

BOARD OF ADJUSTMENT & APPEALS
MEETING

Friday - April 28, 1961 - 4:00 P.M.
CONFERENCE ROOM - CITY HALL

Members present: Messrs. Ray Hume, G. E. Randolph, Floyd Felt.
" absent: Messrs. Glen Hopper and Bruce Brownson.
Others present: Development Director Don Warner, James Stockton,
and Elmer Nelson.

The meeting was called to order by Chairman Ray Hume.

PURPOSE OF MEETING

This meeting was called to consider the request of Mr. Elmer Nelson for a variance as referring to rear yard and minimum square footage area on Lots 1 and 2, Block 4, Park Place Heights. This area is now zoned R-3 and the total square footage of the two lots is 11,113.7 sqr. ft.

Mr. Nelson is requesting this variance in order to build eleven apartment units to the rear of his present motel. The required lot area for the units would be 12,000 sqr. ft.

DISCUSSION

The request for variance on the required minimum square footage was considered first. In the discussion it was brought out that the number of units requested would not exceed the minimum square footage required per unit. It was also stated that the maximum allowable lot coverage would not be exceeded. It was also pointed out that Mr. Nelson has an option on the lot to the East of this property.

The variance as requested on depth of rear yard was discussed. It was pointed out from the plot plan that although the 20 ft. required rear yard would not exist on one side of the lot because of the construction of an "L-shaped" building, the area within the "L" would be considerably larger than the required amount of square footage for rear yard, had the 20 ft. rear yard extended all along the rear lot line.

It was also pointed out that Mr. Nelson had had all of the plans drawn for this building under the previous zoning of this tract which would have allowed this building without a variance.

The Board discussed the two requested variances in light of the requirements under Section J, subparagraphs 1 through 5, on page 52 of the Zoning Ordinance. It was felt that the granting of these two variances would substantially comply with all points in this section.

ACTION OF BOARD

Motion was made by Mr. Randolph that the Board grant the variances as to minimum square footage and as to depth of rear yard. Motion seconded by Mr. Felt, and carried.

Case No. 3-61

Hearing Apr 28 19 61
4:00 P.M.

BOARD OF ADJUSTMENT

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CITY OF GRAND JUNCTION, COLORADO

APPLICANT: Mr. Elmer Nelson

OWNER: Mr. Elmer Nelson

APPEARANCES: Mr. Elmer Nelson

For Applicant:

For Opposition:

PREMISES AFFECTED: Lots 1 and 2, Block 4, Park Place Heights.

SUBJECT: Requesting a variance referring to rear yard and minimum square footage area.

ACTION OF BOARD: After discussion (see Minutes in file) motion was made by Mr. Randolph that the Board grant the variances as to minimum square footage and as to kepth of rear yard; motion seconded by Mr. Felt, and carried.

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