

**GRAND JUNCTION BOARD OF APPEALS**  
**July 23, 2019 MINUTES**  
**12:00 p.m.**

The scheduled Board of Appeals meeting was called to order at 12:00 p.m. by Chairman Christian Reece. The public hearing was held in the City Hall Auditorium.

In attendance, representing the Board of Appeals, were Board Members; Christian Reece (Chairman) and Ken Scissors.

Also present were Jamie Beard (Assistant City Attorney), Tamra Allen, (Community Development Director), and Kristen Ashbeck (Principal Planner). The minutes were recorded and transcribed by Isabella Vaz (Planning Technician).

Approximately six citizens, including the applicant, were present.

**I. APPROVAL OF MINUTES**

Board Members reviewed the June 4, 2019 meeting minutes.

Board Member Scissors motioned to approve the minutes. Chairman Reece seconded the motion.

The motion passed unanimously 2-0.

**II. PUBLIC HEARING**

**VAR-2019-298 – VARIANCE – Variance to Bulk Standards**

Consider a Request by Senergy Builders, LLC for a Variance to Reduce the Required First Floor Height from 15 feet to 12 feet 4 inches Located at 130 North 4th Street.

**STAFF PRESENTATION**

Kristen Ashbeck, Principal Planner, presented all exhibits entered into the record.

Ms. Ashbeck presented a PowerPoint on the variance request to the bulk standards to reduce the required first floor height from 15 feet to 12 feet 4 inches.

Ms. Ashbeck presented the criteria that have and have not been met in regards to this request. Staff found that the applicant has not met all required criteria and recommends denial of this request.

## **PETITIONER'S PRESENTATION**

Jeffery Fleming, Colorado Land Advisor, represented the Applicant. Mr. Fleming gave a presentation on behalf of the applicant. Eric Tscherter, Chamberlin Architects, and Darren Carei, the applicant, were also present.

Mr. Fleming presented on comparable buildings in the downtown area including the differentiated first floor building heights.

Mr. Tscherter, Chamberlin Architects, presented on the structural issues of the proposed project.

Mr. Carei, Synergy Builders, made a comment in support of the variance request.

## **QUESTIONS**

Board Member Scissors asked the Applicant how the project progressed with the Downtown Development Authority (DDA) and about the intended use of the Rood Avenue parking garage elevator.

Mr. Fleming stated that there is no final contract for the connectivity of the two buildings, however the DDA indicated support for the connectivity.

## **PUBLIC COMMENT**

Brandon Stam, Downtown Grand Junction, specified that the connectivity was always intended although there was never a written contract.

P.J. McGovern, DDA Board Member, noted that the two buildings connectivity has always been a part of the DDA plan.

Chairman Reece closed the public comment period.

## **DISCUSSION**

Board Member Scissors asked the Staff about the discrepancies between the first floor heights in the downtown area.

Tamra Allen, Community Development Director, responded with an explanation of how the Code defines first story heights and the intention of the first floor height requirement in the Code.

Chairman Reece stated that she found there are extremely compelling reasons that this project qualifies for a variance. Chairman Reece stated that she is in favor of the variance request.

Ms. Beard recommended that a condition be put in place that the variance was conditioned upon the proposed building connecting to the parking garage.

Board Member Scissors provided that he believed the Applicant had demonstrated the criteria had been met and was in support of the variance request.

**MOTION**

Board Member Scissors made the following motion: "I move to approve the variance as requested with the condition of an agreement being made between the owners of the Rood Avenue Parking Garage and Synergy Builders to provide connectivity between the building and the parking garage that utilizes the existing elevator." Chairman Reece seconded the motion.

A vote was called and the motion was approved by a vote of 2-0.

With no further business to discuss, the meeting was adjourned at 1:33PM.