

4

BOARD OF ADJUSTMENT AND APPEALS

Tuesday - November 1, 1966 - 8:00 A.M.

CONFERENCE ROOM - CITY HALL

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

Others Present: Albert Karp, Bill Lang, Adam Lucero,  
Richard Gray, City Manager, and Don Warner

I. MINUTES APPROVED

Mr. Susman moved that the minutes of July 12, 1966 be approved as mailed. Mr. Mastrovich seconded. Motion carried.

II. REQUEST FOR SIDE-YARD VARIANCE IN BLOCK 30, LOT 22, CITY OF GRAND JUNCTION APPROVED (446 HILL AVENUE)

Mr. Warner explained that the side-lot requirement was a total of 14 feet with a 5 feet minimum on either side. Mr. Karp asked for a 14 feet extension to the rear of the house which would be to the north. This extension would be the same width as the present house. The extension would not interfere with the property on either side.

Mr. Settle made a motion to approve the variance. Mr. Mastrovich seconded. Motion carried.

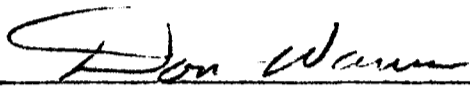
III. REQUEST FOR LOT SPLIT APPROVED WITH THE VARIANCE STIPULATION THAT PROPERTY CANNOT BE DIVIDED UNLESS ADDITIONAL STREETS ARE PROVIDED TO GIVE PROPER FRONTAGE

The required frontage for this area is 50 feet. The lot to be separated would have the required frontage and area. The remaining square frontage would be sufficient for the two houses left, but a small section of the front yard (approximately 5 feet) would be taken from one of the remaining houses. This would pose no problem unless there was a front lot separated to divide these remaining houses.

Mr. Mastrovich moved that we permit this division of property limited to the condition that there is no further division unless additional streets are provided to give proper frontage. Mr. Frazier seconded. Motion carried.

IV. ADJOURNMENT

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



---

Don Warner  
Development Director