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AGENDA

JANUARY 22, 1987

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.

Nevada State Library

JAN 20 1987

Documents Section

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 December 18, 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 Department of Public Works, and
- (B) 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-105-86
Applicant: JOHN E. KENNEY, JR.
Application: Special Use Permit to allow commercial storage units (expansion of existing commercial storage unit facility)
Location: 575 North Pecos Road
Zone: C-1
2. V-97-86
Applicant: CINEMA ARTS, INC. DBA BOOKSTORE NO. 1
Application: Variance to allow an existing sexually oriented business (adult bookstore) to remain in operation 900' from Meadows Park where a 1000' distance separation is required from said park
Location: 2426 Las Vegas Boulevard South
Zone: C-2

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3. V-98-86 Applicant: CINEMA ARTS, INC. DBA BOOKSTORE NO. 2
Application: Variance to allow an existing sexually oriented business (adult bookstore) to remain in operation 980' from another existing sexually oriented business (Del Mar Motel) where a 1000' distance separation is required from said sexually oriented business
Location: 1149 Las Vegas Boulevard South
Zone: C-2

NEW BUSINESS:

1. U-112-86 (H0) Applicant: B. GLEN AND MILDRED V. PETTY
Application: Home Occupation Use Permit to allow a part time gunsmith business
Location: 1000 MacFarlane Street
Zone: R-1
2. U-113-86 (H0) Applicant: GASTON C. AND ROJCHANA WEBB
Application: Special Home Occupation Use Permit to allow a bookkeeping business
Location: 125 Montello Avenue
Zone: R-1
3. V-66-86 Applicant: MARIA E. BENIZIO
Application: Required six month review on an approved Variance which allowed a group child care home for 12 children
Location: 5513 Deodar Drive
Zone: R-1
REQUIRED SIX MONTH REVIEW
4. U-30-74 Applicant: CLARK COUNTY OFFICE OF THE CORONER-MEDICAL EXAMINER
Application: Plot Plan Review to allow an expansion of the existing building
Location: 1704 Pinto Lane
Zone: R-1
PLOT PLAN REVIEW
5. U-23-82 Applicant: FRIENDSHIP CHURCH OF GOD IN CHRIST
Application: Review of Condition to allow waiver of Condition regarding Dyke Lane Cul-De-Sac
Location: 2249 West Washington Avenue
Zone: R-3
REVIEW OF CONDITION
6. U-110-86 Applicant: CIRCLE K CORPORATION
Application: Special Use Permit to allow a 12'x24' off-premise (billboard) sign
Location: 3500 East Charleston Boulevard
Zone: C-1

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- | | | |
|-------------------------|--------------|---|
| 7. U-111-86 | Applicant: | UPLAND PROPERTIES |
| | Application: | Special Use Permit to allow a 14'x48' off-premise (billboard) sign with a height of 30 feet above the roadway surface of Interstate Freeway No. 15 |
| | Location: | East side of Interstate Freeway No. 15 approximately 1,500' north of Alta Drive |
| | Zone: | M |
| 8. V-121-86 | Applicant: | EDWARD AND FLORENCE E. WILSON |
| | Application: | Variance to allow an accessory building (workshop) 9" higher than the main dwelling |
| | Location: | 5001 Jay Avenue |
| | Zone: | R-E |
| 9. V-122-86 | Applicant: | STEVE HORTEN, ET AL |
| | Application: | Variance to allow a junk/salvage yard for temporary storage of demolition materials (concrete) and to allow the parking and storage of construction equipment on an unpaved area where paving is required |
| | Location: | Northwest corner of Utah Avenue and Commerce Street |
| | Zone: | M |
| 10. V-123-86 | Applicant: | SHERMAN M. AND DONNA S. LITTLE |
| | Application: | Variance to allow construction of a carport 10' from the front property line where 20' is required and with a 2' overhang projecting 8' from the front property line where 18' is required |
| | Location: | 7312 Gray Street |
| | Zone: | R-1 |
| 11. V-124-86 | Applicant: | PAULINE V. GILES |
| | Application: | Variance to allow an attached garage to the north side property line where a 10' setback is required and to allow 2 parking spaces in tandem where 2 independently accessible spaces are required |
| | Location: | 248 Moose Lane |
| | Zone: | R-CL |
| 12. U-17-84 | Applicant: | CHERYL LETTERIELLO |
| REVIEW OF
CONDITIONS | Application: | Review of Conditions on an approved Special Use Permit to allow a family care home for six (6) children where a maximum of five (5) children were permitted |
| | Location: | 1316 Wintergreen Drive |
| | Zone: | R-CL |

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|-----|----------|--------------|---|
| 13. | U-114-86 | Applicant: | THE SOUTHLAND CORPORATION |
| | | Application: | Special Use Permit to allow self-service gasoline sales in conjunction with an existing convenience store |
| | | Location: | 875 North Lamb Boulevard |
| | | Zone: | C-1 |
| | | | |
| 14. | V-125-86 | Applicant: | WILLARD RAY AND COLLEEN A. BAILEY |
| | | Application: | Variance to allow a business specializing in providing dental X-ray services, where only single-family dwellings are permitted |
| | | Location: | 100 South Jones Boulevard |
| | | Zone: | R-1 |
| | | | |
| 15. | V-126-86 | Applicant: | LLOYD E. MANNING ON BEHALF OF BVM PARTNERSHIP |
| | | Application: | Variance to allow restaurant and retail uses in a shopping center with 218 parking spaces where 279 parking spaces are required |
| | | Location: | 600 North Lorenzi Boulevard |
| | | Zone: | C-1 |
| | | | |
| 16. | V-127-86 | Applicant: | SAMUEL W. COOPER ON BEHALF OF CAPELLA SQUARE COMPANY |
| | | Application: | Variance to allow the expansion of a restaurant in an existing shopping center which has 45 parking spaces where a total of 65 spaces would be required |
| | | Location: | 3140 South Valley View Boulevard |
| | | Zone: | C-1 and M |
| | | | |
| 17. | V-128-86 | Applicant: | BAILEY AND MCGAH, A GENERAL PARTNERSHIP |
| | | Application: | Variance to change the legal frontage of two corner lots |
| | | Location: | On the northwest corner of Treviso Way and Pesaro Drive, and on the southwest corner of Bologna Drive and Treviso Way |
| | | Zone: | N-U (Under Resolution of Intent to R-1) |

DIRECTOR'S BUSINESS:

- | | | |
|----|-------------------------------|---|
| 1. | ELECTION OF OFFICERS FOR 1987 | Election of Chairman and Vice-Chairman for the Board of Zoning Adjustment |
| | | |
| 2. | DISCUSSION | Information on storage sheds and Building Code requirements |

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SUPPLEMENTAL:

1. U-1-87 (HO)

Applicant:	GLORIA F. COPELAND AND GARTH A. RAVENHOLT
Application:	Home Occupation Use Permit to allow making and selling holy anointing oil and other herbal products
Location:	2308 San Jose Way
Zone:	R-1

2. U-2-87 (HO)

Applicant:	AUDREY J. CORCORAN
Application:	Home Occupation Use Permit to allow a sewing business for interior designers
Location:	6916 Delorean Circle
Zone:	RPD-6

29-133-267
41:987-1-22

AGENDA

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 | - Excused |
| Keith Ashworth | - Present |
| Frank Dixon | - Present |

*Nevada State Library
FEB 25 1987
Documents Section*

ANNOUNCEMENTS:

Satisfaction of Open Meeting Law

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MINUTES:

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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

STAFF PRESENT

Harold Foster, Director, Community Planning Division
Rick Heitkemper, Community Planning & Development
Scott Woodbury, Community Planning & Development
Val Steed, Deputy City Attorney
Sandra LeBoeuf, Deputy City Clerk

Harold Foster announced the Open Meeting Law requirements had been met.

Chairman Sorensen read appeal requirements into the record.

ASHWORTH
APPROVED
Unanimous
(Juniel & Bugbee excused)

Chairman Sorensen announced standard conditions were on the agenda.

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ITEM

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 Department of Public Works.
- (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-105-86 - JOHN E. KENNEY, JR.

APPLICATION: Special Use Permit to allow commercial storage units (expansion of existing commercial storage unit facility)

LOCATION: 575 North Pecos Road

ZONE: C-1

Staff recommends APPROVAL, subject to:

- 1. Standard conditions 1 through 8.

PROTESTS: 0

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

Harold Foster presented the plot plan and indicated this is Phase II on this C-1 site. Staff recommended approval.

John E. Kenney appeared on behalf of the application.

No one appeared in opposition.

Note: A date will be set for a public hearing at the 2/4/87 City Council meeting. The public hearing will be held at the 2/18/87 City Council meeting.

A verbatim transcript will be provided the Council for the 2/18/87 meeting.

(19:41 - 19:44)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

BOARD ACTION

ITEM

2. V-97-86 - CINEMA ARTS, INC., DBA
BOOKSTORE NO.1

APPLICATION: Variance to allow an existing sexually oriented business (adult bookstore) to remain in operation 900 feet from Meadows Park where a 1000 feet distance separation is required from said park.

LOCATION: 2426 Las Vegas Boulevard South

ZONE: C-2

Staff recommends DENIAL.

PROTESTS: 2 on record

ASHWORTH
DENIED
Unanimous
(Juniel & Bugbee excused)

Harold Foster stated the time period for discontinuing this non-conforming use had expired and that was the reason the applicant has requested a variance. Staff feels this use is not in keeping with the types of tourist-commercial uses envisioned for the Downtown Redelopment Program and there are no unusual circumstances to warrant a variance and, therefore, recommended denial.

Alan Andrews, Atty., appeared on behalf of the applicaht. He stated that his client had invested a great amount of money in this business and because of the new ordinance he was being asked to leave the area. He presented photographs for the Board of the business.

No one appeared in opposition.

NOTE: A date will be set for a public hearing at the 2/4/87 City Council meeting. The public hearing will be held at the 2/18/87 City Council meeting.

A verbatim transcript will be provided to the Council for the Public Hearing.

(19:44 - 19:56)

3. V-98-86 - CINEMA ARTS, INC., DBA
BOOKSTORE NO. 2

APPLICATION: Variance to allow an existing sexually oriented business (adult bookstore) to remain in operation 980 feet from another existing sexually oriented business (Del Mar Hotel) where a 1000 foot distance separation is required from said sexually oriented business.

LOCATION: 1149 Las Vegas Boulevard South

ZONE: C-2

Staff recommends DENIAL.

PROTESTS: 2 on record

DIXON
DENIED
Unanimous
(Juniel & Bugbee excused)

Harold Foster stated the time period for discontinuing this non-conforming use had expired and that was the reason the applicant was requesting a Variance. Staff feels there are no unusual circumstances to warrant a variance and, therefore, recommends denial.

Alan Andrews, Atty., appeared on behalf of the applicant. He stated that they were only talking about 20 feet. He presented photographs of the store.

No one appeared in opposition.

NOTE: A date will be set for a public hearing at the 2/4/87 City Council meeting. The public hearing will be held at the 2/18/87 City Council meeting.

A verbatim transcript will be provided to the Council for the Public Hearing.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

NEW BUSINESS:

1. U-112-86(HO) - B. GLEN AND MILDRED V. PETTY

APPLICATION: Home Occupation Use Permit to allow a part time gunsmith business

LOCATION: 1000 MacFarlane Street

ZONE: R-1

Staff recommends APPROVAL, subject to:

1. If a complaint is received regarding this home occupation, the surrounding property owners shall be notified and the Board will conduct a review and the approval may be rescinded.
2. This business shall conform to the restrictions governing home occupations.

PROTESTS: 1 on record
1 appeared

2. U-113-86(HO) - GASTON C. AND ROJCHANA WEBB

APPLICATION: Special Home Occupation Use Permit to allow a bookkeeping business

LOCATION: 125 Montello Avenue

ZONE: R-1

Staff recommends APPROVAL, subject to:

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

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

Harold Foster presented the application. He stated the applicant would be picking up and delivering all guns worked on. Staff recommended approval

Glen Petty appeared on behalf of the application.

Mary Lou Ferguson, 2932 Theresa, appeared in opposition. She objected to any commercial business in the area

(19:34 - 19:39)

ASHWORTH
APPROVED Item 2 and Items 1 & 2 under the Supplemental Agenda, subject to staff's condition.
Unanimous
(Juniel & Bugbee excused)

Harold Foster stated the questionnaire had been answered favorably. Staff recommended approval.

The applicant was present.

(19:39 - 19:41)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

3. V-66-86 - MARIA E. BENIZIO - REQUIRED SIX MONTH REVIEW

APPLICATION: Required six-month review on an approved Variance which allowed a group child care home for 12 children

LOCATION: 5513 Deodar Drive

ZONE: R-1

Staff recommends APPROVAL to continue this use, subject to:

- 1. Conformance to all conditions of approval of V-66-86.

4. U-30-74 - CLARK COUNTY OFFICE OF THE CORNER-MEDICAL EXAMINER - PLOT PLAN REVIEW

APPLICATION: Plot Plan Review to allow an expansion of the existing building

LOCATION: 1704 Pinto Lane

ZONE: R-1

Staff recommends APPROVAL, subject to:

- 1. Conformance to all conditions of U-30-74.
- 2. Standard conditions 1 through 8.

PROTESTS: 0

5. U-23-82 - FRIENDSHIP CHURCH OF GOD IN CHRIST - REVIEW OF CONDITION

APPLICATION: Review of Condition to allow waiver of Condition regarding Dyke Lane Cul-De-Sac

LOCATION: 2249 West Washington Avenue

ZONE: R-3

Staff recommends APPROVAL, subject to:

- 1. Installation of a street sign at the north end of Dyke Lane as required by the Department of Public Works indicating not a through street.
- 2. Conformance to all other conditions of approval of U-23-82.

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

Harold Foster stated apparently there have not been any problems with the existing business. Staff recommended approval of continuing the use without any further review.

The applicant was present.

(20:00 - 20:02)

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

Harold Foster presented the plot plan. Staff recommended approval.

The applicant was present.

No one appeared in opposition.

(20:02 - 20:04)

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

Harold Foster stated that staff was in agreement with the applicant on his request for a waiver of the condition. Staff recommended approval.

Billy Gilmore appeared on behalf of the application.

(20:04 - 20:07)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

6. U-110-86 - CIRCLE K CORPORATION

APPLICATION: Special Use Permit to allow a 12'x24' off-premise (billboard) sign

LOCATION: 3500 East Charleston Blvd

ZONE: C-1

Staff recommends APPROVAL, subject to:

1. Restoration of all dead or dying landscaping as required by the Department of Community Planning and Development.
2. Conformance to the plot plan.
3. Standard conditions 5 and 7.

PROTESTS: 1 appeared

DIXON
DENIAL
Unanimous
(Juniel & Bugbee excused)

Harold Foster presented the plot plan. He stated that the properties to the east, west and north were zoned C-1 and were undeveloped. There are no other billboards in the immediate area. It was staff's feelings that this sign would be compatible at this location. Staff recommended approval.

Adam Burkett, Donrey Outdoor Advertising, appeared on behalf of the application.

Charles Tarr, 3505 E. Charleston, appeared in protest. He objected to the sign as a means of making money for the Circle K as opposed to advertising their own business.

NOTE: A public hearing date will be set at the 2/4/87 City Council meeting. The public hearing will be held at the 2/18/87 City Council meeting.

A verbatim transcript will be provided the Council for the 2/18/87 meeting.

(20:07 - 20:15)

7. U-111-86 - UPLAND PROPERTIES

APPLICATION: Special Use Permit to allow a 14'x48' off-premise sign (billboard) sign with a height of 30 feet above the roadway surface of Interstate Freeway No. 15

LOCATION: East side of Interstate Freeway No. 15 approximately 1,500' north of Alta Drive

ZONE: M

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.
2. The sign height is limited to a maximum of 30' above the roadway surface nearest the sign.
3. Standard conditions 5 and 7.

PROTESTS: 0

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

Harold Foster presented the plot plan showing the location of the proposed sign. There are two other billboards to the south with the closest being 550'. He stated that the code only allows the height of the sign to be a maximum of 30 feet above the roadway surface and the 65' height shown on the plot plan would be limited to what the Code allows. Staff recommended approval.

Adam Burkett, Donrey Outdoor Advertising, appeared on behalf of the application.

No one appeared in opposition.

NOTE: A public hearing date will be set at the 2/4/87 City Council meeting. The public hearing will be held at the 2/18/87 City Council meeting.

A verbatim transcript will be provided the Council for the 2/18/87 meeting.

(20:15 - 20:18)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

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ITEM

BOARD ACTION

8. V-121-86 - EDWARD AND FLORENCE E. WILSON

APPLICATION: Variance to allow an accessory building (workshop) 9" higher than the main dwelling

LOCATION: 5001 Jay Avenue

ZONE: R-E

Staff recommends APPROVAL, 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. Standard condition No. 5.

PROTESTS: 0

APPROVALS: 1 on record
1 appeared

9. V-122-86 - STEVE HORTEN, ET AL

APPLICATION: Variance to allow a junk/salvage yard for temporary storage of demolition materials (concrete) and to allow the parking and storage of construction equipment on an unpaved area where paving is required

LOCATION: Northwest corner of Utah Avenue and Commerce Street

ZONE: M

Staff recommends DENIAL of the request to allow parking on unpaved areas and APPROVAL of the request to allow the temporary storage of demolition materials, subject to:

1. Conformance to the plot plan to restrict the storage of demolition materials to the northerly 22 feet of the site.
2. Construction of a six (6) foot high block wall along the south and east property lines set back five (5) feet to provide for landscaping.
3. Standard conditions 1 through 8.

PROTESTS: 1 appeared

DIXON

APPROVED, subject to staff's conditions.

Unanimous
(Juniel & Bugbee excused)

Harold Foster presented the plot plan. Staff recommended approval.

Edward Wilson appeared on behalf of the application.

Gerald Powell, 5017 Jay, appeared in favor.

No one appeared in opposition.

(20:18 - 20:21)

DIXON

DENIED

Unanimous
(Juniel & Bugbee excused)

Harold Foster presented the application. He stated that normally, the request for temporary storage of demolition materials would require a Special Use Permit and the request to allow parking on an unpaved area a Variance, but both will be addressed under the Variance. Staff recommends denial of the request to allow parking on unpaved areas and approval to allow the temporary storage of demolition materials.

Bill Godown appeared on behalf of the application. He stated that they would not be willing to pave the area or construct a block wall because he only leases the property.

Stefen Resnowief, 212 N. Utah, appeared in protest. He objected to the dust this use creates.

(20:21 - 20:29)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

10. V-123-86 - SHERMAN M. AND DONNA S. LITTLE

APPLICATION: Variance to allow construction of a carport 10' from the front property line where 20' is required and with a 2' overhang projecting 8' from the front property line where 18' is required

LOCATION: 7312 Gray Street

ZONE: R-1

Staff recommends DENIAL; if approved, subject to:

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

PROTESTS: 0

APPROVALS: 1 on record

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

Harold Foster presented the plot plan. He stated there did not appear to be any unusual circumstances to warrant a variance. Staff recommends denial.

Sherman Little appeared on behalf of the application. He stated that he used his garage for recreation and that he could not put the carport on the other side due to a block wall.

No one appeared in opposition.

(20:29 - 20:32)

11. V-124-86 - PAULINE J. GILES

APPLICATION: Variance to allow an attached garage to the north side property line where a 10' setback is required and to allow 2 parking spaces in tandem where 2 independently accessible spaces are required

LOCATION: 248 Moose Lane

ZONE: R-CL

Staff recommends DENIAL; if approved, subject to:

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

PROTESTS: 0

APPROVALS: 1 on record

DIXON
APPROVED, subject to staff's conditions.
Unanimous

Harold Foster presented the plot plan. He stated that staff does not feel that the applicant has identified any special circumstance that would merit consideration of this request. Staff recommended denial.

Pauline J. Giles appeared on behalf of the application. She stated that she needed a hobby room and that there was no parking allowed on the street.

No one appeared in opposition.

(20:32 - 20:35)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

12. U-17-84 - CHERYL LETTERIELLO - REVIEW OF CONDITIONS

APPLICATION: Review of Conditions on an approved Special Use Permit to allow a family care home for six (6) children where a maximum of five (5) children were permitted

LOCATION: 1316 Wintergreen Drive

ZONE: R-CL

Staff recommends APPROVAL, subject to:

1. Conformance to conditions of U-17-84.
2. Standard conditions 1 and 5.

PROTESTS: 0

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

Harold Foster stated there had not been any problems related to the existing business. Staff recommended approval.

Cheryl Letteriello appeared on behalf of the application.

No one appeared in opposition.
(20:35 - 20:37)

13. U-114-86 - THE SOUTHLAND CORPORATION

APPLICATION: Special Use Permit to allow self-service gasoline sales in conjunction with an existing convenience store

LOCATION: 875 North Lamb Boulevard

ZONE: C-1

Staff recommends APPROVAL, subject to:

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

PROTESTS: 0

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

Harold Foster presented the plot plan. Staff recommended approval.

Jim Lea appeared on behalf of the application.

No one appeared in opposition.
(20:37 - 20:38)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

14. V-125-86 - WILLARD RAY AND COLLEEN A. BAILEY

APPLICATION: Variance to allow a business specializing in providing dental X-ray services, where only single-family dwellings are permitted

LOCATION: 100 South Jones Boulevard

ZONE: R-1

Staff recommends DENIAL; if approved, subject to:

1. Installation of a six foot high block wall on the south and east property lines.
2. Construction of a sidewalk wheelchair ramp on the southeast corner of Jones Boulevard and Upland Boulevard as required by the Department of Public Works.
3. Standard conditions 1 through 8.

PROTESTS: 1 appeared

APPROVALS: 1 on record

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

Harold Foster presented the plot plan. He stated that the Council had suggested the applicant request this use by a variance instead of a zone change. Staff recommended denial because it felt the property should remain residential.

Ron Evans appeared on behalf of the application. He stated that the Council felt a variance would be a better way of requesting this use.

Mary Kraft Hawley, 6113 Fairwood Circle, appeared in opposition. She stated she did not want to see commercial in the area.

NOTE: This item will be heard at the 2/18/87 City Council meeting.

(20:38 - 20:49)

15. V-126-86 - LLOYD E. MANNING ON BEHALF OF BVM PARTNERSHIP

APPLICATION: Variance to allow restaurant and retail uses in a shopping center with 218 parking spaces where 279 parking spaces are required

LOCATION: 600 North Lorenzi Boulevard

ZONE: C-1

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

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

Harold Foster presented the plot plan. Staff feels that there would not be adequate parking if this variance were approved. Staff recommended denial.

Lloyd Manning appeared on behalf of the application. He stated that the some of the businesses would only be open during the day and that would release those spaces for the restaurant.

No one appeared in opposition.

(20:49 - 20:59)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

16. V-127-86 - SAMUEL W. COOPER ON BEHALF OF
CAPELLA SQUARE COMPANY

APPLICATION: Variance to allow the expansion of a restaurant in an existing shopping center which was 45 parking spaces where a total of 65 spaces would be required

LOCATION: 3140 South Valley View Blvd

ZONE: C-1 and M

Staff recommends DENIAL; if approved, subject to:

1. Conformance to the plot plan.
2. Dedicate an additional 5' radius at the northeast corner of Valley View Boulevard and Capella Avenue as required by the Department of Public Works.

PROTESTS: 0

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

Harold Foster presented the plot plan. He stated that staff was concerned about the parking demand that the additional sitdown business will generate due to the expansion. Staff recommended denial.

Don Nisley, 4550 W. Oakey, appeared on behalf of the application. He stated that they wanted to put in booths in place of the tables and serve breakfast.

Randy Adams, 3165 S. Duneville, appeared on behalf of the application. He stated that the majority of their business was take out and delivery.

No one appeared in opposition.

(20:59 - 21:07)

17. V-128-86 - BAILEY AND MCGAH, A GENERAL
PARTNERSHIP

APPLICATION: Variance to change the legal frontage of two corner lots

LOCATION: On the northwest corner of Treviso Way and Pesaro Drive, and on the southwest corner of Bologna Drive and Treviso Way

ZONE: N-U (under Resolution of Intent to R-1)

Staff recommends APPROVAL, subject to:

1. Conformance to the plot plan.

PROTESTS: 0

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

Harold Foster presented the plot plan. Staff recommends approval.

Charley Johnson appeared on behalf of the applicant.

No one appeared in opposition.

(21:07 - 21:08)

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

DIRECTOR'S BUSINESS:

1. ELECTION OF OFFICERS FOR 1987

Election of Chairman and Vice-Chairman
for the Board of Zoning Adjustment

A motion by Sorensen to elect Ashworth
for Chairman carried with Juniel &
Bugbee excused.

A motion by Ashworth to elect Dixon for
Vice-Chairman carried with Juniel &
Bugbee excused.

2. DISCUSSION

Information on storage sheds and Building
Code requirements

A discussion on storage sheds will be
held over until the next meeting.

Harold Foster stated the Board was the
Appeals Board for the Uniform Building
Code and the Housing Code. Recently
the City Council became the Appeals
Board for these Codes and, therefore,
the BZA had no authority to waive
Building Code requirements in connec-
tion with Use Permit and Variance
applications.

BOARD OF ZONING ADJUSTMENT

COUNCIL CHAMBERS • 400 EAST STEWART AVENUE

PHONE 386-6301

ITEM

BOARD ACTION

SUPPLEMENTAL

1. U-1-87(HO) - GLORIA F. COPELAND AND GARTH A. RAVENHOLT

APPLICATION: Home Occupation Use Permit to allow making and selling holy anointing oil and other herbal products

LOCATION: 2308 San Jose Way

ZONE: R-1

Staff recommends APPROVAL, subject to:

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

2. U-2-87(HO) - AUDREY J. CORCORAN

APPLICATION: Home Occupation Use Permit to allow a sewing business for interior designers

LOCATION: 6916 Delorean Circle

ZONE: RPD-6

Staff recommends APPROVAL, subject to:

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

ASHWORTH
APPROVED Item 2 and Items 1 & 2 under the Supplemental Agenda, subject to staff's condition.

Unanimous
(Juniel & Bugbee excused)

Harold Foster stated the questionnaire had been answered favorably. Staff recommended approval.

The applicant was present.

(19:39 - 19:41)

ASHWORTH
APPROVED Item 2 and Items 1 & 2 under the Supplemental Agenda, subject to staff's condition.

Unanimous
(Juniel & Bugbee excused)

Harold Foster stated the questionnaire had been answered favorably. Staff recommended approval.

The applicant was present.

(19:39 - 19:41)

MEETING ADJOURNED AT APPROXIMATELY 9:15 P.M.

DEPARTMENT OF COMMUNITY PLANNING & DEVELOPMENT


HAROLD P. FOSTER, DIRECTOR