

BOARD OF ADJUSTMENT

Tuesday - March 8, 1960 - 8:00 A.M.

Present: Glen Hopper, Bruce E. Brownson, and Floyd Felt

Absent: Ray Hume and G. E. Randolph

This meeting was called to consider the request of Jesse L. Boyce, Jr. of 1904 North 7th Street for a variance from Sec. 1405 b of the Uniform Building Code in order to enclose part of an existing carport to make a bedroom and bath.

The plans as presented did not allow the required head room, which is a minimum of 7'6", and it was felt by the Board that to allow this request might establish a precedent for many other like requests; also it was pointed out that to do this might materially effect the saleability of the house.

Since quite a bit of space had been allowed under the new floor for the plumbing (the plans showed the floor as being built up even with the floor of the house) it was felt that some space could be saved here and the floor in the proposed room put down a step from the other part of the house.

In view of this, the following motion was made by Mr. Felt: That this variance be granted to whatever is necessary in order to install the plumbing, but not to vary more than one inch from the minimum requirement of 7'6" head room. Motion was seconded by Mr. Hopper, and carried.

Case No. 5

Hearing 3-8- 19 60
8:00 A.M.

BOARD OF ADJUSTMENT

Z O N I N G

CITY OF GRAND JUNCTION, COLORADO

APPLICANT: Jesse L. Boyce, Jr., 1904 N. 7th St., Grand Junction, Colo. CH 2-9333 or
CH 2-0082

OWNER: " " "

APPEARANCES: None

For Applicant:

For Opposition:

PREMISES AFFECTED: 1904 N. 7th St., Grand Junction, Colo.

SUBJECT: Request for variance from Sec. 1405 b. U.B.C.

ACTION OF BOARD: Motion was made, seconded, and carried that this variance be granted to whatever is necessary in order to install the plumbing, but not to vary more than one inch from the minimum requirement of 7'6" head room.

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