

BOARD OF ADJUSTMENT

Monday - January 25, 1960 - 1:30 P.M.

Present: Chairman Ray Hume, G. E. Randolph, Glen Hopper, Floyd Felt,
And Bruce E. Brownson.

Absent: R. E. Cheever

This meeting was called to consider the request of Mr. C. E. Poland, contractor for the remodeling of the J. C. Penney Store, for a variance from Sec 8-e(2) of the Zoning Ordinance regarding the rear yard requirement, and from Chapter 45 #4502 of the Uniform Building Code regarding a projection over public property.

Assistant Engineer James Stockton explained that they were wanting to extend the new portion of the building to the rear property line and were asking for variance from the Zoning Ordinance which requires that buildings be set back 16 ft. from the center of the alley line to provide for loading docks. They plan to use the same loading facilities that they have been using and there would be no change in it.

Also, they are asking for a variance from Chapter 45 #4502 of the Uniform Building Code in order to install a fire escape for use of the offices over the present store building. When let down, this would extend out into the alley.

In the discussion following, the question was brought up that since this is a major construction perhaps a precedent should not be set up by allowing this variance to the Zoning Ordinance. Of course, all of the older buildings are non-conforming, but perhaps at some time in the future this could be corrected and in this way the alleys would be wider and better for traffic. However, it was pointed out that some buildings are not required to have loading docks and would be permitted to build to the alley line anyway; also, since the alleys have been designated as one-way alleys the traffic situation has been helped a great deal.

It was also mentioned that similar variances had been granted by this Board in the past.

Motion was then made by Mr. Hopper that the Board allow the variance to the Zoning Ordinance so that the building may be built to the rear property line, as shown on the plans. Motion seconded by Mr. Randolph, and carried.

Regarding the fire escape, there was some discussion as to whether the 12 ft. clearance was enough to allow for trucks going through the alley. However, it was decided that most delivery trucks, which use the alleys most, are not this high; also, since the alleys have been designated as one-way alleys, it is possible for larger trucks to get through them. It was pointed out, too, that the Public Service transformers have about 12 ft. clearance.

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Motion was made by Mr. Randolph that this variance from the Building Code be granted, provided that the fire escape have at least a 12 ft. clearance. Motion was seconded by Mr. Felt, and carried.

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Upon motion, the meeting was duly adjourned.

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

Case No. 2

Hearing 1-25- 19 60
1:30 P.M.

BOARD OF ADJUSTMENT

Z O N I N G

CITY OF GRAND JUNCTION, COLORADO

APPLICANT: C. E. Poland, Contractor - for

OWNER: J. C. Penney Building

APPEARANCES: None

For Applicant:

For Opposition:

PREMISES AFFECTED: J. C. Penney Building at 4th & Main Sts.

SUBJECT: Request for variance from Sec 8-e(2) of Zoning Ordinance -- rear yard requirement; and from Chapter 45 #4502 of uniform Building Code -- projection over public property.

ACTION OF BOARD: After discussion, motion was made that the variance from the Zoning Ordinance be allowed so that the building may be built to the property line, as shown on the plans. Motion seconded and carried. Also, by motion properly seconded and carried, the Board allowed the variance from the Building Code, provided the fire escape clearance is at least 12 ft.

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