

BOARD OF ADJUSTMENT

Regular Meeting

Tuesday evening, 5:00 P. M., June 19, 1945.

Present: Chairman Sternberg, Messrs. Magill, Burnett, and Borschell.

Minutes of the Special Meeting of February 16, 1945, were read and approved.

APPLICATION: 4-45-A

APPLICANT: G. A. Fuller, Jr., Mesa Memorial Hospital

OWNER: Mesa Memorial Hospital

SUBJECT: Application for variation of the requirements of the Zoning Ordinance to permit the construction of a hospital adjacent to the alley line on Lots 17 to 20 inclusive in Block 69.

PREMISES AFFECTED: 960 Grand Avenue

APPEARANCES: For Applicant: G. A. Fuller, Jr.
For Opposition: None

ACTION OF THE BOARD: Permission granted to construct a hospital adjacent to the alley line on Lots 17 to 20 inclusive in Block 69 on motion by Burnett and seconded by Magill.

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

THE RESOLUTION: 4-45-A

WHEREAS, G. A. Fuller, Jr., Business Manager, Mesa Memorial Hospital, has applied for a permit to construct a hospital adjacent to the alley line on Lots 17 to 20 inclusive in Block 69; and

WHEREAS, such new construction would not conform to the requirements of Section 8, Paragraph (e) of the Zoning Ordinance, which requires a rear yard of 10 feet; 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 construct a hospital adjacent to the alley line, and a variation of Section 8, Paragraph (e) of the Zoning Ordinance be permitted.

APPLICATION: 5-45-A

APPLICANT: M. E. Kinyon

OWNER: M. E. Kinyon

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 7 feet 8 inches from the front property line, where the Ordinance requires a 12 $\frac{1}{2}$ foot setback.

PREMISES AFFECTED: 826 North 10th Street.

APPEARANCES: For Applicant: None
For Opposition: None

ACTION OF THE BOARD: Permission granted to glass in an existing front porch which would extend within 7 feet 8 inches from the front property line on motion by Borschell and seconded by Burnett.

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

THE RESOLUTION: 5-45-A

WHEREAS, M. E. Kinyon has applied for a permit to glass in an existing front porch which would extend within 7 feet 8 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.

APPLICATION: 6-45-A

APPLICANT: Dr. Roland Raso

OWNER: Dr. Roland Raso

SUBJECT: Application for variation of the requirements of the Zoning Ordinance to permit the construction of an entrance vestibule under an existing marquee, the front line of which is set back 24 feet from the front property line, where the Ordinance requires a 25 foot setback.

PREMISES AFFECTED: 1340 Main Street.

APPEARANCES: For Applicant: None
For Opposition: None

ACTION OF THE BOARD: Permission granted to construct an entrance vestibule under an existing marquee which would extend within 24 feet from the front property line on motion by Burnett and seconded by Borschell.

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

THE RESOLUTION: 6-45-A

WHEREAS, Dr. Roland Raso has applied for a permit to construct an entrance vestibule under an existing marquee which would extend within 24 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 construct an entrance vestibule under an existing marquee, and a variation of Section 8, Paragraph (g) of the Zoning Ordinance be permitted.

APPLICATION: 7-45-A

APPLICANT: O. H. Fieler

OWNER: O. H. Fieler

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 10 feet from the front property line, where the Ordinance requires a 15 foot setback.

PREMISES AFFECTED: 260 Chipeta 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 10 feet from the front property line on motion by Borschell and seconded by Burnett.

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

THE RESOLUTION: 7-45-A

WHEREAS, O. H. Feiler has applied for a permit to glass in an existing front porch which would extend within 10 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.

APPLICATION: 8-45-A

APPLICANT: A. W. Nies

OWNER: L. H. Sheffield

SUBJECT: Application for variation of the requirements of the Zoning Ordinance to permit the glassing in of a portion of an existing front porch, the front line of which is set back $17\frac{1}{2}$ feet from the front property line, where the Ordinance requires a 25 foot setback.

PREMISES AFFECTED: 1130 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 17½ feet from the front property line on motion by Burnett and seconded by Magill.

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

THE RESOLUTION: 8-45-A

WHEREAS, A. W. Nies on behalf of the owner, L. H. Sheffield, has applied for a permit to glass in an existing front porch which would extend within 17½ 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.

APPLICATION: 9-45-A

APPLICANT: A. J. Willis

OWNER: A. J. Willis

SUBJECT: Application for the construction of an addition to the rear of an existing building used as a grocery store on Lot 6, Block 1, Slocomb's Addition.

PREMISES AFFECTED: 515 North 15th Street.

APPEARANCES: For Applicant: None
For Opposition: None

ACTION OF THE BOARD: Permission granted to construct an 18' x 15' addition to the rear of building, the addition to be constructed of cinder blocks and the entire structure stucco finished, on motion by Burnett and seconded by Magill.

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

THE RESOLUTION: 9-45-A

WHEREAS, A. J. Willis has applied for a permit to construct an addition to the rear of an existing building used as a grocery store at 515 North 15th Street; and

WHEREAS, such addition would not conform to the requirements of Sections 2 & 6 of the Zoning Ordinance; and

WHEREAS, in the Opinion of the Board of Adjustment a grocery store in that approximate location is desirable to serve the requirements of the neighborhood; and

WHEREAS, toilet facilities are required to conform with sanitary regulations, and the small size of the present building does not permit the installation of such facilities; and

WHEREAS, in the opinion of the Board of Adjustment it would be to the best interests of the neighborhood to permit the construction of the addition to the non-conforming building rather than to change the affected premises from Residence "B" Use District to Business "A" Use District;

NOW, THEREFORE, BE IT RESOLVED that the applicant be permitted to construct an 18' x 15' addition to the rear of the existing building, such addition to be constructed of cinder blocks and the entire structure stucco finished.

BRUCE PROFFSON
Secretary