

Present: Chairman Ray Hume, Glen Hopper, Bruce Brownson *Bunder*
Carl Alstatt, James Stockton

Case No. 15

Hearing 9-28- 1960
10:30 A. M.

BOARD OF ADJUSTMENT

Z O N I N G

CITY OF GRAND JUNCTION, COLORADO

APPLICANT: Mr. Bert F. LaBarr

OWNER: Mr. Bert F. LaBarr

APPEARANCES: Mr. Bert F. LaBarr

For Applicant:

For Opposition:

PREMISES AFFECTED: 602 Hill Avenue (Lots 29 and 30, Block 28)

SUBJECT: Request for variance from Chapter 83, Section 8, Par d(1), side yard requirements in order to extend garage 10". This would put the side of garage to within 15" of the property line. The roof will not be extended, just the side of the building.

ACTION OF BOARD: After discussion, and due to the fact that the building is already non-conforming since it is within 2 ft. of the property line now, motion was made by Mr. Hopper that this variance be granted. Seconded by Mr. Brownson, and carried.

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

(OVER)

City Engineer Carl Alstatt said that the Uniform Building Code was written to cover the whole United States and there are technical points in it that really do not fit in Grand Junction and still the Board of Adjustment is more or less powerless in granting variances. He said City Attorney Ashby says the Board of Adjustment has the power to interpret the Code. He suggested that his office go through the Code and take out the things that do not apply and come up with a complete study and bring to the Board of Adjustment for an interpretation on it.

The Board were very much in favor of this and felt that it would be a big help.