

BOARD OF ADJUSTMENT

Special Meeting

Friday evening, 5:00 P.M., December 21, 1945.

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

Absent: Mr. Burnett.

Minutes of the Special Meeting of October 8 and the Special Meeting of October 16, 1945 were read and approved.

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: Permission granted to permit the conversion of a garage into dwelling on Lots 19, 20, and 21, Block 50, City of Grand Junction, on motion by Hall and seconded by Magill.

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

THE RESOLUTION: 14-45-A

WHEREAS, S. Morton Howard has applied for a permit to convert garage into dwelling in variance with the zoning requirements of 6,000 sq. ft. per family unit in Residence "A" zone; and

WHEREAS, the conversion of such a garage into dwelling on the three lots presently occupied by a single family dwelling would reduce the area per unit to 5,078 sq. ft., in variance with Section 1062-3-a, Paragraph 1; and

WHEREAS, in the opinion of the Board of Adjustment, after serious consideration of detailed plans of the conversion, no injury would be done to the adjoining property;

NOW, THEREFORE, BE IT RESOLVED that the applicant be permitted to convert the existing garage into a single family dwelling in variance with Section 1062-3-a, Paragraph 1 of the Zoning Ordinance.

APPLICATION: 5-45-Z

APPLICANT: R. P. Havin, et al

OWNER: R. P. Havin, et al

SUBJECT: Action to petition the City Council to amend the Zone Map and change the district in the S $\frac{1}{2}$ of Block 139 and the N $\frac{1}{2}$ of Block 148 in the City of Grand Junction from Residence "D" Use District to Business "B" Use District.

PREMISES AFFECTED: Lots 17 to 32 of Block 139 and Lots 1 to 16 of Block 148, on the north and south sides of Pitkin between Fifth and Sixth Streets.

APPEARANCES: For Applicant: None
For Opposition: None

ACTION OF THE BOARD: Change of Zoning Map recommended on motion by Borschell and seconded by Hall.

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

THE RESOLUTION: 5-45-Z

WHEREAS, the Petition was filed with the City Clerk to amend the Zone Map and

change the district in Lots 17 to 32 of Block 139 and Lots 1 to 16 of Block 148 in the City of Grand Junction from Residence "D" Use District to Business "B" Use District; and

WHEREAS, in the opinion of the Board of Adjustment the foregoing changes will be to the advantage of all parties interested and will be in conformance with the existing use of contiguous areas which are and will be increasingly devoted to business developments;

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

An appeal from the decision of the Building Inspector of the City of Grand Junction, rejecting the application of the U. S. Vanadium Company for the erection of a building for the storage or repair of trucks at 803 South Seventh Street was presented for discussion. Upon motion by Hall and seconded by Magill the matter was referred back to the Secretary of the Zoning Board of Adjustment for legal advice from the City Attorney.

Messrs. Whipple, Gowen, and Nowlan, interested parties in the proposed annexation of the area lying east of 15th and south of Grand Avenue, discussed with the Board of Adjustment the preliminary classification requirements necessary to the annexation proceedings before the City.

Mr. W. W. DeVoe, interested in the annexation of the area lying east of 12th and north of North Avenue, similarly discussed with the Board of Adjustment requirements for zoning classification of that area.

Mr. Charles H. Smith, owner of property in Sec. 27, T1S, R1W, presented an opposition to the location of a city dump in an area adjacent to his property. The matter, being irrelevant to the consideration of the Board, was not discussed.

Adjourned 6:00 P. M.

Herbert D. Fritz, Sec.