



Proj. No. 19-14: T. Haber, prospective owner of lot at 3425 Kildare, "A" single-family district, requests conditional use permit to construct parking lot in "A" single-family district per Code chapters 1111, 1115, 1121, 1151, 1153, 1161, & 1166.

Continued for up to sixty days, 5-0.

Proj. No. 19-15: T. Bradford & M. Edwards, 3108 E. Derbyshire, "B" two-family district, requests conditional use permit for day care home in "B" two-family district per Code chapters 1111, 1115, 1121, 1151 & 1153.

Approved, 4-0, with the following additional conditions:

1. *The applicant shall permanently resides at this address while providing care for no more than six children and no more than three children may be under two years of age at one time. Any children under six years of age who are related to the provider and who are on the premises of the child day-care home shall be counted;*
2. *There is no display that will indicate from the exterior that the dwelling unit is being utilized in part for any purpose other than that of a residential dwelling and no exterior alterations may be made to the dwelling unit for the home occupation purposes which would change the appearance of the dwelling so as to indicate from the exterior that the building is used for any purpose other than that of a dwelling unit;*
3. *There is no merchandise manufactured or processed for sale, bought, sold, exchanged or traded in or on the premises.*
4. *There is no more than one person employed or engaged in the furtherance of the home occupation who is not a member of the immediate family residing on the premises;*
5. *There is no mechanical, electrical or chemical equipment used in furtherance of such home occupation, except such as causes no disturbances of any kind beyond the premises where the home occupation is located;*
6. *No home occupation shall be permitted in any portion of any dwelling unit where the conduct of such home occupation is or will be offensive to neighboring property owners or occupants of the same dwelling structure by reason of excessive noise, late hours or business activity, the intensity of the business activity or other such reasons.*
7. *This use shall not be injurious to the use and enjoyment of other properties in the immediate vicinity or create a nuisance for adjacent properties;*
8. *The applicants shall work with staff to resolve any complaints from neighbors;*
9. *Applicant shall obtain and maintain the required annual Child Day Care Home Permit; and*
10. *All required construction and installation of the use shall be completed within 18 months of Planning Commission approval.*

I hereby certify that the above decisions constitute the final actions taken by the Planning Commission on July 10, 2019. I further certify that this Action Summary was mailed to each applicant on July 11, 2019.

Kara Hamley O'Donnell, Secretary for Planning Commission