

BOARD OF ADJUSTMENT

Special Meeting

Friday evening, 5:00 P.M., November 9, 1945.

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

Reading of the minutes of the Special Meeting of October 16 was omitted due to the press of time.

APPLICATION: 12-45-A

APPLICANT: Clyde O. Detrick

OWNER: Clyde O. Detrick

SUBJECT: Application for variation from the requirements of the Zoning Ordinance to permit the erection of 20 units of multiple dwellings in the form of a cottage camp.

PREMISES AFFECTED: 213 North Avenue (Lots 1 to 12, Block 10, City of Grand Junction).

APPEARANCES: For Applicant: None
For Opposition: None

ACTION OF THE BOARD: Permission granted to permit the erection of 20 units of multiple dwellings in the form of a cottage camp on motion by Borschell and seconded by Burnett.

THE VOTE: Affirmative: Sternberg, Magill, Hall,
Borschell, and Burnett - - - - - 5
Negative: - - - - - 0

THE RESOLUTION: 12-45-A

WHEREAS, Clyde O. Detrick has applied for a permit to construct 20 units of multiple dwellings on a cottage court in variance with Section 1062-8 (a), Paragraph 2 of the Zoning Ordinance; and

WHEREAS, the required lot area per family housed within the Business "A" District upon which the cottage camp is proposed to be built is 3,000 square feet; and

WHEREAS, the 20 units proposed for construction will have only ~~2,175~~ 2,070 square feet per family unit; and

WHEREAS, in the opinion of the Board of Adjustment no injury would be done to the adjoining property by permitting the variance from the lot area requirement of 3,000 square feet;

NOW, THEREFORE, BE IT RESOLVED that the applicant be permitted to construct a cottage court of 20 units on Lots 1 to 12, Block 10 City of Grand Junction, in variance with Section 1062-8 (a), Paragraph 2 of the Zoning Ordinance.

APPLICATION: 13-45-A

APPLICANT: Cliff Sawtelle

OWNER: Cliff Sawtelle

SUBJECT: Application for variation from the requirements of the Zoning Ordinance permitting no construction nearer than 16 feet of the center line of the alley.

PREMISES AFFECTED: 316 South Fifth Street.

APPEARANCES: For Applicant: None
For Opposition: None

ACTION OF THE BOARD: Permission granted to permit the extension of business building to alley line, on motion by Magill and seconded by Hall.

THE VOTE: Affirmative: Sternberg, Magill, Hall,
Borschell, and Burnett - - - - - 5
Negative: - - - - - 0

THE RESOLUTION: 13-45-A

WHEREAS, Cliff Sawtelle has applied for a permit to extend business building to the alley line in variance with the requirement of a 16 foot setback from the center line of the alley; and

WHEREAS, such construction does not conform to the requirements of Section 8 (e) Paragraph 2, which requires that the depth of such rear yard shall measure 16 feet to the center line of such alley; and

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

WHEREAS, long established precedent has created a pattern favoring this type of construction where loading facilities are available;

NOW, THEREFORE, BE IT RESOLVED that the applicant be permitted to construct a business building extending to the alley line to a variation from Section 8 (e) Paragraph 2.

APPLICATION: 14-45-A

APPLICANT: S. Morton Howard

OWNER: S. Morton Howard

SUBJECT: Application for variation from the requirements of the Zoning Ordinance to convert garage into dwelling, on 3 lots presently occupied by dwelling.

PREMISES AFFECTED: 605 North Seventh Street (Lots 19, 20, and 21, Block 50, City of Grand Junction).

APPEARANCES: For Applicant: None
For Opposition: None

ACTION OF THE BOARD; The application was referred back to the Secretary of the Board of Adjustment and the Building Inspector for more specific information relative to the planning and the general appearance of the proposed construction, for action at the next meeting of the Board of Adjustment.

Herbert D. Fritz
Secretary