

GRAND JUNCTION BOARD OF ADJUSTMENT

July 17, 1973

M I N U T E S

Members Present: Merton Heller, Rudolph Susman, Cecil Hobbs, Harry McCrary and Fred Fuhrmeister

1. Approval of minutes of previous meeting:

Minutes were approved as mailed.

2. Request for a side yard variance of three feet on the following described property: Lot 5, Walker Heights Subdivision, (2715 Eighth Ct.)

Mr. Hobbs read the request. Mr. & Mrs. Robinson were present. Mr. Robinson explained that the lot was not exactly rectangular and this is why he is asking for the request. The lot narrows to the North side. The front dimension is 90.3 feet and the back is 87.6 feet. The North line doesn't run parallel and want variance on the South side. Mr. Heller asked if they are building to the easement and Mr. Robinson said yes. Mr. Hobbs asked if a one story house with a basement was planned and Mr. Robinson said yes. There was a discussion on the garage and Mr. Robinson explained that all the garages are suppose to be on the North side of the lot. Mr. Hobbs asked for an opinion from Fred Fuhrmeister. Mr. Fuhrmeister said that he feels that the Robinsons do not have an unusually shaped lot and that they are creating their own problem by planning a house that is too big for the lot. He also stated that there was a discussion in the building department and if we follow guidelines then we can't grant this variance.

Mr. Hobbs asked Mr. Robinson what kind of hardship this causes him. Mr. Robinson said that if the variance isn't granted, then they can't build the type of house they want.

A discussion followed on the width of the garage and square footage of the home.

Mr. Hobbs asked why a 15 foot easement was on the property. Mr. Heller said that this was to be able to get utility equipment in. Mr. Fuhrmeister said that there was a possibility of getting the easement cut to 12 feet. Mr. Robinson pointed out the fact that the irrigation ditch is already in. Mr. Fuhrmeister made the suggestion that they move the pipe as it can be dangerous to the house since they plan to build right next to it. A discussion followed on the size and location of the irrigation line.

Mr. McCrary said that the ideal solution is to relocate the line and to get the easement cut down to 12 foot. This lot has an unique problem.

Mr. Fuhrmeister asked if the Robinsons have approached the utility companies on this and they said no. He suggested that they contact Public Service, Mountain Bell and Cable T.V. to see if they can't encroach the easement.

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MINUTES

Harry McCrary said that if we grant this variance, then the rest of the people in the area may be in to ask for a request. He then suggested that the Robinsons get in touch with Gene Henson and maybe he can help them get the line moved.

Mr. Robinson said that he doesn't feel that he should have to bear the expense of moving the pipe.

Mr. Fuhrmeister stated that there are no laws or regulations against building in the easement but if something should happen to the property, then there would be no recourse from the property owners. Mr. Fuhrmeister also said that he felt the utility companies would go along with the Robinsons.

Rudolph Susman feels this is the answer so the rest of the lot owners wouldn't come in for a request.

Mr. Heller made a motion to table this request until further information is presented, Mr. McCrary seconded and the motion passed unanimously.

There being no further business, the meeting was adjourned.