

291-233-207
5 986-7-24

AGENDA

JULY 24, 1986

City of Las Vegas

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE
PHONE 386-6301

Page 1

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 June 26, 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.

ABEYANCE ITEMS:

- | | | |
|------------------------|--------------|---|
| 1. U-51-86 (HO) | Applicant: | ANNA MITROPANOPOULOS |
| HOME OCCUPATION PERMIT | Application: | Home Occupation Use Permit to allow a dressmaking and alteration business |
| | Location: | 1801 South Eastern Avenue |
| | Zone: | R-1 |
| 2. V-123-85 | Applicant: | CONNIE J. INMAN |
| EXTENSION OF TIME | Application: | Extension of Time on an approved Variance which allowed a general business office |
| | Location: | 608 South 8th Street |
| | Zone: | R-1 |

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NEW BUSINESS:

1. V-65-86 Applicant: CONNIE J. INMAN
 Application: Variance to allow an addition to
 an office building 18' from the
 front property line where 20' is
 required
 Location: 608 South 8th Street
 Zone: R-1
2. U-56-86 (HO) Applicant: JOHN A. BOOTHBY, JR.
 Application: Home Occupation Use Permit to
 HOME OCCUPATION allow light gunsmithing work
 PERMIT 4109 River Valley Street
 R-1
3. V-68-84 Applicant: RON WAAGMEESTER
 Application: Extension of Time on satisfying
 EXTENSION OF the conditions of an approved
 TIME Variance which allowed off-street
 parking for employees and vans
 used for the business of transporting
 handicapped, ill and convalescent
 persons where such commercial use
 is not permitted
 Location: 912 Shadow Lane
 Zone: R-E
4. U-49-86 Applicant: PAUL ROBARTS, ET AL.
 Application: Special Use Permit to allow construction
 of one single pole, center mount,
 14'x48' off-premise (billboard)
 advertising sign, 40 feet in height
 Location: 4013 West Sahara Avenue
 Zone: C-1
5. U-50-86 Applicant: LILLIAN HILDE, TRUSTEE
 Application: Special Use Permit to allow
 construction of one double pole
 20'x60' off-premise (billboard)
 advertising sign to a height of
 30 feet above the elevated Express-
 way roadway grade
 Location: 2421 East Stewart Avenue
 Zone: C-1
6. V-60-86 Applicant: LUBEN R. STOYANOV
 Application: Variance to allow a travel trailer
 to be used for a caretaker's
 residence
 Location: 2206 West Bonanza Road
 Zone: R-1 and R-E

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-
- | | | |
|-------------|--|---|
| 7. U-53-86 | Applicant:
Application:

Location:

Zone: | MARC RATNER, ET AL.
Special Use Permit to allow a Class III secondhand store for buying and selling of used jewelry
Northwest corner of Oakey Boulevard and Casino Center Boulevard
C-2 |
| 8. V-61-86 | Applicant:
Application:

Location:
Zone: | JOHN G. MINER, JR.
Variance to allow a freestanding 20'x20' carport, 5' from the side property line, where 7' is required, and 7' from the front property line where 20' is required
1032 Howard Drive
R-1 |
| 9. U-55-86 | Applicant:
Application:

Location:
Zone: | MARTIN HECHT
Special Use Permit to allow a palmistry business (fortune-telling)
411 East Fremont Street
C-2 |
| 10. V-62-86 | Applicant:
Application:

Location:
Zone: | CHRYSLER REALTY CORPORATION
Variance to allow three on-premise ground signs, where one is allowed
2100 South Decatur Boulevard
C-2 |
| 11. V-63-86 | Applicant:
Application:

Location:
Zone: | HAROLD D. ANDERSON
Variance to allow an existing carport 16'10" from front property line where 20' is required, and 2' from the north side property line where 5' is required; also to construct a storage shed 3' from the south side property line where 15' is required; also to allow an existing wall (facade) 8'9" high where 6' is the maximum allowed
216 Upland Boulevard
R-1 |
| 12. U-57-86 | Applicant:
Application:

Location:
Zone: | RICHARD D. WIEST
Special Use Permit to allow a double-faced single pole 14'x48' off-premise (billboard) advertising sign, 40 feet in height
4301 West Sahara Avenue
C-1 |
| 13. V-64-86 | Applicant:
Application:
Location:
Zone: | JAMES J. BROWN, ET AL.
Variance to allow a law office
425 South Sixth Street
R-4 |

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- | | | |
|-------------|--|---|
| 14. U-58-86 | Applicant:
Application:

Location:

Zone: | WATANA AND TIPAWAN PONGPAN
Special Use Permit to allow a
Buddhism temple with on-site
residential use for seven ministers
Generally located on Torrey Pines
Drive between Bullring Avenue and
Tropical Parkway
R-E |
| 15. U-59-86 | Applicant:
Application:

Location:

Zone: | BOB STUPAK
Special Use Permit for a patron
parking lot
South side of Philadelphia Avenue
west of Commerce Street
R-4 |
| 16. V-66-86 | Applicant:
Application:

Location:
Zone: | MARIA E. BENIZIO
Variance to allow an existing patio
cover to extend to the rear property
line where a 15' setback is required;
and to allow a group child care
home for a maximum of 12 children
5513 Deodar Drive
R-1 |
| 17. V-68-86 | Applicant:
Application:

Location:

Zone: | FLETCHER JONES
Variance to allow five new car
sale dealerships to have a total
of 16 on-premise signs (four
dealerships with three signs and
one dealership with four signs)
where seven such signs are allowed
3100, 3130, 3200, 3220 and 3230
Rancho Road
M and R-E (Under Resolution of
Intent to M) |
| 18. V-69-86 | Applicant:
Application:

Location:
Zone: | KENDALL L. AND NOLA N. MULKEY
Variance to allow two existing
patio covers (one on each side
of the existing home) to extend
to the side property lines where
a 7' setback is required on each
side; to allow an existing arbor
to the rear property line where
a 5' setback is required; and
to allow an existing metal storage
shed to the side and rear property
lines where 5' setbacks are required
6608 Pickford Lane
R-1 |

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PHONE 386-6301

- | | | |
|---|--|--|
| 1. U-60-86 (H0)

HOME OCCUPATION PERMIT | Applicant:
Application:

Location:
Zone: | KYRLE C. AND LOIS E. HATH
Home Occupation Use Permit
to allow a bookkeeping
business
3036 El Camino Avenue
R-3 |
| 2. U-61-86 (H0)

HOME OCCUPATION PERMIT | Applicant:
Application:

Location:
Zone: | WILLIAM L. AND JANET M. CALLANAN
Home Occupation Use Permit
to allow a business of
coordinating local running
and triathlon events
6252 Clarice Avenue
R-1 |
| 3. U-62-86 (H0)

HOME OCCUPATION PERMIT | Applicant:
Application:

Location:
Zone: | ROBERT PALUZZI ON BEHALF
OF PATRICIA MALONI
Home Occupation Use Permit
to allow a business making
predictions on sporting
events
2220 Santa Ynez Drive
R-1 |
| 4. U-63-86 (H0)

HOME OCCUPATION PERMIT | Applicant:
Application:

Location:
Zone: | AARON PEREGOFF
Home Occupation Use Permit
to allow a new car pricing
business
30 Onyx Way
R-1 |
| 5. U-64-86 (H0)

HOME OCCUPATION PERMIT | Applicant:
Application:

Location:
Zone: | THELMA DICERTO
Home Occupation Use Permit
to allow a sewing business
5336 Del Rey Avenue
R-1 |
| 6. U-65-86 (H0)

HOME OCCUPATION PERMIT | Applicant:
Application:

Location:
Zone: | M. A. KNIGHT
Home Occupation Use Permit
to allow a business which
researches employee
references and employment
history
4017 East Ogden Avenue
R-CL |
| 7. V-136-85

EXTENSION OF TIME | Applicant:
Application:

Location:
Zone: | FRANK L. JACKSON
Extension of Time for one
year on an approved Variance
which allowed an automobile
paint and body repair shop
in conjunction with a retail
auto parts and service
business
104 North 21st Street
C-2 |

Nevada State Library
JUL 24 1986
Documents Section

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8. U-54-84

EXTENSION OF TIME

Applicant:

Application:

Location:

Zone:

LEMUEL RUCKER, ET AL.

Extension of Time for one
year on conditions of an
approved Special Use Permit
which required off-site
improvements and on-site
paved parking

5005 Donnie Avenue

R-E and C-2

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City of Las Vegas
BOARD OF ZONING ADJUSTMENT

JULY 24, 1986

Page 1

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

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	- Excused
Keith Ashworth,	- Excused
Frank Dixon	- Present

ANNOUNCEMENTS:

Satisfaction of Open Meeting Law

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 with 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 June 26, 1986 Board of Zoning Adjustment.

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.

Chairman Sorensen called the meeting to order

Nevada State Library
AUG 23 1986

STAFF PRESENT

Rick Williams, Chief of 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 read appeal requirements into the record.

JUNIEL
APPROVED
Unanimous
(Bugbee & Ashworth excused)

Chairman Sorensen announced standard conditions were listed on the agenda.

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BOARD ACTION

- (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 ITEMS:

1. U-51-86(HO) - ANNA MITROPANOPOULOS

APPLICATION: Home Occupation Use Permit to allow a dressmaking and alteration business.

LOCATION: 1801 South Eastern Avenue

ZONE R-1

JUNIEL
ABEYANCE
Unanimous
(Bugbee & Ashworth excused)
Applicant not present

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

2. V-123-85 - CONNIE J. INMAN - EXTENSION OF TIME

APPLICATION: Extension of Time on an approved Variance which allowed a general business office.

LOCATION: 608 South 8th Street

ZONE: R-1

Staff Recommends APPROVAL, subject to:

1. This extension will expire on June 19, 1987.

NEW BUSINESS:

1. V-65-86 - CONNIE J. INMAN

APPLICATION: Variance to allow an addition to an office building 18' from the front property line where 20' is required.

LOCATION: 608 South 8th Street.

ZONE: R-1.

Staff recommends DENIAL; if approved, subject to:

1. Installation of landscaping along the front of the building as required by the Department of Community Planning and Development.

2. Standard conditions 1 and 5.

PROTESTS: 0

JUNIEL
APPROVED
Unanimous
(Bugbee & Asworth excused)

Rick Williams stated this is their first extension request. Staff recommended approval.

Bruce Bilyeu appeared on behalf of the application.

(19:39 - 19:40)

DIXON.
APPROVED, subject to staff's conditions.
Unanimous
(Bugbee & Ashworth excused)

Rick Williams presented the plot plan. Staff could not find any unusual circumstances to warrant a variance and, therefore, recommended denial.

Bruce Bilyeu appeared on behalf of the application. He stated they needed the extra space as the building was small.

No one appeared in opposition.

(19:40 - 19:45)

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ITEM

BOARD ACTION

2. U-56-86(HO) - JOHN A. BOOTHBY, JR.

APPLICATION: Home Occupation Use Permit to allow light gunsmithing work.

LOCATION: 4109 River Valley Street.

ZONE: R-1

Staff recommends APPROVAL, subject to:

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

3. V-68-84 - RON WAAGMEESTER

APPLICATION: Extension of time on satisfying the conditions of an approved Variance which allowed off-street parking for employees and vans used for the business of transporting handicapped, ill and convalescent persons where such commercial use is not permitted.

LOCATION: 912 Shadow Lane

ZONE: R-E

4. U-49-86 - PAUL ROBARTS, ET AL

APPLICATION: Special Use Permit to allow construction of one single pole, center mount, 14' x 48' off-premise (billboard) advertising sign, 40 feet in height.

LOCATION: 4013 West Sahara Avenue

ZONE: C-1

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. Limited to a maximum size of 12' x 24' with the overall height not to exceed 30 feet.

PROTESTS: 0

JUNIEL

APPROVED Item 2 and Items 1 through 6 on the Supplemental Agenda.

Unanimous

(Bugbee & Ashworth excused)

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

The applicant was present.

(19:34 - 19:39)

APPLICATION WITHDRAWN BY APPLICANT

DIXON

APPROVED, subject to staff's conditions.

Unanimous

(Bugbee & Ashworth excused)

Rick Williams presented the plot plan. He stated the properties fronting on Sahara were commercial, but there are single family residences to the rear. Because of the height and size of the proposed sign, it can be seen from the rear yards of the adjacent homes. Staff feels because of this it should be reduced in size and height. Staff recommended approval..

Michael Perrah, Donrey Sign Co., appeared on behalf of the application. He stated they had requests for advertisement on this size of a sign.

No one appeared in opposition.

Note: Date will be set at the 8/6/86 City Council meeting for a public hearing to be held at the 8/20/86 City Council meeting.

(19:45 - 19:54)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

5. U-50-86 - LILLIAN HILDE, TRUSTEE

APPLICATION: Special Use Permit to allow construction of one double pole 20' x 60' off-premise (billboard) advertising sign to a height of 30 feet above the elevated Expressway roadway grade.

LOCATION: 2421 East Stewart Avenue

ZONE: C-1

Staff recommends DENIAL.

PROTESTS: 0

DIXON
DENIED

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

Rick Williams presented the plot plan. He stated that a smaller sign had been requested by the applicant at the same location in February and had been denied. There are no large billboards in this general area and the proposed location would not be compatible with the adjoining residential. Staff recommended denial.

Michael Perrah, Donrey Sign Co., appeared on behalf of the application. He stated this would not interfere with the adjoining residential.

No one appeared in opposition.

NOTE: Date will be set at the 8/6/86 City Council meeting for a public hearing to be held at the 8/20/86 City Council meeting.

(19:54 - 20:01)

6. V-60-86 - LUBEN R. STOYANOV

APPLICATION: Variance to allow a travel trailer to be used for a caretaker's residence.

LOCATION: 2206 West Bonanza Road

ZONE: R-1 and R-E

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.
2. The trailer be removed from the property in one year (July 24, 1987).

PROTESTS: 0

JUNIEL

APPROVED for 2 years and standard condition No. 5.

Unanimous
(Bugbee & Ashworth excused)

Rick Williams presented the plot plan. He stated there's two separate single family homes on this site. The trailer is located behind the homes. Staff does not feel that it is appropriate to permit a travel trailer to be occupied as a permanent dwelling in an R-1 or R-E Zone. Staff recommended denial.

Luben R. Stoyanov appeared on behalf of the application. He stated he needed the caretaker there to take care of the property and that he was going to be developing the property into something else within the next three years.

No one appeared in opposition.

(20:01 - 20:16)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

7. U-53-86 - MARC RATNER, ET AL

APPLICATION: Special Use Permit to allow a Class III Secondhand store for buying and selling of used jewelry.

LOCATION: Northwest corner of Oakey Boulevard and Casino Center Boulevard.

ZONE: C-2

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

DIXON

APPROVED, subject to staff's condition.

Unanimous

(Bugbee & Ashworth excused)

Rick Williams stated the applicant has operated an existing jewelry business at this location since 1976.

This request will not change the appearance of the business. Staff recommended approval.

L. M. Lillian appeared on behalf of the application.

No one appeared in opposition.

NOTE: Date will be set at the 8/6/86 City Council meeting for a public hearing to be held at the 8/20/86 City Council meeting.

(20:16 - 20:19)

8. V-61-86 - JOHN G. MINER, JR.

APPLICATION: Variance to allow a freestanding 20' x 20' carport, 5' from the side property line, where 7' is required, and 7' from the front property line where 20' is required.

LOCATION: 1032 Howard Drive

ZONE: R-1

ABEYANCE

Rick Williams announced the applicant had requested the item be held in abeyance until next month because he would be out of town.

No one appeared in opposition.

BOARD OF ZONING ADJUSTMENT

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BOARD ACTION

9. U-55-86 - MARTIN HECHT

APPLICATION: Special Use Permit to allow
a palmistry business
(fortune-telling).

LOCATION: 411 East Fremont Street

ZONE: C-2

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 1

JUNIEL

APPROVED, with staff's condition.
Unanimous
(Bugbee & Ashworth excused)

Rick Williams stated this proposal
should not adversely impact adjacent
properties. Staff recommended
approval.

Herb Jones appeared on behalf of the
application.

No one appeared in opposition.

(20:20 - 20:24)

10. V-62-86 - CHRYSLER REALTY CORPORATION

APPLICATION: Variance to allow three on-
premise ground signs, where
one is allowed.

LOCATION: 2100 South Decatur
Boulevard

ZONE: C-2

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and
elevations.

PROTESTS: 1

DIXON

APPROVED, with staff's condition.
Unanimous
(Bugbee & Ashworth excused)

Rick Williams stated the proposed
signs would be located on the site of
an existing new automobile
dealership. This proposal would not
adversely impact adjacent properties.
Staff recommended approval.

Don Bison appeared on behalf of the
application.

Michael Perrah was concerned about the
height of the signs.

(20:24 - 20:30)

BOARD OF ZONING ADJUSTMENT

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ITEM

BOARD ACTION

11. V-63-86 - HAROLD D. ANDERSON

APPLICATION: Variance to allow an existing carport 16'10" from the front property line where 20' is required, and 2' from the north side property line where 5' is required; also to construct a storage shed 3' from the south side property line where 15' is required; also to allow an existing wall (facade) 8'9" high where 6' is the maximum allowed.

LOCATION: 216 Upland Boulevard

ZONE: R-1

Staff recommends DENIAL; if approved, subject to:

- 1. Conformance to the plot plan.
- 2. This Variance does not constitute a waiver from the Department of Building and Safety.
- 3. Obtain a building permit from the Department of Building and Safety.
- 4. Standard conditions 5 and 7.

PROTESTS: 0

12. U-57-86 - RICHARD D. WIEST

APPLICATION: Special Use Permit to allow a double-faced single pole 14'x48' off-premise (billboard) advertising sign, 40 feet in height.

LOCATION: 4301 West Sahara Avenue

ZONE: C-1

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan.
- 2. Limited to a maximum size of 12'x24' with the overall height not to exceed 30 feet.

PROTESTS: 0

JUNIEL

APPROVED, with staff's conditions. Unanimous (Bugbee & Ashworth excused)

Rick Williams presented the plot plan. He stated the existing carport appears to have been constructed some time ago and is in keeping with the architectural style of the original house. The wall is an extension of the existing roof line and slopes from the house towards the side yard property line. The proposed storage shed is to be located behind the existing wall and extend from the house to within 3' of the south property line. There were no unusual circumstances to warrant a variance. Staff recommended denial.

Harold Anderson appeared on behalf of the application. He stated that he didn't know that he needed a permit to upgrade his fence or to build an open carport.

Bob Riggs appeared in favor.

No one appeared in opposition.

(20:30 - 20:37)

DIXON

APPROVED

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

Rick Williams presented the plot plan. He stated staff was not objecting to the sign except that it should be reduced in height and size. Staff recommended approval.

Shelby Seiler appeared on behalf of the application. He stated they needed the extra height because of the roof of the building.

Michael Perrah appeared. He stated that if he had to adhere to the smaller size sign then the applicant should have to also.

NOTE: Date will be set at the 8/6/86 City Council meeting for a public hearing to be held at the 8/20/86 City Council meeting.

(20:37 - 20:48)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

13. V-64-86 - JAMES J. BROWN, ET AL

APPLICATION: Variance to allow a law office.

LOCATION: 4254 South Sixth Street

ZONE: R-4

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan and elevations.
2. Installation of alley paving concurrently with the improvement of the parking off of the alley as required by the Department of Community Planning and Development.
3. Sign a Special Improvement District agreement for the installation of street lighting on Sixth Street as required by the Department of Community Planning and Development.
4. All residential uses on the property shall cease.
5. Standard conditions 2 through 8.

PROTESTS: 0

JUNIEL

APPROVED, with staff's conditions.
Unanimous
(Bugbee & Ashworth excused)

Rick Williams presented the plot plan. He stated there are two structures on this site. One structure will be converted into a law office. The other one is being utilized as two rental apartments. The applicant has requested that the apartments be allowed to remain for a period not to exceed three years. Staff does not feel that mixing residential and commercial is a good idea. Staff recommended approval, but eliminating all residential use.

James Brown appeared on behalf of the application. He stated he would be converting the other structure into offices within the next three years, but that because of finances it could not be done at this time.

No one appeared in opposition.

(20:48 - 20:57)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

14. U-58-86 - WATANA AND TIPAWA PONGPAN

APPLICATION: Special Use Permit to allow a Buddhism temple with on-site residential use for seven ministers.

LOCATION: Generally located on Torrey Pines Drive between Bullring Avenue and Tropical Parkway.

ZONE: R-E

Staff recommends APPROVAL, subject to:

1. Dedication of 30 feet of right-of-way for Bullring Avenue and 40 feet of right-of-way for Torrey Pines Drive and the necessary radius corner at the intersection as required by the Department of Community Public Works.
2. Sign an Assessment District Agreement for the installation of street improvements on Bullring Avenue and Torrey Pines Drive as required by the Land Division of the Department of Community Planning and Development.
3. Install 24 foot wide temporary paved access along Torrey Pines Drive to the paved parking area, as required by the Land Development Division of the Department of Community Planning and Development.
4. Standard conditions 1 through 8.

PROTESTS: 8 on record
7 people spoke at the meeting

DIXON
ABEYANCE until next meeting
Motion carried with Juniel voting "no" and Bugbee & Ashworth excused)

Watana Pongpan and Anthony Holdip appeared on behalf of the application.

Rick Williams presented the plot plan. There are two proposed structures, parking and landscaped areas. It is common to find churches and related uses in residential areas. In this case the style of architecture is somewhat unusual. This is a rural residential area with some single family development. Staff recommended approval.

PROTESTANTS:

Ken Scherado, Sheep Mountain Homeowners Association

Bill Hershey

Mark Griffith

Joan Pennacchio

William Quadi, Jr.

Carol Garcia

Jerry Fairchild

NOTE: The applicants indicated they would meet with the Sheep Mountain Homeowners Association to answer questions.

(20:57 - 21:34)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

15. U-59-86 - BOB STUPAK

APPLICATION: Special Use Permit for a patron parking lot.

LOCATION: South side of Philadelphia Avenue west of Commerce Street.

ZONE: R-4

Staff recommends APPROVAL, subject to:

1. No access be permitted to Philadelphia Avenue.
2. Construction of a six-foot block wall along the west property line.
3. Landscaping be installed along Commerce Street and Philadelphia Avenue to include 15 gallon minimum size trees fifty feet on center as required by the Department of Community Planning and Development.
4. Dedicate a 20' property line radius corner at the intersection of Commerce Street and Philadelphia Avenue.
5. Standard conditions 1 through 8.

PROTESTS: 1

DIXON

APPROVED, with staff's conditions and no overnight parking of R-V's and buses.

Unanimous

Rick Williams presented the plot plan. He stated the applicant needed this parking until the adjacent parking structure is completed.

Bob Stupak appeared on behalf of the application.

Larry Tourville appeared in opposition. He wanted to make sure there would not be any R-V's parking in the lot.

(21:34 - 21:49)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

16. V-66-86 - MARIA BENIZIO

APPLICATION: Variance to allow an existing patio cover to extend to the rear property line where a 15' setback is required; and to allow a group child care home for a maximum of 12 children.

LOCATION: 5513 Deodar Drive

ZONE: R-1

Staff recommends (A) DENIAL of the patio cover; if approved, subject to:

1. Conformance to the plot plan and elevations
2. This Variance does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
3. Obtain a building permit from the Department of Building and Safety.
4. Standard condition No. 5.

(B) APPROVAL of the group child care home, subject to:

1. The hours of operation as they apply to the group child care home be limited to the hours between 7 a.m. and 8 p.m., Monday through Friday.
2. A six (6) month review by the Board of Zoning Adjustment.
3. Standards conditions 1 and 5.

PROTESTS: 0

JUNIEL

APPROVED, with staff's conditions and the hours of operation to be from 6:30 a.m. to 6:00 p.m., Monday through Friday.

Unanimous
(Bugbee & Ashworth excused)

Rick Williams presented the plot plan. He stated that the violation of the patio cover was discovered when the applicant came in to apply for a use permit for the group child care home. She is seeking relief through this variance. The patio cover does not address any unusual circumstances to warrant a variance. The proposal for the group child care home is not likely to adversely affect adjoining and nearby uses. Staff recommends denial of the patio cover and approval of the group child care home.

Frank Benizio appeared on behalf of the application. He stated he had a licensed contractor construct the patio and was under the impression the contractor had received the permit to build.

No one appeared in opposition.

(21:49 - 21:58)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

ITEM

PHONE 386-6301

BOARD ACTION

17. V-68-86 - FLECTHER JONES

APPLICATION: Variance to allow five new car sale dealerships to have a total of 16 on-premise signs (four dealerships with three signs and one dealership with four signs) where seven signs are allowed.

LOCATION: 3100, 3130, 3200, 3220 and 3230 Rancho Road

ZONE: M and R-E (under Resolution of Intent to M).

Staff recommends APPROVAL, subject to:

- 1. Conformance to the plot plan and elevations.

PROTESTS: 0

DIXON
APPROVED, with staff's condition.
Unanimous
(Bugbee & Ashworth excused)

Rick Williams presented the plot plan. He stated due to the size of the parcels, there is justification to allow additional signs to identify the various uses on each parcel. Variances have been approved for other dealerships on the same basis. Staff recommended approval.

Ron Hill, Young Electric, appeared on behalf of the application.

No one appeared in opposition.

(21:58 - 22:01)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

18. V-69-86 - KENDALL L. AND NOLA N. MULKEY

APPLICATION: Variance to allow two existing patio covers (one on each side of the existing home) to extend to the side property lines where a 7' setback is required on each side; to allow an existing arbor to the rear property line where a 5' setback is required; and to allow an existing metal storage shed to the side and rear property lines where 5' setbacks are required.

LOCATION: 6608 Pickford Lane

ZONE: R-1

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan and elevations.
2. This Variance does not constitute a waiver from the Building Code requirements or other construction standards of the Department of Building and Safety.
3. Obtain a building permit from the Department of Building and Safety.
4. Standard condition No. 5.

PROTESTS: 0

APPROVALS: 1

DIXON
APPROVED, with staff's conditions.
Unanimous
(Bugbee & Ashworth excused)

Rick Williams presented the plot plan. He stated the applicant was cited for the violation and is seeking relief through a variance. Staff could not find any unusual circumstances to warrant a variance and recommended denial.

Kendall Mulkey appeared on behalf of the application. He stated that they needed the arbor for shade and the shed is for garden tools.

No one appeared in opposition.

(22:01 - 22:08)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

SUPPLEMENTAL AGENDA

1. U-60-86(HO) - KYRLE C. AND LOIS E. HATH

APPLICATION: Home Occupation Use Permit
to allow a bookkeeping
business

LOCATION: 3036 El Camino Avenue

ZONE: R-3

Staff recomnds APPROVAL, subject to:

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

2. U-61-86(HO) - WILLIAM L. AND JANET M.
CALLANAN

APPLICATION: Home Occupation Use Permit
to allow a business of
coordinating local running
and triathlon events.

LOCATION: 6252 Clarice Avenue

ZONE: R-1

Staff recommends APPROVAL, subject to:

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

3. U-62-86(HO) - ROBERT PALUZZI ON BEHALF
OF PATRICIA MALONI

APPLICATION: Home Occupation Use Permit
to allow a business making
predictions on sporting
events.

LOCATION: 2220 Santa Ynez Drive

ZONE: R-1

Staff recommends APPROVAL, subject to:

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

JUNIEL

APPROVED Item 2 under New Business and
Items 1 through 6 on the Supplemental
Agenda.

Unanimous
(Bugbee & Ashworth excused)

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

The applicant was present.

(19:34 - 19:39)

JUNIEL

APPROVED Item 2 under New Business and
Items 1 through 6 on the Supplemental
Agenda.

Unanimous
(Bugbee & Ashworth excused)

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

The applicant was present.

(19:34 - 19:39)

JUNIEL

APPROVED Item 2 under New Business and
Items 1 through 6 on the Supplemental
Agenda.

Unanimous
(Bugbee & Ashworth excused)

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

The applicant was present.

(19:34 - 19:39)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

4. U-63-86(HO) - AARON PEREGOFF

APPLICATION: Home Occupation Use Permit
to allow a new car pricing
business.

LOCATION: 30 Onyx Way

ZONE: R-1

Staff recommends APPROVAL, subject to:

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

JUNIEL

APPROVED Item 2 under New Business and
Items 1 through 6 on the Supplemental
Agenda.

Unanimous

(Bugbee & Ashworth excused)

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

The applicant was present.

(19:34 - 19:39)

5. U-64-86(HO) - THELMA DICERTO

APPLICATION: Home Occupation Use Permit
to allow a sewing business.

LOCATION: 5336 Del Rey Avenue

ZONE: R-1

Staff recommends APPROVAL, subject to:

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

JUNIEL

APPROVED Item 2 under New Business and
Items 1 through 6 on the Supplemental
Agenda.

Unanimous

(Bugbee & Ashworth excused)

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

The applicant was present.

(19:34 - 19:39)

6. U-65-86(HO) - M. A. KNIGHT

APPLICATION: Home Occupation Use Permit
to allow a business which
researches employee
references and employment
history.

LOCATION: 4017 East Ogden Avenue

ZONE: R-CL

Staff recommends APPROVAL, subject to:

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

JUNIEL

APPROVED Item 2 under New Business and
Items 1 through 6 on the Supplemental
Agenda.

Unanimous

(Bugbee & Ashworth excused)

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

The applicant was present.

(19:34 - 19:39)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

7. V-136-85.- FRANK L. JACKSON

APPLICATION: Extension of Time for one year on an approved Variance which allowed an automobile paint and body repair shop in conjunction with a retail auto parts and service business.

LOCATION: 104 North 21st Street

ZONE: C-2

Staff recommends APPROVAL, subject to:

1. The Extension of Time shall be permitted for a period of one year and will expire on July 23, 1987.

JUNIEL
APPROVED
Unanimous
(Bugbee & Ashworth excused)

Rick Williams stated this was the first request for an extension. Staff recommended approval.

Phil Barber appeared on behalf of the application.

(22:08 - 22:09)

8. U-54-84 - LEMUEL RUCKER, ET AL

APPLICATION: Extension of Time for one year on conditions of an approved Special Use Permit which required off-site improvements and on-site paved parking.

LOCATION: 5005 Donnie Avenue

ZONE: R-E and C-2

Staff recommends DENIAL.

JUNIEL
APPROVED, subject to the on-site paving and all off-site work being completed within six (6) months.
Unanimous
(Bugbee & Ashworth excused)

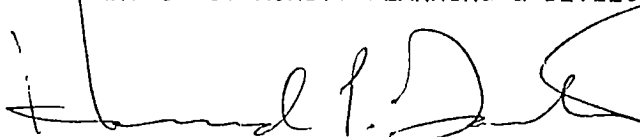
Rick Williams stated the applicant has been using the facility without the on-site portion of the parking and the required off-sites being installed. Staff recommended denial.

Grant Huntridge and Dennis Mahoney appeared on behalf of the application. They stated they were awaiting funds from the sale of their previous church and that the property was now in escrow.

(22:09 - 22:22)

MEETING ADJOURNED AT APPROXIMATELY 10:30 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT



HAROLD P. FOSTER, DIRECTOR

HPF/s1