

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - August 10, 1965 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

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

Others Present: J. E. Stockton, Secretary, Don Warner,
Mr. & Mrs. R. A. Prosenca

I. REAR-YARD VARIANCE - SOUTHEAST CORNER OF FOURTH STREET
AND WALNUT AVENUE

The problem presented by this request is the unusual shape of the lot which makes compliance with the 30 foot rear-yard requirement impractical because of the 25 foot front setback required by the Bookcliff Subdivision covenants. As a result, the rear yard to the west would be 40 feet in depth and to the east, 19 feet in depth. No objection was made to the 19 foot dimension as it would be adjacent to the neighboring backyard.

Mr. Susman made a motion that the rear-yard variance be granted due to the unusual shape of this lot. Mr. Settle seconded. Motion carried.

II. PROPERTY LINE VARIANCE - 1440 TEXAS AVENUE

The request for a variance to build a carport to the property line at 1440 Texas Avenue was tabled at the July 27 meeting for lack of a quorum. Mr. Susman and Mr. Settle were briefed on the particulars pertinent to the request.

Mr. Settle made a motion that the variance be granted. Mr. Mastrovich seconded. Motion carried.

III. RECOMMEND TO PLANNING COMMISSION THAT BOARD MEMBERSHIP
BE INCREASED TO SEVEN

Because of the increase in the number of requests and the difficulty in obtaining a quorum, a discussion was held on the possibility of setting a regular meeting date for hearing several requests instead of separate requests. The objection to this proposal was that the hearing for an applicant making a request would be delayed because of the 15 day public-notice requirement. It was suggested that an increase in the number of board members could alleviate this problem.

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Mr. Mastrovich made a motion to recommend to the Planning Commission that the number of members of the Board of Adjustment and Appeals be increased from five to seven. Mr. Settle seconded. Motion carried.

IV. ADJOURNMENT

There being no further business to come before the Board, the meeting adjourned at 8:20 a.m.



Don Warner
Development Director