

29-633-207
5:986-5-22

AGENDA

MAY 22, 1986

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

Nevada State Library

MAY 23 1986

Documents Section
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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 April 24, 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 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.
 - (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 Land Development Division 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.

NEW BUSINESS:

- 1. U-33-86(HO) Application of MARGARITA RIVERA for a Home Occupation Use Permit to allow an entertainment-related business consisting of the arranging of music and acts, and the design and making of costumes, on property located at 6801 War Eagle Circle, in Zoning District R-1.
HOME OCCUPATION PERMIT

- 2. U-37-86(HO) Application of CLEO ANNA VORCE for a Home Occupation Use Permit to allow making of tole painted art work on property located at 428 Bolsa Drive, in Zoning District R-1.
HOME OCCUPATION PERMIT

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May 22, 1986

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

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|-------------------------------------|---|
| 3. V-20-85

REVIEW | Required six months' review of an approved Variance for VERA MURPHY which allowed a rest home with resident caretaker for six elderly ambulatory persons, on property located at 4618 Kay Place, in Zoning District R-1. |
| 4. V-50-83

EXTENSION OF TIME | Application of LLOYD E. HARRIS for an Extension of Time on an approved Plot Plan Review which allowed a 10,200 square foot addition to an approved commercial printing operation located at 1201 Arville Street, in Zoning District R-E (under Resolution of Intent to P-R). |
| 5. V-45-86 | Application of RONALD AND CAROL TAYLOR ON BEHALF OF EDNA M. PERKINS for a Variance to allow a group care facility for five elderly adults or four mentally handicapped ambulatory persons, with twenty-four (24) hour supervision, on property located at 304 Norlen Street (between Austin Avenue and Avalon Avenue, in Zoning District R-1. |
| 6. V-46-86 | Application of SHIRLEY E. BAILEY for a Variance to allow a room addition and patio cover 6'9" from the rear property line where 15 feet is required, on property located at 4408 Galaxy Avenue (located between Fontenielle Street and Aquarius Drive), in Zoning District R-1. |
| 7. V-47-86 | Application of RICHARD J. DALE for a Variance to allow a detached accessory structure (garage) to be 1.5 feet higher than the main dwelling where accessory structures are not allowed to exceed the height of the residence, on property located at 3744 Colfax Court, in Zoning District R-PD6. |
| 8. V-48-86 | Application of METROPOLITAN DEVELOPMENT COMPANY for a Variance to allow detached garages in the front yard area where such detached structures are not permitted, and to allow 10 foot total side yard setbacks where a total of 14 feet is required (minimum 5 feet each side) on property located north of Stewart Avenue between Nellis Boulevard and Marion Avenue, in Zoning District R-1. |
| 9. V-49-86 | Application of ROBERT W. AND SALLY A. MADSEN for a Variance to allow a general contractor's business office to be located within the single family dwelling on property located at 1401 Briarcreek Circle, in Zoning District R-CL. |
| 10. U-34-86 | Application of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for a Special Use Permit to allow a senior citizen day care center and office space for the State of Nevada Division of Aging Services, within a community building in a proposed senior citizen apartment project, on property located south of Mesquite Avenue between Maryland Parkway and Tenth Street, in Zoning District R-2 (a portion of which is under Resolution of Intent to R-3). |

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11. U-35-86 Application of CACTUS MOUNTAIN, INC. for a Special Use Permit to allow minor automotive repair in conjunction with a proposed retail tire store, on property located on the north side of Charleston Boulevard between Upland Boulevard and Mohawk Street, in Zoning District R-1 (under Resolution of Intent to C-1).
12. V-50-86 Application of MAYFLOWER CONSTRUCTION COMPANY for a Variance to allow a restaurant with 104 parking spaces where 184 spaces are required, on property generally located on the east side of Decatur Boulevard, 200 feet north of Oakey Boulevard, in Zoning Districts R-1 and R-3 (under Resolution of Intent to C-1).
13. U-36-86 Application of LAS VEGAS RESCUE MISSION for a Special Use Permit to allow a thrift store in conjunction with the existing family shelter, on property located at 614 "E" Street (between Bonanza Road and Wilson Avenue), in Zoning District R-4.
14. V-51-86 Application of ALAN WAYNE DATTGE for a Variance to allow an attached carport 10 feet from the front property line where 20 feet is required, with an eave overhang 8'5" from the front property line where 17 feet is required; and to allow a room addition and attached patio cover 12' from the south side property line where 15 feet is required, with a fireplace 10 feet from the side property line where 13 feet is required and an eave overhang 10'6" from the side property line where 12 feet is required; on property located at 1278 South Eighth Street (on the northwest corner of Franklin Avenue and Eighth Street), in Zoning District R-1.
15. V-22-86. Application of HERBERT J. AND MARY JANE KOCHMAN for a Variance to allow an adult care home for six (6) elderly or mentally handicapped or physically impaired, ambulatory persons, with 24 hour supervision by a resident manager in each of the existing apartment buildings, on property located at 4220, 4224 and 4228 East Stewart Avenue, in Zoning District R-3.

REFERRED
BACK BY
CITY COUNCIL

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

AGENDA

MAY 22, 1986

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

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COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

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1. U-38-86(HO) Application of NANCY COLEN for a Home Occupation
HOME OCCUPATION Use Permit to allow flower arranging on property
PERMIT located at 4213 Orion Avenue, in Zoning District
R-1.

 2. U-40-86(HO) Application of PHILLIP E. SCHMAUDER for a Home
HOME OCCUPATION Occupation Use Permit to allow the design and sale
PERMIT of computer software on property located at 6154
O'Bannon Drive, in Zoning District R-PD5.

 3. U-41-86(HO) Application of GAYLE E. DARNTON for a Home Occupation
HOME OCCUPATION Use Permit to allow an independent transcribing
PERMIT service on property located at 6204 Espinosa Avenue,
in Zoning District R-1.

 4. U-42-86(HO) Application of DORIS A. HERTEL for a Home Occupation
HOME OCCUPATION Use Permit to allow a bookkeeping, typing, and credit
PERMIT service on property located at 421 Davenport Lane,
in Zoning District R-1.

 5. V-102-84 Application of RAYMOND L. RENN for a Review of
REVIEW OF Conditions on an approved Variance which required
CONDITION the existing mobile home be relocated to the rear
yard area, and that the mobile home be removed within
one year, on property located at 6161 Donald Nelson
Avenue, in Zoning District R-E.

C.
29-133-207
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ANNOTATED & FINAL MINUTES

City of Las Vegas

MAY 22, 1986

BOARD OF ZONING ADJUSTMENT

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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	- Present
Robert Bugbee	- Present
Keith Ashworth	- Present
Frank Dixon	- Excused

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

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JUN 24 1986
Documents Section

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.

Chairman Sorensen announced standard conditions were listed on the agenda.

BOARD OF ZONING ADJUSTMENT

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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).

MINUTES:

Approval of the Minutes for the April 24, 1986 Board of Zoning Adjustment Meeting.

NEW BUSINESS:

1. U-33-86(HO) - MARGARITA RIVERA

Application of MARGARITA RIVERA for a Home Occupation Use Permit to allow an entertainment-related business consisting of the arranging of music and acts, and the design and making of costumes, on property located at 6801 War Eagle Circle, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

Chairman Sorensen read the appeal requirements into the record.

JUNIEL
APPROVED
Unanimous
(Dixon excused)

(19:34 - 19:35)

BUGBEE
APPROVED Items 1 & 2 and Items 1 through 4 on the Supplemental Agenda, subject to staff's condition.
Unanimous
(Dixon excused)

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

The applicant was present.

(19:35 - 19:37)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

2. U-37-86(HO) - CLEO ANNA VORCE

Application of CLEO ANNA VORCE for a Home Occupation Use Permit to allow making of tole painted art work on property located at 428 Bolsa Drive, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Items 1 & 2 and Items 1 through 4 on the Supplemental Agenda, subject to staff's condition.

Unanimous

(Dixon excused)

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

The applicant was present.

(19:35 - 19:37)

3. V-20-85 - VERA MURPHY - SIX-MONTH REVIEW

Required one year review of an approved Variance for VERA MURPHY which allowed a rest home with resident caretaker for six elderly ambulatory persons, on property located at 4618 Kay Place, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

1. The original conditions of approval for V-20-85.

BUGBEE

APPROVED, subject to staff's condition.

Unanimous

(Dixon excused)

Rick Williams stated staff has monitored this use and the variance has not caused any problems in the neighborhood. Staff recommends approval.

Vera Murphy appeared.

(19:37 - 19:39)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

4. V-50-83 - LLOYD E. HARRIS - EXTENSION OF TIME

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

Staff recommends APPROVAL, subject to:

1. This Extension of Time will expire on June 23, 1987.

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

Rick Williams stated this would be the applicant's fourth extension. Staff recommended approval.

Lloyd Harris appeared on behalf of the application. He stated he had to change contractors as the first one could not obtain a bond.

(19:39 - 19:42)

5. V-45-86 - RONALD AND CAROL TAYLOR ON BEHALF OF EDNA M. PERKINS

Application of RONALD AND CAROL TAYLOR ON BEHALF OF EDNA M. PERKINS for a Variance to allow a group care facility for five elderly adults or four mentally handicapped ambulatory persons, with twenty-four (24) hour supervision, on property located at 304 Norlen Street (between Austin Avenue and Avalon Avenue, in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.
2. The residential character of the property shall be preserved and the property kept in a clean and well maintained condition at all times.
3. This use is restricted to the present lesse/care provider only.
4. The licensed care provider must live on the premises.

PROTESTS: 32 on record
2 appeared

BUGBEE
APPROVED, subject to staff's conditions except condition number 4, and a six-month review.

Unanimous
(Dixon excused)

Rick Williams presented the plot plan. He stated this was a business venture and without proper controls, the single-family characteristics can be lost. Neither the owner of the property or the operator of the business will be living on the property. When a person buys or leases a home for the express purpose of operating a business, the use of the home as a single-family residence can become secondary. Staff feels the applicant's proposal could have adverse effects on nearby homes. Staff recommends denial.

Ronald Douglas Taylor, owner of the property appeared. He stated he had a maintenance service to take care of the property.

Edna Perkins appeared on behalf of the application. She stated the home was being used now and the location was suitable for the people she wanted to care for. She said that she would have someone living there to take care of these people. She presented the Board with a petition with 12 signatures in favor of the application.

Roberta Harris, 2808 Avalon Aveune, appeared in opposition. She objected to the traffic this would create.

George Van Houten, 308 Norlen Street, appeared in opposition. He objected to the sprinklers spraying water on his cars and he didn't know how to get in touch with the owner of the property.

(19:42 - 20:09)

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ITEM

BOARD ACTION

6. V-46-86 - SHIRLEY E. BAILEY

Application of SHIRLEY E. BAILEY for a Variance to allow a room addition and patio cover 6'9" from the rear property line where 15 feet is required, on property located at 4408 Galaxy Avenue (located between Fontenielle Street and Aquarius Drive), in Zoning District R-1.

Staff recommends DENIAL; if approved, subject to:

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

PROTESTS: 0

BUGBEE

APPROVED, subject to staff's conditions.

Unanimous

(Dixon excused)

Rick Williams presented the plot plan. He stated this has existed for six years and came to the attention of staff when someone called in a complaint. There are no unusual or extraordinary circumstances to warrant this variance. Staff recommends denial.

Shirley Bailey appeared on behalf of the application. She stated that her boyfriend had built the addition and since he was a contractor she assumed he had the necessary permits. She claimed they have broken up and he was the one that called in the complaint.

No one appeared in opposition.

(20:09 - 20:13)

7. V-47-86 - RICHARD J. DALE

Application of RICHARD J. DALE for a Variance to allow a detached accessory structure (garage) to be 1.5 feet higher than the main dwelling where accessory structures are not allowed to exceed the height of the residence, on property located at 3744 Colfax Court, in Zoning District R-PD6.

Staff recommends DENIAL; if approved, subject to:

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

PROTESTS: 0

ASHWORTH

APPROVED, subject to staff's conditions.

Unanimous

(Dixon excused)

Rick Williams presented the plot plan. Staff could find no unusual circumstances to warrant the variance. He stated they had received a letter from a resident who was concerned about the use of the garage. Staff recommends denial.

Richard Dale appeared on behalf of the application. He stated he needed the additional height in order to accommodate the storing of his parent's motor home.

No one appeared in opposition.

(20:13 - 20:16)

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ITEM

BOARD ACTION

8. V-48-86 - METROPOLITAN DEVELOPMENT COMPANY

Application of METROPOLITAN DEVELOPMENT COMPANY for a Variance to allow detached garages in the front yard area where such detached structures are not permitted, and to allow 10 foot total side yard setbacks where a total of 14 feet is required (minimum 5 feet each side) on property located north of Stewart Avenue between Nellis Boulevard and Marion Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

PROTESTS: 0

JUNIEL

APPROVED, subject to staff's conditions.

Unanimous

(Dixon excused)

Rick Williams presented the plot plan. He stated the detached garage was aesthetically treated to make it appear as though it were a part of the single-family dwelling. Staff recommends approval.

Charley Johnson appeared on behalf of the application.

No one appeared in opposition.

(20:16 - 20:19)

9. V-49-86 - ROBERT W. AND SALLY A. MADSEN

Application of ROBERT W. AND SALLY A. MADSEN for a Variance to allow a general contractor's business office to be located within the single family dwelling on property located at 1401 Briarcreek Circle, in Zoning District R-CL.

Staff recommends DENIAL, if approved, subject to:

1. Conformance to the plot plan.
2. Conformance to the criteria of the Home Occupation provisions.
3. Standard condition 5.

PROTESTS 0

BUGBEE

APPROVED, subject to staff's conditions and a two-year review.

Unanimous

(Dixon excused)

Rick William presented the application. He stated the proposed business may adversely affect the residential development and use of adjoining properties. Staff recommends denial.

Bob Madsen appeared on behalf of the application. He stated he only needed a place to have his license and to make and receive phone calls.

Mrs. Madsen appeared. She stated that she kept the books and took the calls.

No one appeared in opposition.

(20:19 - 20:27)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

10. U-34-86 - HOUSING AUTHORITY OF THE CITY OF LAS VEGAS

Application of HOUSING AUTHORITY OF THE CITY OF LAS VEGAS for a Special Use Permit to allow a senior citizen day care center and office space for the State of Nevada Division of Aging Services, within a community building in a proposed senior citizen apartment project, on property located south of Mesquite Avenue between Maryland Parkway and Tenth Street, in Zoning District R-2 (a portion of which is under Resolution of Intent to R-3).

Staff recommends APPROVAL, subject to:

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

PROTESTS: 0

JUNIEL

APPROVED, subject to staff's conditions.

Unanimous

(Dixon excused)

Rick Williams presented the plot plan. He stated the community building in which the state offices are to be leased will also serve the adjoining and all other Housing Authority Senior Centers. These uses are compatible with the existing land uses in this area. Staff recommends approval.

Dale Hambilton and Richard Boughan appeared on behalf of the application. Mr. Hambilton stated two buildings would be completed within the next 12 months and the entire project within the next 4 years.

Daniel Tridlat, 330 N 11th, appeared. He wanted to know the completion date.

No one appeared in opposition.

(20:27 - 20:31)

11. U-35-86 - CACTUS MOUNTAIN, INC.

Application of CACTUS MOUNTAIN, INC. for a Special Use Permit to allow minor automotive repair in conjunction with a proposed retail tire store, on property located on the north side of Charleston Boulevard between Upland Boulevard and Mohawk Street, in Zoning District R-1 (under Resolution of Intent to C-1).

Staff recommends APPROVAL, subject to:

1. Conformance to the conditions of approval of Z-6-66(31).
2. Standard conditions 1 through 8.

PROTESTS: 0

JUNIEL

APPROVED, subject to staff's conditions.

Unanimous

(Dixon excused)

Rick Williams presented the plot plan. He stated that a minor automotive repair operation request is compatible in automotive parts businesses. Staff recommended approval.

The applicant was present.

No one appeared in opposition.

(20:31 - 20:34)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

12. V-50-86 - MAYFLOWER CONSTRUCTION COMPANY

Application of MAYFLOWER CONSTRUCTION COMPANY for a Variance to allow a restaurant with 104 parking spaces where 184 spaces are required, on property generally located on the east side of Decatur Boulevard, 200 feet north of Oakey Boulevard, in Zoning Districts R-1 and R-3 (under Resolution of Intent to C-1).

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the conditions of approval of plot plan review Z-58-85 as approved by the Planning Commission on May 8, 1986.
2. Standard conditions 1 through 8.

PROTESTS: 0

13. U-36-86 - LAS VEGAS RESCUE MISSION

Application of LAS VEGAS RESCUE MISSION for a Special Use Permit to allow a thrift store in conjunction with the existing family shelter, on property located at 614 "E" Street (between Bonanza Road and Wilson Avenue), in Zoning District R-4.

Staff recommends APPROVAL, subject to;

1. Conformance to the plot plan.
2. Provisions that the parking area and driveway be paved when the thrift store use begins.
3. Standard conditions 2 through 8.

PROTESTS: 0

JUNIEL

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

Rick Williams presented the plot plan. He stated staff could not find any hardship to warrant the variance. Staff recommends denial.

Ernie Becker, Jr., appeared on behalf of the application. He stated they will be developing the rest of the property which will then resolve the parking deficiency.

No one appeared in opposition.

(20:34 - 20:38)

BUGBEE

APPROVED, subject to staff's conditions except that the applicant be given one year to start the paving of the parking area and six months to complete it.
Unanimous
(Dixon excused)

Rick Williams presented the plot plan. He stated the area has been transitioning to these kinds of uses for many years. Staff recommends approval.

David Blacksmith and Ed Compton appeared on behalf of the application. The stated they needed additional time to do the paving of the parking lot.

No one appeared in opposition.

(20:38 - 20:45)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

14. V-51-86 - ALAN WAYNE DATTGE

Application of ALAN WAYNE DATTGE for a Variance to allow an attached carport 10 feet from the front property line where 20 feet is required, with an eave overhang 8'5" from the front property line where 17 feet is required; and to allow a room addition and attached patio cover 12' from the south side property line where 15 feet is required, with a fireplace 10 feet from the side property line where 13 feet is required and an eave overhang 10'6" from the side property line where 12 feet is required; on property located at 1278 South Eighth Street (on the northwest corner of Franklin Avenue and Eighth Street), in Zoning District R-1.

Staff recommends APPROVAL of the side yard request, but DENIAL of the front yard deviation; if approved, subject to:

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

PROTESTS: 0

15. V-22-86 - HERBERT J. AND MARY JANE KOCHMAN - REFERRED BACK BY CITY COUNCIL

Application of HERBERT J. AND MARY JANE KOCHMAN for a Variance to allow an adult care home for six (6) elderly or mentally handicapped or physically impaired, ambulatory persons, with 24 hour supervision by a resident manager in each of the 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: 1

ASHWORTH

APPROVED as requested, subject to staff's conditions.

Unanimous

(Dixon excused)

Rick Williams presented the plot plan. He stated staff did not have any objection to the side yard request, but the front setback should remain a minimum of 20 feet. Staff recommends approval of the side yard request, but denial of the front yard deviation.

Alan Dattge appeared on behalf of the application. He stated he had a pool in the back yard and this was the only way he could put the carport and that there were others in the neighborhood that did not meet the 20 foot setback.

No one appeared in opposition.

(20:45 - 20:51)

BUGBEE

APPROVED, subject to staff's condition.

Unanimous

(Dixon excused)

Rick Williams presented the plot plan. He stated this item had been referred back by the City Council because the surrounding property owners had not been informed that the application also included the care of mentally handicapped and physically impaired persons in addition to the elderly. Staff recommends approval.

Herb Kochman and Barbara Platt appeared on behalf of the application. They stated they wanted the option of accommodating the various types of individuals.

No one appeared in opposition.

This item will be heard at the 6/18/86 City Council meeting.

(20:51 - 20:57)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

SUPPLEMENTAL AGENDA

1. U-38-86(HO) - NANCY COLEN

Application of NANCY COLEN for a Home Occupation Use Permit to allow flower arranging on property located at 4213 Orion Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Items 1 & 2 and Items 1 through 4 on the Supplemental Agenda, subject to staff's condition.

Unanimous

(Dixon excused)

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

The applicant was present.

(19:35 - 19:37)

2. U-40-86(HO) - PHILLIP E. SCHMAUDER

Application of PHILLIP E. SCHMAUDER for a Home Occupation Use Permit to allow the design and sale of computer software on property located at 6154 O'Bannon Drive, in Zoning District R-PD5.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Items 1 & 2 and Items 1 through 4 on the Supplemental Agenda, subject to staff's condition.

Unanimous

(Dixon excused)

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

The applicant was present.

(19:35 - 19:37)

3. U-41-86(HO) - GAYLE E. DARNTON

Application of GAYLE E. DARNTON for a Home Occupation Use Permit to allow an independent transcribing service on property located at 6204 Espinosa Avenue, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Items 1 & 2 and Items 1 through 4 on the Supplemental Agenda, subject to staff's condition.

Unanimous

(Dixon excused)

The applicant was present.

(19:35 - 19:37)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

4. U-42-86(HO) - DORIS A. HERTEL

Application of DORIS A. HERTEL for a Home Occupation Use Permit to allow a bookkeeping, typing, and credit service on property located at 421 Davenport Lane, in Zoning District R-1.

Staff recommends APPROVAL, subject to:

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

BUGBEE

APPROVED Items 1 & 2 and Items 1 through 4 on the Supplemental Agenda, subject to staff's condition.

Unanimous

(Dixon excused)

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

The applicant was present.

(19:35 - 19:37)

5. V-102-84 - RAYMOND L. RENN - REVIEW OF CONDITION

Application of RAYMOND L. RENN for a Review of Conditions on an approved Variance which required the existing mobile home be relocated to the rear yard area, and that the mobile home be removed within one year, on property located at 6161 Donald Nelson Avenue, in Zoning District R-E.

Staff recommends DENIAL; if approved, subject to:

1. Conformance to all other conditions of approval of V-102-84.

SORENSEN

APPROVED, subject to staff's conditions except the mobile home be removed one year from today.

Unanimous

(Dixon excused)

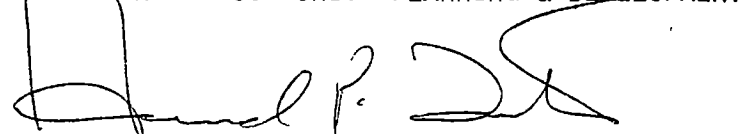
Rick Williams presented the application. He stated the applicant was supposed to move the mobile home to the rear of the property at the time the variance was approved and he has not done so. The mobile home was to be removed completely in one year. Staff recommends denial.

Raymond Renn appeared on behalf of the application. He stated the mobile home was being used by his parents who lost their home. He claimed it would take \$5,000 to move the mobile home and no one in the family had the money. He said that in a year's time he would be able to remove the mobile home and have somewhere for his parents to live.

(20:57 - 21:00)

MEETING ADJOURNED AT 9:00 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF/sl