

CITY OF GRAND JUNCTION BOARD OF ADJUSTMENT

December 4, 1975

M I N U T E S

The meeting of the Grand Junction Board of Adjustment was called to order at 8:00 A.M., December 4, 1975, in the City Hall Auditorium, by Chairman, Warren Lowe with the following members present: Virginia Flager, Cecil Hobbs, Chuck Wiman, Don Henry, Blaine Ford, and Chuck Brumbaugh.

Also present were: Richard Hollinger, Chief Building Inspector; and Mr. Charles M. Edwards, petitioner.

Virginia Flager made a motion to correct the minutes of the November 20, 1975, meeting to show that Cecil Hobbs was present and took the action which was shown as George Randolph's action as Mr. Randolph did not attend the meeting. The motion was seconded by Don Henry, and the minutes were approved as corrected.

1. Request for a South lot line setback from 10' to 7 1/2' in order to add an addition for bedrooms and a work room.

Lot 2, Block 2, Viewpoint Subdivision. More commonly known as 617 View Point Drive.

Petitioner: Charles M. Edwards.

Warren Lowe read the letter sent to the Board by Mr. Edwards which requested the variance, and reviewed the plot plan submitted by Mr. Edwards.

Virginia Flager: Were there any complaints from the neighbors?

Richard Hollinger: No, there were no complaints. I don't feel that this particular encroachment results in any serious encroachment of light and air space of the neighbors.

Don Henry: Is this encroaching on any easements?

Richard Hollinger: No there are no easements on the side.

Don Henry: Would this cover more than thirty percent of the lot?

Richard Hollinger: The lot is of ample size to support this addition. The lots are very large in that area.

Virginia Flager made a motion to approve the request. Cecil Hobbs seconded the motion and it was passed with Blaine Ford opposed.

Discussion followed concerning the granting of a variance for people to build closer to lot lines than the original builder is allowed to build. Virginia Flager pointed out that with the cost of buying a new house as opposed to adding on to an existing house many people find that adding to their existing house is wiser and more economical. Also, because some builders place houses on lots at angles, it makes it difficult to add to an existing house and stay within the setback regulations.

Blaine Ford made a motion to adjourn, Chuck Wiman seconded it, and the meeting adjourned at 8:20 A.M.