

CITY OF GRAND JUNCTION
BOARD OF ADJUSTMENT

June 3, 1976

M I N U T E S

The regular meeting of the Grand Junction Board of Adjustment was called to order at 8:00 A.M., in the City Council Chambers, Grand Junction, Colorado, on June 3, 1976, by chairman WARREN LOWE with the following members present: VIRGINIA FLAGER, CHUCK WIMAN, BERNARD BUESCHER, DON HENRY, and BLAINE FORD.

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

The approval of the minutes was waived until the next meeting.

1. Request for a Street lot frontage variance from 60' to 30' in an R1C zone.

Petitioner: Sam W. Kearl
Location: 533 Sparn

Richard Hollinger showed the request to the Board and pointed out the surrounding properties.

Virginia Flager questioned the legal access required for the property at 533 Sparn and expressed her concern over the legality of the property split that had taken place.

Blaine Ford pointed out that driveways are not generally 60' wide and that even though there was not a 60' lot frontage, the lot still had access off the cul-de-sac on Sparn Street.

Sam Kearl: I was told I could go ahead and split the land before I requested the frontage variance.

Richard Hollinger: The only problem I could see with this is if someone came in and subdivided with the desire of extending Sparn to Texas. It looks as though Sparn was done with that in mind.

Don Henry: I can't see and difference on this property than with the other properties fronting on the cul-de-sac.

Chuck Wiman: Can't we approve this with certain set back regulations?

Richard Hollinger: Yes you can approve the variance any way you would like with any restrictions.

Sam Kearl: We have decided to set the house further back than is indicated.

Don Henry: Would 50' back from the east property line be an undue hardship on you?

Sam Kearl: Not an undue hardship.

Richard Hollinger: Since you are off center on the cul-de-sac, maybe a 45' set back would be appropriate.

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Chuck Wiman: What about 30' on the south side.

Sam Kearn: We have decided to angle the house on the property.

Richard Hollinger: The thing that bothered me was the possibility of Sparn going through.

Don Henry: I move to approve the variance with the condition that the house be set no closer than 45' from the east property line and the rest of the set backs comply with the requirements of this zone. These restrictions are being placed on this variance because Sparn Street may be extended to Texas Avenue in the future.

Virginia Flager seconded the motion and it was passed unanimously.

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