

GRAND JUNCTION BOARD OF ADJUSTMENTS

January 27, 1976

M I N U T E S

The meeting of the Grand Junction Board of Adjustments was called to order by acting Chairman, Virginia Flager at 8:00 A.M. in the City Council Chambers, Grand Junction, Colorado, with the following members present: Bernard Buescher, Chuck Brumbaugh, Don Henry, Blaine Ford and Cecil Hobbs.

Also present were: Richard Hollinger, Chief Building Inspector and Ronald Paquette, petitioner.

A motion was made and seconded to approve the minutes of the last meeting as mailed. The motion was passed unanimously.

1. Consider a request for a variance from 7 feet to 5 feet to the North side property line, for adding a bedroom, resulting in squaring the house.

Petitioner: Ronald Paquette

Richard Hollinger explained the location of the property and told the Board that the house in question is in line with the other houses on the block. The R-1-B area has a required set back of 7 feet.

Bernard Buescher: The proposed use is a bedroom for family use?

Ronald Paquette: Yes.

Don Henry: What hardship would be caused on you if you made this two feet smaller?

Ronald Paquette: We were told it would make the room too small because we have to put a hallway in there.

Virginia Flager: The back of the house is already illegal?

Richard Hollinger: Yes, even the side yard set back is illegal if you apply our present set back requirements.

Don Henry: What's the difference between the R1B and the R1C zones in the set back requirements?

Richard Hollinger: The five foot set back would be legal in an R1C zone.

Don Henry: Is there any recommendation that we could make asking the planners to look at the possibility of rezoning that as long as the neighbors are not objecting?

Don Henry: I will make a motion to grant the variance in order to square up the house but not to exceed the existing line of the house.

Bernard Buescher seconded the motion and it was passed unanimously.

The Board held a discussion concerning the number of meetings being held each month. It was decided that the Board should meet the first Thursday of every month on all items to go before the Board. In case a second meeting is urgently needed, the Board made provisions to hold a special meeting on the third Thursday of the month.

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