

GRAND JUNCTION BOARD OF ADJUSTMENTS

MAY 6, 1976

M I N U T E S

The meeting of the Grand Junction Board of Adjustment was called to order by Chairman, Warren Lowe at 8:05 A.M. in the City Council Chambers, Grand Junction, Colorado, with the following members present: Virginia Flager, Chuck Brumbaugh, Don Henry, Cecil Hobbs and Bernie Buescher.

Also present were: Richard Hollinger, Chief Building Inspector and Barbara Einspahr, Acting Secretary.

A motion was made by Virginia Flager and seconded by Don Henry to approve the minutes of the previous meeting. The motion was passed unanimously.

1. Consider a request for a side yard variance from 5' to 3' to construct a kitchen and dining room on existing single family residence.

Petitioner: Donald A. Hobbs
Location: 1933 Chipeta Court

Mr. Donald Hobbs explained that the lot is pie shaped and on a cul-de-sac. There will be 19' between the neighbor on the East and 28' on the West side. There is a four foot fence separating on the East and West sides of property. Mr. Hobbs stated that if it is necessary to take fence down during construction then he will replace it.

Mr. Hollinger was asked what the Staff viewpoint was. He replied that the encroachment was minimal and did not constitute a problem.

Cecil Hobbs abstained from discussion and voting because of family involvement.

Virginia Flager made a motion to grant the variance from 5' to 3' to construct a kitchen and dining room on existing single family residence.

Bernie Buescher seconded the motion and it passed unanimously.

2. Consider a request for a side yard variance from 7 1/2' to 5'.

Petitioner: Louis R. & Betty M. Brach
Location: 1938 North 1st Street

Bernie Buescher abstained from the discussion and the voting because of company involvement.

Mr. Gordon Buford, representing Alco Building and Mr. Brach stated that they are asking for a variance so that the buildings can be continued in a straight line with the other buildings in front and back.

Virginia Flager: Are you in the setback on the North?

Richard Hollinger: To my knowledge there was no variance for the other buildings.

Mr. Brach: At the time that the other buildings were built, it was a legal setback.

Don Henry: What is the right-of-way for Walnut Avenue?

Richard Hollinger: 40' - considering First Street as the front and Walnut Avenue as side.

Chuck Wiman: I feel that it is a logical idea to continue the buildings in a straight line for continuity.

Don Henry: The visual aspects are correct. I feel that there is enough land available and that the setback is not a hardship. 2 1/2 feet is not going to bother the impact of the building.

Cecil Hobbs: If the setback is not allowed, a dirt collector will be made.

Chuck Wiman: In the standpoint of construction what problems would there be if a jog of 2 1/2' was made?

Gordon Buford: If we stay with the construction as proposed, it would throw the front out 2 1/2' over the walkway. The building is proposed for a two-story structure.

Virginia Flager: What is staff recommendation?

Richard Hollinger: We do not feel that there is anything that we can do to correct the existing buildings. The problem is there and we feel that keeping the continuity of the buildings is acceptable.

Virginia Flager made a motion to grant the side yard variance from 7 1/2' to 5'.

Chuck Wiman seconded the motion and it was passed. Don Henry voted against the variance.

The meeting was adjourned at 8:25 A.M.