed project with limited access granted only to the occupants and their friends, so the commercial uses proposed are to serve only the occupants of this project. Staff recommended approval.

James Comita appeared on behalf of the application.

Gwen Coleman, 1816 N. Lunie Drive, appeared. She wanted to know when the project would be started.

(20:58 - 21:01)

ASHWORTH
APPROVED, subject to staff's conditions.
Unanimous
(Juniel excused)

Rick Williams presented the plot plan. He stated that under this concept the detached accessory structure had been aesthetically treated to make it appear as though it were a part of, and certainly closely related with, the single family dwelling to be constructed on the same site. This proposal would not adversely impact adjacent properties. Staff recommended approval.

G. C. Wallace appeared on behalf of the application.

No one appeared in opposition.

(21:01 - 21:04)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

PHONE 386-6301

BOARD ACTION

20. V-28-86 - METROPOLITAN DEVELOPMENT COMPANY

Application of METROPOLITAN DEVELOPMENT COMPANY for a Variance to allow detached garages in the front yards where such detached accessory structures are not permitted, on property generally located on the north side of Smoke Ranch Road between Lorenzi Boulevard and Torrey Pines Boulevard, in Zoning District N-U (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plans and elevations.
- 2. Standard conditions 5, 6 and 7.

PROTESTS: NONE

DIXON
APPROVED, subject to staff's conditions.
Unanimous
(Juniel excused)

Rick Williams stated this request was identical to the preceding item. Staff recommended approval.

G. C. Wallace appeared on behalf of the application.

No one appeared in opposition.

(21:04 - 21:05)

21. V-29-86 - ROY UWE HORN

Application of ROY UWE HORN for a Variance to allow an accessory building and the keeping of horses on a property without a main dwelling, where such accessory uses are not permitted, on property located at 5050 North Lorenzi Boulevard in Zoning District R-E.

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan.
- 2. This use is restricted to the keeping of the applicant's personally-owned horses and the storage of related accessory equipment.

PROTESTS: NONE

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

Rick Williams presented the plot plan. He stated this was a 27 acre parcel and surrounded by R-E zoning. The applicant wishes to locate the corral and accessory structure approximately 200 feet from both the north and south property lines and 300 feet from the west property line. Staff feels because of the large setback, there is some justification to warrant consideration of this request and, therefore, recommended approval.

William Zeigler, Atty., and Wayne Salaeti appeared on behalf of the application.

No one appeared in opposition.

(21:05 - 21:10)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

SUPPLEMENTAL AGENDA

1. U-23-86(HO) - JOHN AND MARGARET MURTAGH

Application of JOHN AND MARGARET MURTAGH for a Home Occupation Use Permit to allow a consulting business and business card distributing business on property located at 4009 Rhonda Drive, 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, Items 1, 3, 4, 5 and 6 under Supplemental Agenda, subject to staff's condition.

Unanimous

(Juniel & Dixon excused)

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

The applicant was present.

(19:36 - 19:38)

2. U-24-86(HO) - CARMEN C. SIMPSON, ET AL

Application of CARMEN C. SIMPSON, ET AL. for a Home Occupation Use Permit to allow a graphics/craft design business on property located at 524 North 9th Street, in Zoning District R-2.

BUGBEE

ABEYANCE until 4/24/86 meeting.

Unanimous

(Juniel & Dixon excused)

Applicant not present

(19:38 - 19:39)

3. U-25-86(HO) - KEITH HALL

Application of KEITH HALL for a Home Occupation Use Permit to allow a mail order business on property located at 12 Sycamore Lane 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, Items 1, 3, 4, 5 and 6 under Supplemental Agenda, subject to staff's condition.

Unanimous

(Juniel & Dixon excused)

The applicant was present.

(19:36 - 19:38)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

4. U-26-86(HO) - CINDY AND JERRY BOWMAN

Application of CINDY AND JERRY BOWMAN for a Home Occupation Use Permit to allow a business making stained glass artwork on property located at 4332 Rosebud Circle, 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, Items 1, 3, 4, 5 and 6 under Supplemental Agenda, subject to staff's condition.

Unanimous

(Juniel & Dixon excused)

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

The applicant was present.

(19:36 - 19:38)

5. U-27-86(HO) - ARTHUR J. SMITH

Application of ARTHUR J. SMITH for a Home Occupation Use Permit to allow a business making leaded stained glass on property located at 6532 Romance Circle, in Zoning District R-1 (under Resolution of Intent to R-CL).

Staff recommends APPROVAL, subject to;

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

BUGBEE

APPROVED Item 1, Items 1, 3, 4, 5 and 6 under Supplemental Agenda, subject to staff's condition.

Unanimous

(Juniel & Dixon excused)

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

The applicant was present.

(19:36 - 19:38)

6. U-28-86(HO) - THOMAS GONZALEZ, JR.

Application of THOMAS GONZALEZ, JR. for a Home Occupation Use Permit to allow a brokerage business for the sale of electrical equipment and metal and wood refinishing on property located at 4201 San Angelo 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, Items 1, 3, 5, 5 and 6 under Supplemental Agenda, subject to staff's condition.

Unanimous

(Juniel & Dixon excused)

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

The applicant was present.

(19:36 - 19:38)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

7. U-74-81 - EVANGELICAL FREE CHURCH OF LAS VEGAS - PLOT PLAN REVIEW

Application of EVANGELICAL FREE CHURCH OF LAS VEGAS for a Plot Plan Review to allow a 10 foot x 35 foot trailer, to be used as a pastor's office, for a three-year period, on property located at 1251 Robin Street in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan amended to relocate the portable office structure to the west of the existing portable classrooms.
2. Application is approved for three years and will expire on March 27, 1989.

ASHWORTH
APPROVED, subject to staff's conditions.
Unanimous
(Juniel & Dixon excused)

Rick Williams stated that although staff has no objection to allowing the placement of this temporary office for the requested three years, staff feels it would be better placed to the west of the existing portable classroom structure which would put it about another 110 feet further away from Robin Street and would be hidden behind the portable classroom structure. Staff recommended approval.

Warren Clair appeared on behalf of the application.

(19:39 - 19:41)

MEETING ADJOURNED AT 9:10 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR