

CITY OF GRAND JUNCTION

BOARD OF ADJUSTMENT

MINUTES

This City Board of Adjustment of Grand Junction was called to order at 8:00 A.M., in the City Hall Auditorium on December 31, 1974, by William Turner with the following members present: Rudolph Susman, Blaine Ford, Cecil Hobbs, Virginia Flager, George Randolph, Warren Lowe.

Also present were: Richard Hollinger, Chief Building Inspector, and Bonnie Pehl, Acting Secretary.

1. Consider a rear yard set-back variance from 30 feet to 20 feet on the following property:

Lot 1 Block 4 Partee Heights subdivision in Section 36 Township 1 North Range 1 West of the Ute Meridian. More commonly known as 702 Putter.

Petitioner: Willard Pease.

The board discussed the matter of granting variances to people when there was no actual hardship created.

Virginia Flager stated that she felt granting variances when there is no hardship is a dangerous precedent to set because everybody would be asking for one and pointing their fingers at the unprecedented variances granted before.

Warren Turner stated that by not granting a variance the Board would in effect be telling the owner of the property that he could not improve his home and that if he needed more room or wanted more room he would have to sell his house and buy another one to suit his needs. Mr. Turner pointed out that this would be unrealistic even if the person could afford to buy a house everytime he wanted or needed more room.

Cecil Hobbs made the motion to approve the variance. Warren Lowe seconded the motion and it was approved with Virginia Flager opposed.

Virginia Flager stated her reasons for the opposal: "This variance is a violation of zoning; the situation does not constitute a hardship; and this precedent violates the concept of zoning."

The meeting was adjourned at 8:30 A.M.

702

~~902~~ Putter

Grand Junction, Colo. 81501

December 16, 1974

City Board of Adjustment  
Grand Junction, Colorado 81501

Gentlemen:

We hereby request a variance on rear yard set-back from 30 feet to 20 feet. This request is so that we may make an addition to our existing home at 902 Putter. Enclosed is plot plan and construction plan.

This area was just changed from Couty R-2 to City R-1-B and the house adjoining us to the northeast is within seven or eight feet of our property line, and we have no objection to that.

Yours truly,

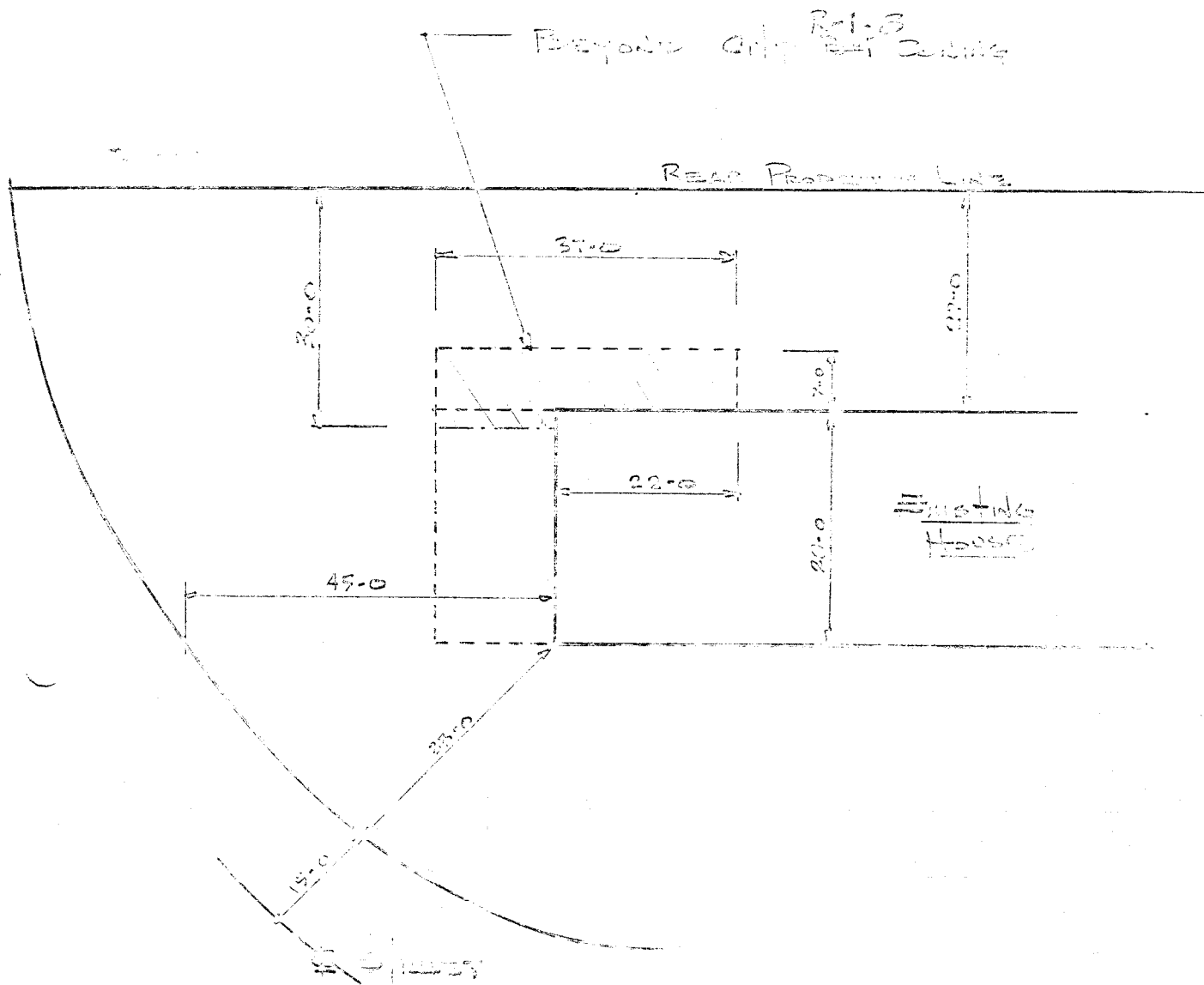


Willard Pease

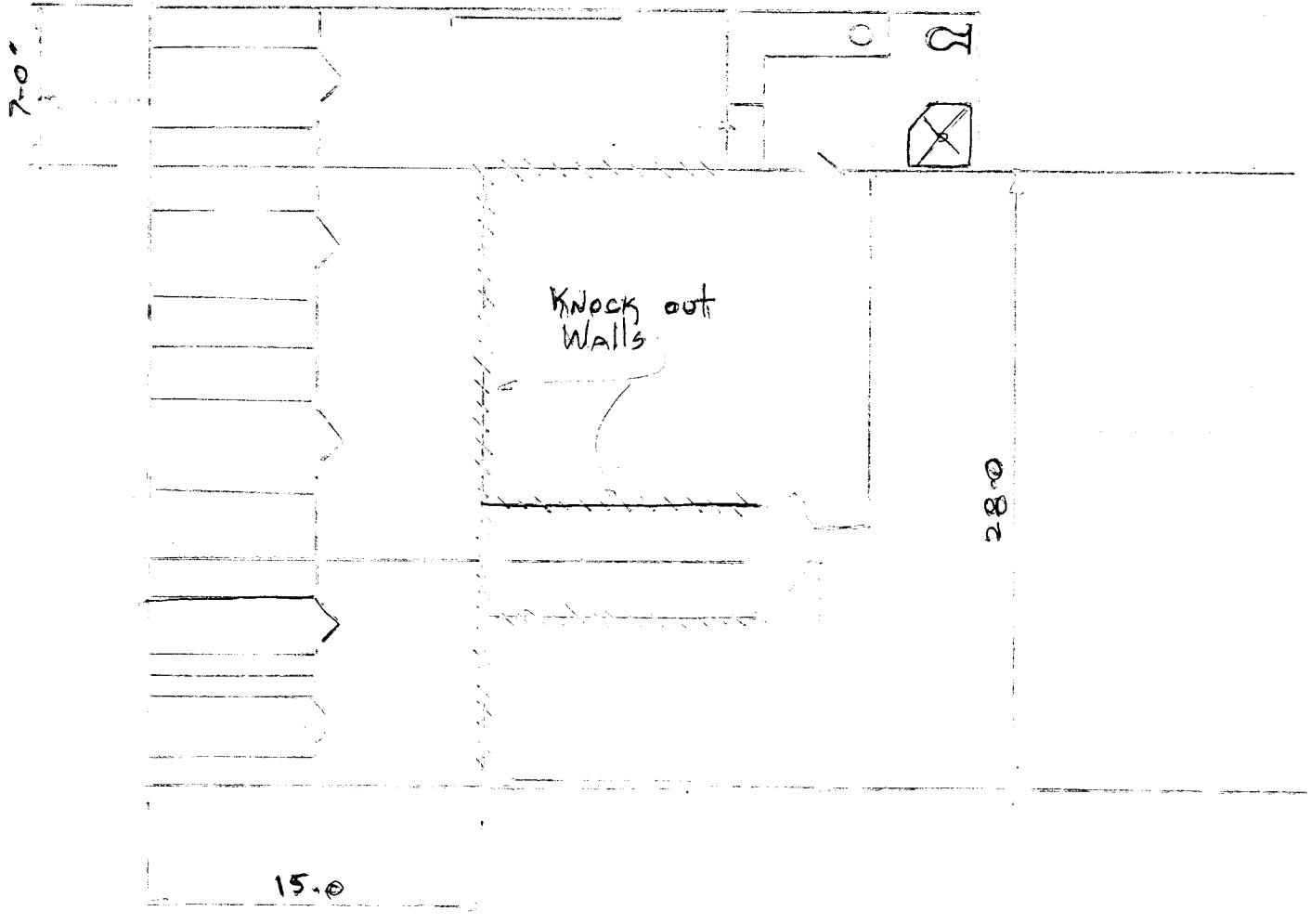
LOT 1 BLK 4 PARTEE HTS SUB. SEC 36 1N 1W

REQUEST VARIANCE

REAR YARD SETBACK FROM 30 FT  
TO 20 FT



LINEN



7'-0"

Knock out  
Walls

28'-0"

15'-0"