

BOARD OF ADJUSTMENT AND APPEALS

Tuesday, June 15, 1965 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

Members Present: Warren Turner, Chairman, Rudolph Susman,
George Randolph, Anthony Mastrovich.

Others Present: J. E. Stockton, Secretary, Don Warner,
Mr. and Mrs. Charles Tucker, Group of
Interested Citizens.

I. CONDITIONAL USE - 4.5 RESIDENCE, UNLIMITED - 935 NORTH
TWELFTH STREET

The meeting opened with a request by Mr. Turner that the Ordinance covering B-1, Limited Business 4.5 Conditional Use be read for the purpose of clarification.

Mr. Tucker prefaced his request for this Conditional Use with the statement that the 10 units now in existence were clearly permitted under R-3 and that it was not his intent to go to full-scale motel usage. It was ascertained that Mr. Tucker's main reason for the request was to take care of the over-flow from motels needing additional large family units with cooking facilities. In addition, Mr. Tucker's cooperation with Mesa College for faculty and student rental had created summer vacancies. In answer to the question as to who would be in charge of renting the units, Mr. Tucker explained that although there was a manager on the premise, Mrs. Tucker would continue to screen all prospective renters.

Before taking action on the request, Mr. Turner asked Mr. Stockton to read the Guidelines on Conditional Use.

At this time an objection was entered against the granting of this Conditional Use on the question of the extent to which Conditional Use would be allowed, the effect on property valuation, and the increased traffic in the area. It was explained that only the first four lots at the southwest corner of Twelfth and Belford would be involved. It was noted that as this area is presently zoned for B-1, Business Limited, the Conditional Use if approved would pertain to this particular site and would not extend to the entire neighborhood. Mr. Tucker contended that he did not believe that the intended usage would affect property value. In fact, the property behind the unit, acquired two years ago, has been improved to the extent that there is now complete off-street parking (18 available parking spaces in all) and the parking space on the north side has been sodded.

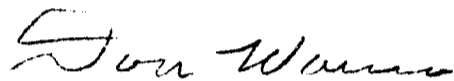
The question was asked as to whether or not there was intent to request removal of the curb on Belford to provide for additional parking. Mr. Tucker replied in the negative.

Mr. Turner proposed that as a matter of record if the Board should see fit to grant this request, the Conditional Use should be made contingent upon Mr. Tucker's agreeing to use the building as it is now.

A motion that the request for Conditional Use of the 10 units without rebuilding be granted was made by Mr. Susman and seconded by Mr. Randolph. Motion carried.

II. ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 8:40 a.m.



Don Warner
Development Director