

5-62

Binder

BOARD OF ADJUSTMENT & APPEALS  
MEETING

Friday - June 29, 1962 - 8:00 A. M.

AUDITORIUM - CITY HALL

Members present: Messrs. Glen Hopper, Bruce Brownson, G. E. Randolph, and Floyd Felt.

Others present: Development Director, Don Warner, & Building Inspector, J. E. Stockton.

The Board elected Glen Hopper as Acting Chairman in the absence of the regular Chairman, Mr. Ray Hume.

PURPOSE OF MEETING:

This hearing was called to consider the application for conditional use 5.2-Gasoline Service Station in a B-2 Zone to be located on the South-West corner of 1st Street and Lorey Drive. The request for rehearing was made by letter from the Bob Faith Realty Company to the Chairman of the Board. This letter stated that there was new evidence to be presented to the Board on this matter.

DISCUSSION OF PREMISES EFFECTED:

Twenty-four property owners in the surrounding area appeared in opposition. The opposition was mainly on two points, traffic safety for pedestrians and drivers and a feeling that a service station is not attractive close to residential areas and therefore would lower property value. The following persons spoke in opposition: (Tape recording on file).

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|----------------------|--------------------|
| John H. Frazier      | 121 Orchard Avenue |
| T. O. Sahl           | 216 Lilac Lane     |
| A. W. Gaddy          | 101 Orchard Avenue |
| Hugh R. Jones        | 315 Lilac Lane     |
| James Fuoco          | 340 Lorey Drive    |
| Mrs. Richard Manning | 106 Lorey Drive    |
| Richard Manning      | 115 Lilac Lane     |
| Don Derby            | 106 Lorey Drive    |
| Phil R. Quintana     | 2015 Poplar Drive  |
| Mr. Gormley          | 2433 North 1st St. |
| Robert Burgess       | 308 Lilac Lane     |

Herbert Wright and Bob Faith appeared for El Paso Company.

Mr. Wright presented facts on the four points of consideration in Conditional Uses. (Tape recording on file). Petitions were presented in favor of granting this use. There were 67 signatures on the petition. 22 Signatures were from the West Lake Park area and the remainder were mostly East of 1st Street.

A letter in opposition from Mrs. Wilson, 141 Orchard Avenue (a property owner) was read into the record.

The Board questioned both Mr. Wright and the property owners who were present.

The hearing was closed.

