

BOARD OF ADJUSTMENT
Special Meeting

Saturday afternoon, September 6, 1947 2:00 P.M.

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

Absent: None.

Chairman Sternberg called the meeting to order and indicated that the agenda included study of recommendations for zoning classifications in new subdivisions, including Teller Acres and Prospect Park. Director of Public Works and Planning Bennett presented classification maps indicating Business "A", Residence "C" and Residence "B" classifications in various parts of Teller Acres.

Upon motion of Borschell seconded by Hall the Zoning Board voted unanimously to recommend to the City Council that the classifications as outlined by Director Bennett be adopted.

Zoning classifications outlined for Prospect Park included the proposed Business "AR" use classification for the area occupied by the Wayside Grocery, Residence "C" for the S $\frac{1}{2}$ of Block 2, Residence "B" for the S $\frac{1}{2}$ of Block 1, the N $\frac{1}{2}$ of Block 2 and all of Blocks 3 and 4, and Residence "A" for the N $\frac{1}{2}$ of Block 1. Upon motion by Hall, seconded by Magill the Zoning Board unanimously voted to recommend the above use classifications to the City Council.

APPLICATION: 7-47-A

APPLICANT: R. C. Sherman

OWNER: R. C. Sherman

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 Article 1062, Section 8, Subsection G, Paragraph 1 of Zoning Ordinance No. 432.

PREMISES AFFECTED:
1275 Houston Avenue.

APPEARANCES:
For Applicant: None
For Opposition: None

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

WHEREAS, the owners of adjacent property have indicated their willingness to approve such variance;

THEREFORE BE IT RESOLVED, that the Applicant be permitted to construct the garage within two feet of the side line, and under extenuating circumstances no closer than 18 inches to the west line of Lot 11, Block 46, City of Grand Junction.

Herbert M. Wright made a special request that he be issued a permit for the construction of a three unit dwelling on the South 85 feet in Lot 1, Block 1 of Bookcliff Park, in conformity with the proposed zoning ordinance ~~XXXXXXXXXX~~ now in legal process of passage.

This area is not presently zoned, but the Zoning Board has in the past made recommendation to the City Council that the area in question be given a Residence "B" use classification, subject to the provisions of the Zoning Ordinance now in process.

It was moved by Magill, seconded by Hall that the City Manager be instructed to authorize the issuance of a building permit for the erection of a three unit dwelling on the South 85 feet of Lot 1, Block 1 of Bookcliff Park, in conformity with the Zoning Ordinance now in process, to enable Herbert M. Wright to proceed with construction thereof.

THE VOTE:

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

Herbert D. Fritz, Sec'y.