

BOARD OF ADJUSTMENT
Special Meeting

Tuesday afternoon, May 6, 4:30 P.M.

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

Absent: None.

There was a short discussion of the proposed new zoning classifications and changes in existing zoning classifications which had been studied and recommended by the Zoning Board of Adjustment for action by the Council. It was suggested that an additional public meeting be held in order that the property owners affected may be further advised of the proposed changes.

APPLICATION: 3-47-A

APPLICANT: Carl R. Swenson

OWNER: Carl R. Swenson

SUBJECT: Application for variance from the requirements of the Zoning Ordinance to permit construction of an enclosed front porch closer than the 25 foot setback required under Section 1062, Subsection 8, Paragraph 1 of Zoning Ordinance No. 432.

PREMISES AFFECTED:
735 Chipeta Avenue

APPEARANCES:
For Applicant: None
For Opposition: None

ACTION OF THE BOARD: Permission granted to permit the erection of the enclosed front porch at a setback of 21 feet at variance with the front yard limit of 25 feet, on motion of Burnett and seconded by Magill.

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

RESOLUTION 3-47-A

WHEREAS Mr. Carl R. Swenson has applied for a building permit, including among other things the erection of an enclosed front porch extending to within 21 feet of the front property line at 735 Chipeta at variance with the requirement of a 25 foot setback as required under Section 1062, Subsection 8, Paragraph 1 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 such enclosed front porch with a setback of 21 feet from the property line on the south side of Chipeta Avenue at the address known as 735 Chipeta Avenue.

APPLICATION: 1-47-A (RE-HEARING)

APPLICANT: Coe Van Deren

OWNER: Coe Van Deren , 1261 Chipeta Avenue.

SUBJECT: Request for re-hearing on the action of the Zoning Board of Adjustment taken at its special meeting of April 11, 1947 which denied the application to construct a garage at variance with side yard restrictions, in conflict with Section 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:
Chairman Sternberg first entertained a motion to re-open application 1-47-A. It was moved by Hall, seconded by Magill that the case be re-opened.

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

RE-HEARING:

Mr. Van Deren then presented his case, showing extenuating circumstances which, in his opinion, would not result in any deterioration to the premises in the neighborhood. It was suggested that the site be viewed by all the members of the Zoning Board. The site was visited and viewed.

ACTION OF THE BOARD ON THE RE-OPENED APPLICATION:

Permission was granted to Mr. Van Deren to erect a garage at variance with the side yard limit at a distance of four feet from the property line on the west side of 13th Street, at variance with the provisions of Section 1062Gb, Subsection 8 on motion by Hall, seconded by Burnett.

THE VOTE:

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

RESOLUTION 1-47-A RE-OPENED

WHEREAS Mr. Coe Van Deren has presented extenuating circumstances bearing upon application 1-47-A and

WHEREAS, the site has been studied carefully with special attention directed to the adjacent premises and

WHEREAS, it has been found by the Zoning Board of Adjustment that nothing deleterious to adjacent property exists in Mr. Van Deren's proposal to construct his garage at a distance of four feet from the property line on the west side of 13th Street at his property known as 1261 Chipeta Avenue;

THEREFORE BE IT RESOLVED, that the applicant be permitted to construct a garage at variance with the side yard limit of 12½ feet, but no closer than four feet to the west line of 13th Street.

Herbert D. Fritz
Secretary