

GRAND JUNCTION BOARD OF ADJUSTMENT

October 7, 1976

M I N U T E S

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

Also present were: Richard Hollinger, Chief Building Inspector; Barbara Case, Acting Secretary and Petitioners.

The minutes of the previous meeting were approved as mailed.

1. Consider a request for a sideyard variance from nine feet to seven feet for the purpose of building a double garage attached to the west end of the house:

Petitioner: Floyd M. and Marie Joyce Eicher
Location: 244 West Kennedy Avenue

Mr. Hollinger explained that this is in an R-1-C Zone which requires a total of 14 foot setback for sideyard. This would require a nine foot setback on the west side and the petitioner is asking for a variance of two feet.

Mr. Henry asked if there were any objections from the neighbors.

Mr. Hollinger stated that the only problem would be the trees that are located on the West side of house. There were no objections from the neighbors.

Blaine Ford made the motion to grant variance for a sideyard variance from nine feet to seven feet for the purpose of building a double garage attached to the west end of house at 244 West Kennedy Avenue. Chuck Wiman seconded the motion and it passed unanimously.

Mrs. Virginia Flager and Mr. Don Henry were not present for this discussion.

2. Consider a request for a front yard setback from 65 feet center line to 58 feet from center line of North Avenue:

Petitioner: Ray Quan
Location: 1530 North Avenue

Mr. Hollinger showed a plan of Far East Restaurant when they began remodeling in 1964. The setbacks were legal at that time.

Mr. Wiman stated that there would be a difference of two or three feet from the building next to the Far East Restaurant and on the basis of the proposed plan, a variance would be acceptable.

Chuck Wiman made the motion to approve a variance for a front yard set

setback from 65 feet center line to 58 feet center line of North Avenue at 1530 North Avenue. Cecil Hobbs seconded the motion and it passed unanimously.

Mrs. Virginia Flager and Mr. Don Henry were not present for this discussion.

3. Consider a request for a minimum lot frontage from 60 foot to 50 foot:

Petitioner: William R. Weaver
Location: 128 Mantey Heights Drive

Mr. Hollinger explained that the building itself and use of parcel is in an R-1-C zone. If variance is denied the present use becomes void. *unusable*

Virginia Flager: Without the proper square footage how did this parcel get subdivided?

William Weaver: This was subdivided many years ago.

Virginia Flager: How many acres are there in lot 2?

William Weaver: 2.7 acres.

Cecil Hobbs made the motion to approve the variance for minimum lot frontage from 60 foot to 50 foot at 128 Mantey Heights Drive. Chuck Wiman seconded the motion and it passed unanimously.

The meeting was adjourned at 8:20 A.M.