

BOARD OF ADJUSTMENT

Monday - January 11, 1960 - 1:15 P.M.

Present: Chairman Ray Hume, G. E. Randolph, Norman Hotchkiss, and Acting City Manager J. A. Burton

Absent: Glen Hopper and Secretary R. E. Cheever

The Board was called to consider the request of Dr. G. A. Rupp for a variance from Chapter 83, Section 33 of the Zoning Ordinance to allow him to have an office at 815 North 7th Street, which is not his residence.

In the discussion, it was brought out that at one time Dr. Rupp did live at this address, but that he now lives in Hillcrest Manor.

The Board felt that a dwelling used solely as an office building and an office in a person's own home are two different matters, and the City Attorney has ruled that the fact that Dr. Rupp maintains an apartment on the second floor of this property has no bearing on the case.

Also, it was the concensus of opinion that this really would be "spot zoning", and the motion was made by Mr. Hotchkiss and seconded by Mr. Randolph that the Board deny this request. Motion carried.

The suggestion was made that Dr. Rupp try to rezone the entire block.

Upon motion, the meeting was duly adjourned.

Minutes taken by
Helen A. Mulford, for
R. E. Cheever, Sec'y.

Case No. 1

Hearing 1-11- 19 60

BOARD OF ADJUSTMENT

Z O N I N G

CITY OF GRAND JUNCTION, COLORADO

APPLICANT: Dr. G. A. Rupp

OWNER: Dr. G. A. Rupp

APPEARANCES: None

For Applicant:

For Opposition:

PREMISES AFFECTED: 815 North 7th Street, Grand Junction, Colo.

SUBJECT: Applicant requests variance from Chapter 83, Section 3 of Zoning Ordinance to allow him to have an office at this address, which is not his residence.

ACTION OF BOARD: After considerable discussion on this request in which it was brought out that a dwelling used solely as an office building and an office in a person's own home, which is allowed by ordinance, are two different matters and that this would really constitute "spot zoning" motion was made, seconded, and carried that this request be denied. Motion carried.

The suggestion was made that an effort be made to rezone the entire block.

This action of the Board of Adjustment is not a permit. Apply to the Building Department, City Hall, for a building permit.