

BOARD OF ADJUSTMENT
Special Meeting

Friday afternoon, 1:30 P.M., April 11, 1947.

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

Absent: None.

Chairman Sternberg explained that the meeting was called
to act on request for variances for the provisions of the zoning
ordinance.

APPLICATION: 1-47-A

APPLICANT: Coe Van Deren

OWNER: Coe Van Deren, 1261 Chipeta Avenue.

SUBJECT: Request for permission to construct garage at variance
with rear yard and side yard restrictions, in conflict with Sec.
1062Gb of the zoning ordinance, subsection 8.

PREMISES AFFECTED:

1261 Chipeta Avenue, Lots 15 and 16, Block 1,
Dundee Place.

APPEARANCES:

For Applicant: None

For Opposition: None

ACTION OF THE BOARD: Permission granted to permit erection of
garage at variance with the rear yard limit, allowing
construction within two feet of the alley line; per-
mission denied to construct garage closer than 12½ ft.
setback requirement from the west line of Thirteenth St.
on motion by Hall, seconded by Magill.

THE VOTE:

Affirmative: Sternberg, Magill, Hall, Borschell and
Burnett 5

Negative: 0

RESOLUTION 1-47-A

WHEREAS, Mr. Coe Van Deren has applied for a permit
to erect a garage at variance with the requirements

of Section 1062, subsection 8, paragraph Gb and

WHEREAS, construction of such garage within two feet of the alley line is not inimical to the best interests of the neighborhood; but

WHEREAS, the construction of such garage closer than 12½ feet to the west line of Thirteenth St. definitely is inimical to the best interests of the neighborhood;

THEREFORE BE IT RESOLVED, that the Applicant be permitted to construct the garage within two feet of the alley line but no closer than 12½ feet to the west line of Thirteenth Street.

APPLICATION: 2-47-A

APPLICANT: Dale T. Luke

OWNER: Seventh Day Adventist Church

SUBJECT: Application for variance from the requirements of the zoning ordinance to permit erection of a church school building closer to the front line than required under Sec. 682, paragraph G of the zoning ordinance.

PREMISES AFFECTED:

Northeast corner of Eighth Street and Mesa Ave., known as 1618 North Eighth Street.

APPEARANCES:

For Applicant: None
For Opposition: None

ACTION OF THE BOARD: Permission granted to permit the erection of the church school building at variance with the front yard limit of 25 ft. setback, on motion of Hall seconded by Borschell.

THE VOTE:

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

RESOLUTION: 2-47-A

WHEREAS, Mr. Dale Luke acting for the Seventh Day Adventist Church has applied for a permit to erect a church school building with a setback of 15 ft. from the north line of Mesa Avenue, at variance with the requirement of a 25 ft. setback as outlined under Sec. 682, paragraph G of the zoning ordinance, and

WHEREAS, such construction is not inimical to the best interests of the neighborhood;

THEREFORE BE IT RESOLVED that the Applicant be permitted to erect a church school building with a setback of 15 ft. from the north line of Mesa Avenue at variance with Sec. 682, paragraph G of the zoning ordinance, and be it suggested by the Board of Adjustment that the front elevation of the proposed building be set back from the east line of Eighth Street, a distance in excess of 25 feet as required by the zoning ordinance, preferably 40 feet, to better serve the best interests of the entire neighborhood.

SPECIAL CASE OF APPLICATION FOR BUILDING PERMIT IN THE PRESENTLY UNZONED NORTHEAST ADDITION.

Dr. John A. Fox, 1400 N. Fifteenth Street has made informal application to the Building Department for permit to erect an two-family dwelling at Fifteenth and Elm Street, one unit of which would include his professional office. At this time, this entire addition is being treated as Residence "A", in the absence of the passage of a zoning ordinance. Plans for the zoning are progressing and the area affected is proposed for Residence "B" Use Classification. The Building Inspector asks that cognizance of this situation be taken by the Zoning Board in order that he can proceed with the issuance of the permit in order to eliminate hardship on the potential builder of the two-family residence with professional office included therein.

ACTION OF THE BOARD: Upon motion by Borschell, seconded by Burnett the Board acted to approve the issuance of such permit under the conditions above outlined.

THE VOTE:

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

The meeting adjourned at 2:15 P.M..
Herbert D. Fritz, Secretary