

BOARD OF ADJUSTMENT
Special Meeting

Saturday morning, 10:00 A.M., July 20, 1946.

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

Absent: Borschell.

Upon motion duly made and seconded and approved the reading of the minutes of the last meeting were dispensed with.

President Wubben of Mesa College presented detailed information, as requested by the Zoning Board of Adjustment at its last meeting, concerning the proposed erection of FPHA housing units for veteran students at the College. President Wubben presented illustrations of the proposed structures which will provide 22 dwelling units in the 4 buildings. A minimum setback of 35 feet from the property line was described, together with the arrangement for sidewalks, interior walks, drives and other service facilities.

A delegation consisting of W. D. Carnett, M. A. Bircket, Mrs. Paul Dooling, et al heard Mr. Wubben's testimony as to type, size, and landscaping details. After discussion, the delegation studied the matter and suggested that if proper landscaping were done during the spring of 1947 and was maintained continuously thereafter; and if the external appearance of the buildings was maintained at a high standard by regular painting; little or no objection would be forthcoming from the property owners of the area.

The Zoning Board heard various members of the delegation; then upon motion by Magill, seconded by Burnett directed the City Manager to draw up a resolution for presentation at the next meeting to be called early the following week.

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

Mr. M. J. Tracy, 1045 Pitkin presented a petition signed by 15 property owners requesting that the zoning classification of the north one-half of Blocks 153 and 154 be maintained as Residence "C" classification rather than being changed to Business "B". Upon motion by Burnett, seconded by Hall it was unanimously voted to file the petition and to drop the action on the proposed zonong.

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

APPLICATION: 1-46-A

APPLICANT: M. V. Waller

OWNER: M. V. Waller

SUBJECT: Application for variation from the requirements of the Zoning Ordinance to permit the enclosing of a front porch, the front line of which is set back only 9 feet from the property line, whereas Section 1062, Paragraph g-3 requires 10 feet for front yard setback.

PREMISES AFFECTED: 339 Pitkin (Lot 9, Block 146,
City of Grand Junction).

APPEARANCES: For Applicant: None
For Opposition: None

ACTION OF THE BOARD: Permission granted to permit the construction of a glassed in front porch on Lot 9, Block 146, City of Grand Junction on motion by Burnett, seconded by Magill.

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

THE RESOLUTION: 1-46-A

WHEREAS, Mr. M. V. Waller has applied for a permit to construct a glassed in enclosure of a front porch in variance with the front yard setback requirements of Section 1062, Paragraph g-3 of the Zoning Ordinance; and

WHEREAS, such construction of a glassed in enclosure on a front porch with a yard setback of 9 feet, will in no sense devalue this or adjacent property; and

WHEREAS, in the opinion of the Board of Adjustment the apparent advantages will far outweigh any possible disadvantages;

NOW THEREFORE BE IT RESOLVED that the applicant be permitted to construct a glassed in enclosure of the front porch, the front line of which is 9 feet of the property, in variance with Section 1062, Paragraph g-3 of the Zoning Ordinance.

Herbert D. Fritz
Secretary