

GRAND JUNCTION, COLORADO

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - April 28, 1964

Conference Room - City Hall

Members Present: Warren L. Turner, Chairman, George E. Randolph,  
E. H. Settle, and Anthony M. Mastrovich

Others Present: J. E. Stockton, Secretary, Mr. & Mrs. Donald  
Stone, Mr. Kendall, John Pippinger and Cressy  
R. Nidey

I. SIDE LOT VARIANCE--1920 North 4th

The board discussed the requested side lot variance for the property at 1920 North 4th. It was decided that the completing of this house to extend the present wall as requested would have no detrimental effect on the property in question or neighborhood in general. A motion was made to allow the variance as shown on sketch presented. Motion was seconded and carried.

II. REQUEST FOR VARIANCE--GARAGE LOCATION

Mr. & Mrs. Donald Stone have asked for a rear yard variance to build a double garage which would be  $2\frac{1}{2}$  feet from alley line at 2534 Ouray. Required distance in this zone is 5 feet. In the board discussion it was brought out that with some changes in plans, a two car garage could be built on this property and still comply with the 5 foot regulation. It was also shown that there are a good number of lots in the Mesa Gardens area where approximately the same situation exists. The board felt that granting a variance in this case would be tantamount to a change in the regulations since this is not a hardship peculiar to lot. Since any hardship existing was created by the builder of the house and not the city regulations, a motion was made to deny the requested variance. The motion was seconded and carried. It was further stated by the board that an examination of the property would be made and if information was gained contrary to facts shown at this hearing that the matter could be reconsidered at a later date. The Building Inspector was asked to submit sketch to the board showing how this building could be built complying with regulations.

III. APPLICATION FOR CONDITIONAL USE --CHURCH 28 $\frac{1}{2}$  Mesa

John Pippinger and Cressy R. Nidey appeared for the proposed Mesa Avenue Christian Church. Presented to the board was a plot plan showing the property location of the church and the off-

street parking area provided. No one appeared to object to this conditional use. Motion was made to approved the conditional use, the motion was seconded and carried.

IV. ADJOURNMENT.

There being no further business to come before the Board, the meeting was adjourned.

Don Warner

Don Warner, Development Director


May 4, 1964

To Members of Board of Adjustment and Appeals

Enclosed sketch was drawn from measurements of the Donald E. Stone property on which he asked for a rear yard variance for a proposed two car garage.

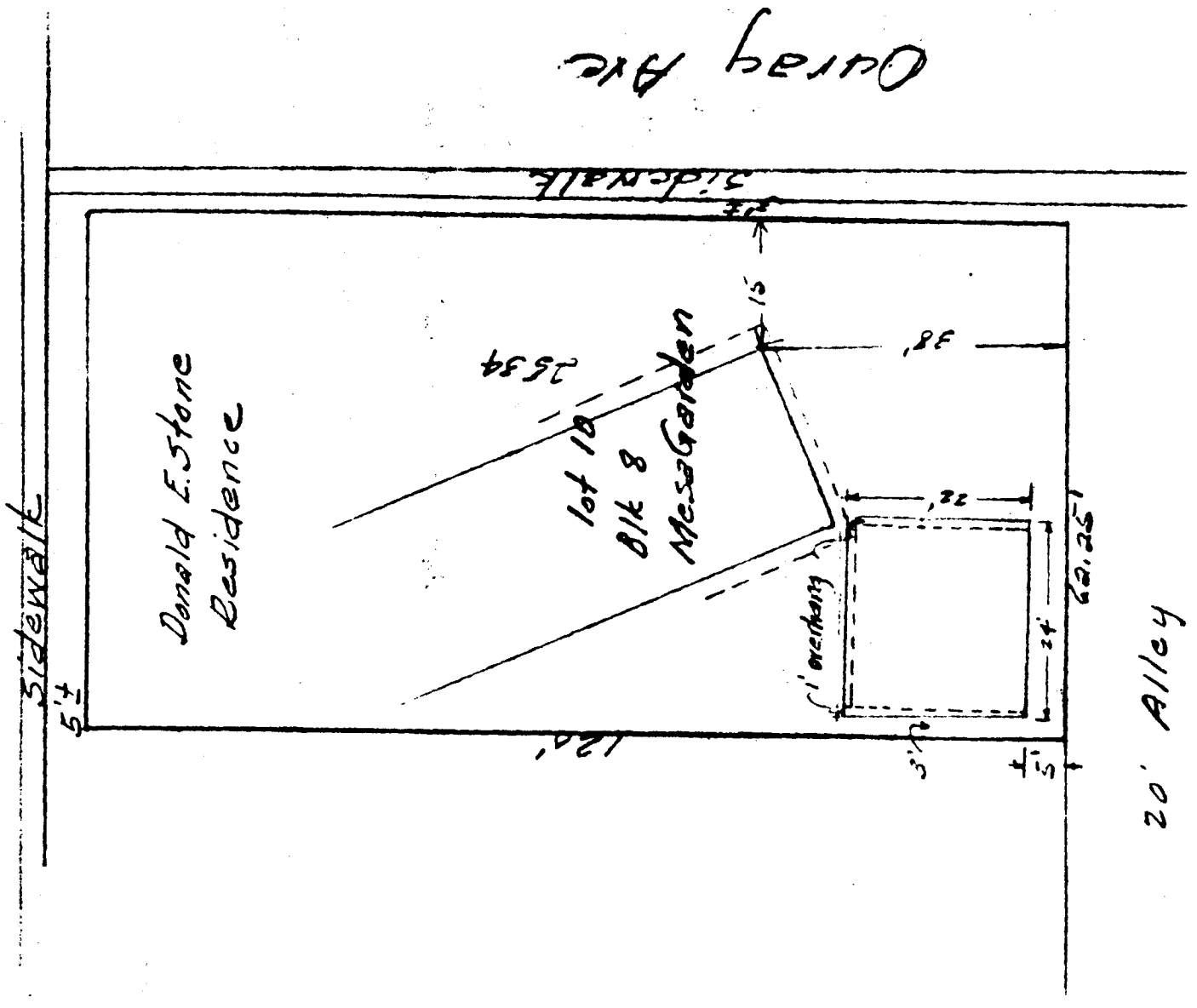
The sketch shows how Mr. Stone can build his garage and comply with the zoning regulations. Entrance may be from the alley or from Ouray Avenue. Roof lines, overhang, and size are a matter of personal preference.

Sincerely,

  
J. E. Stockton  
Building Inspector

C  
O  
P  
Y

26<sup>th</sup> St.



Curry Ave