

BOARD OF ADJUSTMENT

Meeting

Friday, August 3, 1951, 4:00 p.m.

Present: Chairman Sternberg, Messrs. Magill, Burnett and Borschell; City Manager Toyne.

Absent: Mr. Hall.

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Minutes of previous meeting were read and approved.

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APPLICATION: 6-51-A

APPLICANT: Walter Knebel and Louise A. Knebel

OWNER: Same

SUBJECT: Application for variation from Zoning Ordinance to permit conversion of house to a four-family dwelling.

PREMISES AFFECTED: 821 Ouray Avenue (Lots 5 and 6, Block 70, City of Grand Junction).

ACTION OF BOARD: Attorney J. A. Hughes appeared on behalf of Dr. Knebel. It was moved by Mr. Magill and seconded by Mr. Borschell that this application be rejected. Motion carried.

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APPLICATION: 7-51-A

Applicant: Rudolph & Fannie R. Susman, and Gilbert & Marian Gordon

OWNER: Same

SUBJECT: Appeal from decision of building inspector under requirements of Zoning Ordinance to permit the erection and alteration of the building located at the above address to the alley line.

PREMISES AFFECTED: 615 Colorado Avenue (east  $\frac{1}{2}$  Lot 4 and all of Lot 5, Block 127, City of Grand Junction)

ACTION OF BOARD: Rudolph Susman and Attorney Helman appeared on behalf of applicant. It was moved by Mr. Burnett and seconded by Mr. Sternberg that this variance be granted, provided there is no loading or unloading from the rear of the building. Motion carried.

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SUBJECT: Recommendations for zoning classifications  
in new subdivisions: Belaire Subdivision and  
South Garfield Park Subdivision.

ACTION OF BOARD: It was moved by Mr. Burnett and seconded  
by Mr. Magill that Belaire Subdivision, consisting of  
Lots 1, 2, 3 and 4, be zoned as Residence A and that  
such recommendation be made to the City Council.  
Motion carried.

Upon the motion of Mr. Borschell, seconded by Mr.  
Burnett, the Board voted unanimously to recommend to  
the City Council that South Garfield Park Subdivision  
be zoned as follows:

Lots 1 thru 19 and  
Lots 24 thru 40                      Residence A


Lots 20 thru 23                      Residence B

Rev. Snooks and Mr. Haynes, representing the Pilgrim  
Holiness Church, appeared before the Board in con-  
nection with the zoning of Lots 23 and 24 which are  
owned by the Church.

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It was moved, seconded and carried that the meeting adjourn.

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W. D. Toyne  
Secretary