

BOARD OF ADJUSTMENT MEETING

Tuesday - September 29, 1959 - 8:30 A.M.

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

Absent: None

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The first item considered by the Board was the request of Mr. A. H. Coleman for variance from Zoning Ordinance Chapter 83, Section 8-2 and from Uniform Building Code, Section 2507, paragraph 4, in order to convert existing garage on his premises at 302 Belford Avenue into living quarters.

Mr. Coleman was present at the meeting and explained that he did not want to make his garage into permanent living quarters, only desiring to use it temporarily as a sleeping room until such time as he can move into his house at 302 Belford.

Discussion of this request brought out the fact that although the Building Department can issue a building permit so that Mr. Coleman can finish lining his garage with insulation and celotex, they cannot give him permission to have three dwelling units on his property because of the footage, and it was felt that allowing this variance would lead to the establishment of three living units there and, no doubt, cause trouble with future requests of the same nature, if allowed. Also, the building is in violation of the Building Code inasmuch as it requires studding in living units to be placed 16" apart, and in this particular building they are placed 24" apart.

Motion was made by Mr. Claud Smith that this request be denied; seconded by Mr. Hopper, and carried.

Mr. Coleman was advised that perhaps the best solution to his problem would be to find temporary living quarters in the neighborhood until such time as he can move into his house, ^{at 302 Belford} which should be about October 2nd. Also, the suggestion was made that he check with the Building Department to see if this building could be attached to the house, as another room.

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The next item considered by the Board was the request of Mr. Charles Kruger for a variance from Chapter 83 of Zoning Ordinance, Section 8, paragraph (g)1 and 4(a) in order to enclose existing front porch which has a roof over it. He wishes to add three walls, and entrance door will be placed in the new enclosure.

After discussion, it was brought out that if granted, this variance would in effect make an additional room which would come out too close to the street and be out of line with the other property in the neighborhood; also, if granted this would set a precedent and the Board would no doubt be faced with many more similar requests.

In view of these reasons, motion was made by Mr. Cheever that the Board deny this request. Motion seconded by Mr. Smith, and carried.

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

R. E. Cheever,
Secretary of Board