

On October 16, 1953 the City Council amended the Zone Ordinance to provide staggered terms of three years. In compliance therewith, the Council on October 21, 1953 made the following appointments:

Frank Hall	for	one	year	term
Mary Rait	"	two	"	"
Earl Barbour	"	two	"	"
Tom Clark	"	three	"	"
Cecil Haynie	"	three	"	"

BOARD OF ADJUSTMENT
Meeting

Friday, November 27, 1953

Present: F. Hall, Mary Rait, E. Barbour, T. Clark,
Cecil Haynie, and City Manager Toyne.

Minutes of previous meeting were read and approved.

This being the first meeting of the newly appointed Board, Mr. Frank Hall acted as temporary chairman.

He called for nominations for the office of Chairman. The name of Cecil Haynie was placed before the Board, and there being no other nominations, the acting secretary was instructed to cast a unanimous ballot for Cecil Haynie for Chairman.

Chairman Haynie then took charge of the meeting and called for nominations for Vice-Chairman. Miss Mary Rait was nominated. Tom Clark moved that the nominations be closed and the secretary instructed to cast a unanimous ballot for Miss Rait, which was duly seconded and passed. Miss Mary Rait was declared elected.

In view of the fact that the City Manager had been the secretary of the Board since the beginning of zoning in Grand Junction, it was unanimously agreed that he continue to act in that capacity.

(over)

APPLICATION: 6-53-A
APPLICANT: Earl J. & Roberta J. Fuoco
OWNER: " " "
APPEARANCES: None

PREMISES
AFFECTED: 816 Belford Ave.

SUBJECT: Application for variation from the requirements of the Zoning Ordinance to permit the construction of a one-car garage 12' x 24' within one foot of the east property line at the above address.

ACTION OF BOARD: Motion made by Hall and seconded by Mary Rait that the request be granted.
Roll Call: Yea - Haynie, Hall, Rait, Barbour & Clark.

APPLICATION: 7-53-A
APPLICANT: Ethel L. Wagner
OWNER: Same
APPEARANCES: None

PREMISES
AFFECTED: 1037 Main Street

SUBJECT: Application for variance from the requirements of the Zoning Ordinance to permit the maintenance of an Antique Shop in residence located at 1037 Main Street.

ACTION OF BOARD: In considering this application, the question was raised as to whether or not the granting of such a variance would become void upon the applicant's vacating the property, or whether the right to operate an antique shop would transfer to a new owner. In view of this uncertainty, action was deferred.
Roll Call: Yea - Haynie, Hall, Rait, Barbour & Clark

APPLICATION: 8-53-A
 APPLICANT: Ernest T. Sparn
 OWNER: Ernest T. Sparn et. al.
 APPEARANCES: Phil Dufford

PREMISES
 AFFECTED: All lots in Sun Dial Gardens Addition.

SUBJECT: Application for variance from the requirements of Section 8 (a) of the Zoning Ordinance to permit the erection of single family residences on lot areas of less than 6000 sqr. ft.

ACTION OF BOARD: In view of the fact that when one-half the alley area is included each site would be short only 150 sqr. ft. of the requirement and therefore the spirit of the Ordinance would be complied with, motion was made by Mary Rait and seconded by Hall that the variance be granted, provided that no residence site have less than 50 foot frontage.

Roll Call: Yea - Haynie, Hall, Rait,
 Barbour & Clark.

APPLICATION: 9-53-A
 APPLICANT: Howard O. Wolf
 OWNER: Howard O. Wolf
 APPEARANCES: Howard O. Wolf

PREMISES
 AFFECTED: Goofy Gal Drive In (Restaurant)
 12th & Teller

SUBJECT: Application for variance from the requirements of the Zoning Ordinance to permit erection of a Neon sign at the above location with an area in excess of 8 sqr. ft. as specified as the maximum in Business AR Districts.

ACTION OF BOARD: In view of a City Attorney's opinion, based upon grounds specified by Mr. Wolf, that the Board legally cannot permit the variance requested, it was

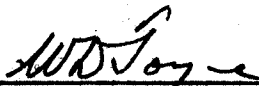
(over)

moved by Clark and seconded by Barbour that in view of the opinion and that there was no evidence of hardship in carrying out the strict letter of the Ordinance and that the convenience or welfare of the public was not involved, the request be denied.

Roll Call: Yea - Haynie, Hall, Rait,
Barbour & Clark.

The Secretary advised the Board that the City Council was desirous of zoning all unzoned tracts of land within the City Limits that had not heretofore been classified. A map indicating twelve such tracts was presented, with the suggestion that some one from the City Manager's staff would be available at any time the Board, individually or collectively, wishes to view the areas.

There being no other business before the Board, it was duly moved, seconded and carried that the meeting adjourn.



W. D. Toyne, Secretary