

BOARD OF ADJUSTMENT
Special Meeting

Tuesday evening, 5:00 P.M., July 23, 1946.

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

Absent: Borschell.

Present also were Herbert Wright, FPHA Housing Expeditor, Messrs. Leonard, Bale, Morris, and Gay Johnson, all interested in the proposed housing development on the Mesa College Campus.

Mr. Hall presented the following resolution which was seconded by Burnett after discussion indicating quite complete acceptance of the idea by all interested individuals and groups.

RESOLUTION ON
MESA COLLEGE VETERANS HOUSING

WHEREAS, correct and complete information on the type and appearance of veterans housing units proposed for erection by Mesa College on its property located between College Place and Twelfth Street and North Avenue and Elm Avenue has been lacking; and

WHEREAS, this information now definitely discloses that instead of barracks type buildings, there will be furnished officer type family dwelling units complete with bath, kitchen, living room, and one, two, and three bedrooms; and

WHEREAS, very stringent Federal specifications attached to the erection and maintenance of these dwellings require careful maintenance of the structures; and

WHEREAS, Mesa College stipulates that its participation will include the construction of sidewalks along Elm Avenue between Twelfth Street and College Place and along Twelfth Street south from Elm Avenue to a point opposite the farthest south building entrance; and further stipulates that lawns will be graded and planted over the entire area during the spring of 1947 and will be continuously maintained thereafter; and still further stipulates that there will be constructed adequate and attractive inner

walks, drives and other service facilities; and expressly agrees that the operation and maintenance of the entire housing development will be done in accordance with the highest housing standards as well as the Federal specifications, particularly specifying that the structures will be painted at least once each year; and

WHEREAS, the College agrees to remove all structures including foundations at the end of a five year period after occupancy, or sooner if the need ceases to exist during that period; and

WHEREAS, certain interested property owners who had objected to such a housing development on the basis of inadequate information indicate their desire to withdraw their objections after the true a complete picture had been presented by President Wubben of Mesa College; and

WHEREAS, the Zoning Board of Adjustment recognizes first of all the right and privilege of property owners to be saved harmless from damage or devaluation resulting from the building of any structure of lesser standards than that which is set up by Zoning Ordinance and Building Code, and recognizing that the facts pertaining to this housing development as outlined in correspondence from the Federal Public Housing Administration by President Wubben of Mesa College indicate that the neighborhood standards will not be lowered; and

WHEREAS, the residents and property owners of the area affected, the Mesa College authorities, the Zoning Board of Adjustment, and the public at large recognize the tremendous need for decent, attractive, accessible housing for veteran students of the College;

THEREFORE BE IT RESOLVED that permission be granted to Mesa College to erect four structures comprising twenty-two family units, the material and type to be in conformance with the material presented by President Wubben, located as per the site plan filed with the Zoning Board, at variance with the requirements of Residence "A" zone classifications; and

FURTHER BE IT RESOLVED that this variance permit extends for a period not longer than five years from date of occupancy; and

FURTHER BE IT RESOLVED that no action of the Board of Adjustment taken herein shall be construed as an exercise of power beyond its limitations; and

STILL FURTHER BE IT RESOLVED that the City Council be advised of this action by the Zoning Board of Adjustment, with the recommendation that variance from the requirements of the Building Code be granted to permit expeditious erection of this important veteran housing facility.

The Zoning Board of Adjustment voted unanimously in favor of the Resolution giving permission to Mesa College to erect 22 housing units in 4 structures.

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

Adjourned 5:30 P. M.

Herbert D. Fritz
Secretary