

GRAND JUNCTION BOARD OF ADJUSTMENT

November 4, 1976

M I N U T E S

The regular meeting of the Grand Junction Board of Adjustment was called to order at 8:04 A.M. in the Grand Junction City Council Chambers by Chairman WARREN LOWE with the following members present: BERNIE BUESCHER, CHUCK WIMAN, DON HENRY, CECIL HOBBS, BLAINE FORD and CHUCK BRUMBAUGH.

Also present were: RICHARD HOLLINGER, Chief Building Inspector; BARBARA CASE, Acting Secretary and the petitioners.

The minutes of the previous meeting were approved with the amendment to item number 3: "If variance is denied the present lot becomes unuseable."

1. Consider a request for a sideyard variance from 5 feet to 1.74 feet for construction of carport on the west side of house on the following described property:

Petitioner: James W. Henson

Location: 1560 Chipeta Avenue - Lots 14 to 18, Block 9, Slocomb's Addition

Richard Hollinger: In an R-1-C Zone an open side carport may be placed within three feet from property line.

Don Henry: Is there a house on the other half of this property?

Richard Hollinger: The house is back on other half.

Don Henry: 1.74 feet is to the wall of carport.

Mrs. Henson: That would be for supports.

Don Henry: Would there be an overhang?

Mrs. Henson: Yes, but builder said that was not included in footage from property line. The house sits back and carport would not be next to the house. The trees are on our property.

Richard Hollinger: Where is the curb?

Mrs. Henson: The curb is on property line.

Don Henry: Do you intend carport so that you can drive thru and use the garage in back?

Mrs. Henson: The garage is old and we will not use it. We intend to put basket weave along side of the carport.

Don Henry: If at a later time they decide to enclose carport would there have to be another variance?

Richard Hollinger: Yes.

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Don Henry made a motion to grant variance for an open carport. Bernie Buescher seconded the motion and motion passed unanimously.

2. Consider a request for a variance from 25 feet to 20 feet on the north-east corner of house on the following described property:

Petitioner: Stanley L. McFarland

Location: 256 West Parkview - Lot 12, Block 6, Parkview Subdivision

Richard Hollinger: Are you planning to bring the house back to 20 feet.

Stanley McFarland: Possible. I just scaled the drawing.

Richard Hollinger: The ditch in the back is deep.

Blaine Ford: Is there an easement along the drain ditch?

Stanley McFarland: The utility easement is on other property lines.

Don Henry: The rear property line is, infact, edge of ditch?

Stanley McFarland: Very close.

Don Henry: Is that fenced?

Stanley McFarland: No.

Blaine Ford: I do not see any objection if there is no cleaning easement.

Bernie Buescher: What is the planning department feelings?

Richard Hollinger: We have no objection. The lot is an unusual shape.

Blaine Ford made the motion to grant variance. Cecil Hobbs seconded the motion and motion passed unanimously.

3. Consider a request for a variance from 25 feet to 15 feet on the south-east corner of house on the following described property:

Petitioner: Stanley McFarland

Location: 254 West Parkview - Lot 11, Block 6 Parkview Subdivision

Richard Hollinger: Mr. McFarland is asking for a ten foot setback.

Don Henry: Is there any way that you could live with a five foot variance?

Stanley McFarland: I guess that would be okay.

Don Henry: What is the sideyard setback in the rear?

Stanley McFarland: There is a 15 foot sideyard clearance on each side.

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Richard Hollinger: That is a subdivision and zoning requirement.

Blaine Ford made the motion to grant variance. Don Henry seconded the motion and motion passed unanimously.

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