

BOARD OF ADJUSTMENT

Special Meeting

Monday evening, 5:00 P. M., August 20, 1945.

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

Minutes of the Regular Meeting of June 19, 1945, were read and approved.

APPLICATION: 10-45-A

APPLICANT: Frank W. Willis

OWNER: Frank W. Willis

SUBJECT: Application for variation of the requirements of the Zoning Ordinance to permit the conversion of an existing single-family dwelling into two apartments.

PREMISES AFFECTED: 559 Hill Avenue.

APPEARANCES: For Applicant: W. W. DeVoe.
For Opposition: None

ACTION OF THE BOARD: Permission granted to convert an existing single-family dwelling into two apartments on motion by Borschell and seconded by Hall.

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

THE RESOLUTION: 10-45-A

WHEREAS, Frank W. Willis has applied for a permit to convert an existing single-family dwelling into two apartments on a tract of land containing 5,250 square feet; and

WHEREAS, such new construction would not conform to the requirements of Section 8, Paragraph (a) of the Zoning Ordinance, which requires 3,000 square feet of lot area per family housed; 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 convert an existing single-family dwelling into two apartments, and a variation of Section 8, Paragraph (a) of the Zoning Ordinance be permitted.

BRUCE BROWNSON
Secretary

WHEREAS, in the opinion of the Board of Adjustment, the foregoing changes will be to the advantage of all parties interested by raising the residential area to "A" Use and will decrease the Business "A" area and transfer Business "A" area from Lots 1 to 6, Block 5 to Lots 1 to 6, Block 6;

NOW, THEREFORE, BE IT RESOLVED that the Board of Adjustment recommend to the City Council that the petition to change the said territory as above outlined be approved.

APPLICATION: 3-45-Z

APPLICANT: Clyde O. Detrick

OWNER: Clyde O. Detrick, Marie Detrick, C. R. Hall.

SUBJECT: Action to petition the City Council to ammend the Zone Map and change the districts in Lots 1 to 16, inclusive, in Block 10, in the City of Grand Junction, from Business "A" and Residence "B" Use Districts to Business "E" Use District.

PREMISES AFFECTED: Lots 1 to 16, inclusive, in Block 10, in the City of Grand Junction.

APPEARANCES: For Applicant: Clyde O. Detrick
For Opposition: Superintendent of Schools, I. K. Boltz and Oliver Reed.

ACTION OF THE BOARD: Petition and action deferred pending advice of City Attorney.

The Secretary of the Board of Adjustment was instructed to correct sufficient copies of the Zoning Ordinance and Zoning Map for the use of members of the Board of Adjustment and others.

Herbert D. Fritz
Secretary