

BOARD OF ADJUSTMENT  
Special Meeting

Friday afternoon, October 17, 5:00 P.M.

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

Absent: None.

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APPLICATION: 7-47-A (continued from previous meeting)

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. (Up for consideration after being tabled on September 6, 1947.)

PREMISES AFFECTED:  
1275 Houston Avenue.

APPEARANCES:  
For Applicant: R. C. Sherman.  
For Opposition: None.

ACTION OF THE BOARD:  
Permission granted to permit the erection of an enclosed front porch extending to a point within 20 feet of the front line of the said property at 1275 Houston Avenue, at variance with the requirement of a 25 foot setback as required in Article 1062, Section 8, Subsection G of Zoning Ordinance No. 432. Upon motion of Magill, seconded by Hall.

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

RESOLUTION 7-47-A:  
WHEREAS Mr. R. C. Sherman has applied for a building permit to allow the erection of an enclosed front porch extending to a point within 20 feet of the

front property line at 1275 Houston Avenue, at variance with the requirements of a 25 foot setback required by Article 1062, Section 8, Sub-section G, Paragraph 1 of Zoning Ordinance No. 432; and

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

NOW THEREFORE BE IT RESOLVED that Mr. R. C. Sherman be allowed to erect an enclosed front porch set back 20 feet from the front line of the property known as 1275 Houston Avenue (Lots 5 and 6, Block 2, McMullin-Gormley Subdivision.)

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APPLICATION: 9-47-A

APPLICANT: Frank A. Harris

OWNER: Frank A. Harris

SUBJECT: Application for variance from the requirements of the zoning ordinance to permit construction of a garage closer than the 3-foot side line requirement required under Section 1062Gb of the Zoning Ordinance.

PREMISES AFFECTED:  
1351 Gunnison Avenue  
(Lots 13 and 14, Block 2, Lincoln Park Subdivision)

APPEARANCES:  
For Applicant: None  
For Opposition: None

ACTION OF THE BOARD:  
Permission granted to allow erection of a garage at variance with the side yard limit of 3 feet, allowing construction within 18 inches of the east line of said premises. The Zoning Board of Adjustment was advised that the adjacent property owners had no objection to such construction. On motion of Borschell, seconded by Burnett.

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

RESOLUTION 9-47-A

WHEREAS Mr. Frank A. Harris has applied for a permit to erect a garage at variance with the side yard requirements under Section 1062Gb of the Zoning Ordinance; and

WHEREAS construction of such a garage within 18 inches of the side line is not counter to the best interests of the neighborhood; and

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

NOW THEREFORE BE IT RESOLVED that the applicant be permitted to construct the garage within 18 inches of the side line of the property known as 1351 Gunnison Avenue (Lots 13 and 14, Block 2, Lincoln Park Subdivision).

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APPLICATION: 10-47-A

APPLICANT: D. W. Deffibough

OWNER: D. W. Deffibough

SUBJECT: Application for variance from requirements of the zoning ordinance to permit the erection of a coal ~~shed~~ upon the property line at variance with side yard restrictions in conflict with Article 1062, Section 8, Subsection d, Paragraph 3 of Zoning Ordinance No. 432.

PREMISES AFFECTED:

410 South 9th Street  
(South 25 feet of Lots 1 and 2, Block 152, City  
of Grand Junction)

APPEARANCES:

For Applicant: None  
For Opposition: None

ACTION OF THE BOARD:

Permission granted to permit the erection of a coal house at variance with the side yard limit, allowing construction upon the property line on the east side of the property known as 410 South 9th Street, upon

furnishing of proof that the adjacent property owners have no objection to the above-described location of a coal house. On motion of Hall, seconded by Magill.

THE VOTE:

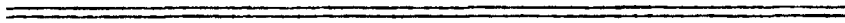
Affirmative: Sternberg, Magill, Hall,  
Borschell and Burnett . . . 5  
Negative: . . . . . 0

RESOLUTION 10-47-A

WHEREAS Mr. D. W. Deffibough has applied for a permit to erect a coal house at variance with Article 1062, Section 8, Subsection d, Paragraph 3 of the Zoning Ordinance; and

WHEREAS the construction of such coal house upon the property line is not counter to the best interests of the neighborhood;

THEREFORE BE IT RESOLVED that the applicant be permitted to construct such coal house upon the property line when satisfactory evidence is filed with the Secretary of the Zoning Board showing that there is no objection from the adjacent property owners.



APPLICATION: 11-47-A

APPLICANT: G. Iseminger

OWNER: Iseminger Machine Company

SUBJECT: Application for variance from requirements of the zoning ordinance to permit the construction of a machine shop building with the rear wall upon the alley line, in conflict with Article 1062, Section 8, Subsection 3, Paragraph 2 of the Zoning Ordinance.

PREMISES AFFECTED:  
547 Colorado Avenue  
(Lots 13 and 14, Block 126, City of  
Grand Junction)

APPEARANCES:  
For Applicant: None  
For Opposition: None

ACTION OF THE BOARD:

Permission granted to enable the erection of a machine shop building at variance with the rear yard limit, the proposed rear wall being located upon the alley line. On motion of Burnett, seconded by Borschell.

THE VOTE:

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

RESOLUTION 11-47-A:

WHEREAS the Iseminger Machine Company has applied for a permit to erect a machine shop building at variance with requirements of Article 1062, Section 8, Subsection 3, Paragraph 2 of the Zoning Ordinance; and

WHEREAS construction of such building upon the alley line is in conformance with a general trend in the construction of business and industrial buildings at this time;

THEREFORE BE IT RESOLVED that the applicant be permitted to construct a machine shop building with the rear wall upon the alley line of the premises known as 547 Colorado Avenue (Lots 13 and 14, Block 126, City of Grand Junction).

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APPLICATION: 10-47-Z

APPLICANT: James Fuoco

OWNER: James Fuoco

SUBJECT: Action to petition the City Council to amend the Zone Map and change the classification of Lots 5 to 8, inclusive, Block 34, City of Grand Junction, from Residence "B" to Business "A" use classification.

PREMISES AFFECTED:

Lots 5, 6, 7 and 8, Block 34, City of Grand Junction, being located on the south side of Hill Avenue east of First Street.

APPEARANCES:

For Applicant: James Fuoco  
For Opposition: None

ACTION OF THE BOARD:

Change of the Zoning Map recommended from  
Residence "B" to Business "A" use district.  
Motion by Burnett, seconded by Borschell.

THE VOTE:

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

RESOLUTION 10-47-Z:

WHEREAS a petition is filed with the Zoning Board of Adjustment to amend the Zoning Map and change the classification of Lots 5 to 8, inclusive, of Block 34, City of Grand Junction, from Residence "B" use district to Business "A" use district; and

WHEREAS there is apparent need to provide additional area for business in this immediate location; and

WHEREAS in the opinion of the Board of Adjustment this need for business area is such that the benefit of the entire city will be sufficiently great to justify such change; and

WHEREAS such business development is not counter to the best interests of the adjacent property; and

WHEREAS the owners of adjacent property have approved the recommended change upon petition duly filed;

NOW THEREFORE BE IT RESOLVED that the Board of Adjustment recommend to the City Council petition to change the use classification of Lots 5 to 8, inclusive, Block 34, City of Grand Junction, from Residence "B" to Business "A" use classification.



APPLICATION: 11-47-Z

APPLICANT: Rex Rankin and S. J. Bond

OWNER: Rex Rankin and S. J. Bond

SUBJECT: Action to petition the City Council to amend the Zoning Map and change the classification of Lots 31 and 32, Block 2, Craig's Subdivision to the City of Grand Junction, from Residence "B" to Residence "C" use classification.

PREMISES AFFECTED:

Lots 31 and 32, Block 2, Craig's Subdivision; discussion brought forth the desirability of extending this zoning classification change to include Lots 25, 26, 27, 28, 29 and 30.

APPEARANCES:

For Applicant: Rex Rankin  
For Opposition: None

ACTION OF THE BOARD:

Change of Zoning Map recommended from Residence "B" use district to Residence "C" use district, for Lots 25 to 32 in Block 2 of Craig's Subdivision. Motion by Hall, seconded by Magill.

THE VOTE:

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

RESOLUTION 11-47-Z:

WHEREAS a petition was filed with the Zoning Board of Adjustment to amend the Zoning Map and change the classification of Lots 31 and 32 in Block 2 of Craig's Subdivision from Residence "B" to Residence "C" use classification; and

WHEREAS it appears desirable to include in this developmental pattern Lots 25 to 30, inclusive, along with Lots 31 and 32 in Block 2, Craig's Subdivision, and

WHEREAS in the opinion of the Board of Adjustment such a change is necessary and desirable from the standpoint of neighborhood use and development;

NOW THEREFORE BE IT RESOLVED that the Board of Adjustment recommend to the City Council the change of the use classification of Lots 25 to 32, inclusive, of Block 2, Craig's Subdivision, from Residence "B" to Residence "C" use classification.

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Director of Public Works and Planning Bennett brought up for preliminary consideration the matter of the zoning of the recently annexed area on the west side of First Street from Grand Avenue to North Avenue. The Zoning Board informally considered this matter, indicating that this site should be inspected and definite recommendations made at a forthcoming meeting.

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The matter of the use of certain areas within business districts by auction lots was brought up. It was pointed out that the zoning ordinance prohibited the issuance of a permit for the operation of an auction lot in any but Industrial "B" use districts. (Subsequent study shows that Ordinance No. 524 was passed on the 22nd day of November, 1934, requiring the location of auction lots in Industrial "B" use districts.) The Zoning Board expressed a desire that the City Council be informed of its position, urging that auction lots be confined to the areas required under the terms of the ordinance.

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Meeting adjourned at 6:00 P.M.

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Herbert D. Fritz  
Secretary