

BOARD OF ADJUSTMENT
MEETING

Friday - July 10, 1959
9:00 A.M.

Present: Chairman Ray Hume, Claud Smith, G. E. Randolph, and Secretary R. E. Cheever.

Absent: Glen Hopper and Norman Hotchkiss

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This meeting was called so that the Board might act upon two requests which had been presented.

- I. D. W. Deffibaugh had requested variance from Section 1602-B, Paragraph 2, of the Uniform Building Code in order to build a combustible carport at 410 South Avenue.

After discussion in which the Board agreed that they could allow a completely incombustible carport to be built without any variance, but that it would be impossible to allow a combustible carport in this location, motion was made by Mr. Claud Smith that this request for variance be denied. Seconded by Mr. Randolph, and carried.

- II. Jas. R. Perry, Jr. (Perry Studios of 636 Grand Avenue) asked to be allowed to build an addition on the front of his building. This would be an interpretation of Sections 2 and 3, Chapter 83.

Mr. Alstatt explained this request, saying that Mr. Perry wishes to add a front room to his building which is now in Residence E zone. Mr. Alstatt said that in no place in our zoning ordinance is a photographic studio mentioned, but it is our assumption that a photographic studio would be considered a business -- however, it possibly could be called a "home occupation".

Mr. Perry wants to know whether it is the opinion of this Board that he should circulate a petition for rezoning to Business "A" or whatever category it would take to permit this extension; or whether the Board feels

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he could extend his building without rezoning.

It was the opinion of the Board that this particular block on Grand Avenue makes a very good buffer zone between businesses and residences and that it would be very difficult to change the zoning of the entire block and that perhaps they should discourage Mr. Perry from expanding in this area.

Motion was made by Mr. Claud Smith that since conducting a business in this particular area is evidently a non-conforming use, we would deny any petition for variance.

Motion was seconded by Mr. Randolph, and carried.

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There being no further business to come before the Board, meeting was adjourned.

R. E. Cheever
City Manager and Secretary of Board