

BOARD OF ADJUSTMENT

Special Meeting

Friday evening, February 16, 1945.

Present: Messrs. Magill, Barraclough, Burnett, and Borschell.

In absence of Chairman Sternberg, Mr. Burnett was appointed Acting Chairman by unanimous consent.

The minutes of the special meeting of October 30, 1944 were read and approved.

APPLICATION: 1-45-A

APPLICANT: M. L. Beye

OWNER: M. L. Beye

SUBJECT: Application for variation of the requirements of the Zoning Ordinance to permit the glassing in of an existing front porch, the front line of which is set back 18 feet 6 inches from the front property line, where the Ordinance requires a 25 foot setback.

PREMISES AFFECTED: 315 Hill Avenue.

APPEARANCES: For Applicant: None  
For Opposition: None

ACTION OF THE BOARD: Permission granted to glass in an existing front porch which would extend within 18 feet 6 inches from the front property line on motion by Barraclough and seconded by Borschell.

THE VOTE: Affirmative: Burnett, Magill, Borschell, and Barraclough - - - - - 4  
Negative: - - - - - 0

THE RESOLUTION: 1-45-A

WHEREAS, M. L. Beye has applied for a permit to glass in an existing front porch which would extend within 18 feet 6 inches from the front lot line; and

WHEREAS, such new construction would not conform to the requirements of Section 8, Paragraph (g) of the Zoning Ordinance, which prohibits a building extending that close to the property line; and

WHEREAS, in the opinion of the Board of Adjustment no injury would be done to the adjoining property;

NOW, THEREFORE, BE IT RESOLVED that the applicant be permitted to enclose such porch, and a variation of Section 8, Paragraph (g) of the Zoning Ordinance be permitted.

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APPLICATION: 2-45-A

APPLICANT: George R. Karly

OWNER: George R. Karly

SUBJECT: Application for variation of the requirements of the Zoning Ordinance to permit the glassing in of an existing front porch, the front line of which is set back 20 feet 3 inches from the front property line, where the Ordinance requires a 25 foot setback.

PREMISES AFFECTED: 602 Hill Avenue

APPEARANCES: For Applicant: None  
For Opposition: None

ACTION OF THE BOARD: Permission granted to glass in an existing front porch which would extend within 20 feet 3 inches from the front property line on motion by Borschell and seconded by McGill.

THE VOTE: Affirmative: Burnett, Magill, Borschell,  
and Barraclough - - - - - 4  
Negative: - - - - - 0

THE RESOLUTION: 2-45-A

WHEREAS, George R. Karly, has applied for a permit to glass in an existing front porch which would extend within 20 feet 3 inches from the front lot line; and

WHEREAS, such new construction would not conform to the requirements of Section 8, Paragraph (g) of the Zoning Ordinance, which prohibits a building extending that close to the property line; and

WHEREAS, in the opinion of the Board of Adjustment no injury would be done to the adjoining property;

NOW, THEREFORE, BE IT RESOLVED that the applicant be permitted to enclose such porch, and a variation of Section 8, Paragraph (g) of the Zoning Ordinance be permitted.

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APPLICATION: 3-45-A

APPLICANT: Dale Luke

OWNER: Arthur Jens

SUBJECT: Application for variation of the requirements of the Zoning Ordinance to permit the glassing in of an existing front porch, the front line of which is set back 16 feet from the front property line, where the Ordinance requires a 25 foot setback.

PREMISES AFFECTED: 319 Teller Avenue

APPEARANCES: For Applicant: None  
For Opposition: None

ACTION OF THE BOARD: Permission granted to glass in an existing front porch which would extend within 16 feet from the front property line on motion by Barraclough and seconded by McGill.

THE VOTE: Affirmative: Burnett, Magill, Borschell,  
and Barraclough - - - - - 4  
Negative: - - - - - 0

THE RESOLUTION: 3-45-A

WHEREAS, Dale Luke on behalf of the owner, Arthur Jens, has applied for a permit to glass in an existing front porch which would extend within 16 feet from the front lot line; and

WHEREAS, such new construction would not conform to the requirements of Section 8, Paragraph (g) of the Zoning Ordinance, which prohibits a building extending that close to the property line; and

WHEREAS, in the opinion of the Board of Adjustment no injury would be done to the adjoining property;

NOW, THEREFORE, BE IT RESOLVED that the applicant be permitted to enclose such porch, and a variation of Section 8, Paragraph (g) of the Zoning Ordinance be permitted.

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APPLICATION: 1-45-Z

APPLICANT: C. E. Patterick

SUBJECT: Action on petition to City Council to change Lots 17 to 24 inclusive in Block 151 in the City of Grand Junction, Colorado, from Residence "C" Use District to Industry "A" Use District.

PREMISES AFFECTED: Lots 17 to 24 inclusive in Block 151 in the City of Grand Junction, Colorado.

APPEARANCES: For Applicant: None  
For Opposition: None

ACTION OF THE BOARD: Change of Zoning Map recommended.

THE VOTE: Affirmative: Burnett, Magill, Borschell,  
and Barraclough - - - - - 4  
Negative: - - - - - 0

THE RESOLUTION: 1-45-Z

WHEREAS, the petition was filed with the City Clerk to change the Zoning Map of the property comprising Lots 17 to 24 inclusive in Block 151 in the City of Grand Junction, from Residence "C" Use District to Industry "A" Use District; and

WHEREAS, in the opinion of the Board of Adjustment, no harm or hindrance would be done to the proper development of the district or its immediate adjacent territories;

NOW, THEREFORE, BE IT RESOLVED that the Board of Adjustment recommend to the City Council that the petition to change the said territory from Residence "C" Use District to Industry "A" Use District be approved.

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BRUCE BROWNSON  
Secretary