

GRAND JUNCTION BOARD OF ADJUSTMENT

April 6, 1978

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 City Council Chambers by Chairman, BLAINE FORD with the following members present: CHERYL LYNN, BERNIE BUESCHER, CHUCK BRUMBAUGH, CECIL HOBBS, and MERLEN BROWN.

Also present were: DEL BEAVER, Senior City Planner, CAROL REDMOND, Acting Secretary, and two interested persons.

BUESCHER/HOBBS PASSED MOTION TO APPROVE MINUTES.

1. Consider a request to vary rear yard from 25 to 16 feet, Lot 12, Block 3, Bookcliff Manor Subdivision.

Petitioner: Marcus N. Catron  
Location: 2146 Bookcliff Avenue

DEL BEAVER presented STAFF COMMENTS. Asked if the Petitioner could explain further about parking.

PAT PORTICE, Contractor for the petitioner, explained that the 12' by 24' section in the rear was at one time a carport. Then in the 60's or so, it was enclosed and made into a room by former residents. He stated that the present owners are proposing to add 10 feet to the 12 foot width for their family room (or whatever). Therefore, there will be no garage nor carport on the property.

DEL BEAVER pointed out that there is a two off-street parking space requirement for four-plexes and under, per dwelling unit.

CHERYL LYNN wondered where the residents are now parking.

PAT PORTICE stated that they park on the Bookcliff side of the house in front, on the street. He further pointed out that they could provide parking on the property, to the rear of the house if required.

There was further discussion concerning where the Catron's might provide off-street parking. There were several suggestions.

HOBBS/BROWN PASSED a MOTION to APPROVE REAR YARD VARIANCE because it DOES NOT CHANGE THE EXISTING CONDITIONS SIGNIFICANTLY.

2. Consider a request to vary the south 44.1 feet of Lot 7, Block 3, Prospect Park Subdivision. Consider request to vary lot size from 6,000 square feet and lot width from 50 feet to 44 feet.

Petitioner: William and Joyce Frison  
Location: 1450 Elm

DEL BEAVER presented STAFF COMMENTS. Stated that the zoning is R-2.

PETITIONER, JOYCE FRISON, explained purpose for adding building to the rear yard. She stated that last year their water bill had been \$140.00 for one month in their attempt to keep up the lawn. They finally became discouraged and allowed the back lawn to die. Therefore, they feel it a waste to try to maintain the property as it presently is. She further pointed out that she has planned parking with carport to the rear of the house they are planning to move in.

BRUMBAUGH/HOBBS PASSED a MOTION to APPROVE the VARIANCE with the STIPULATION that REQUIRED PARKING be PROVIDED since there will BE NO CHANGE IN THE EXISTING ZONING, WHICH IS R-2.

BRUMBAUGH/BUESCHER PASSED A MOTION TO ADJOURN.

Meeting adjourned 8:22 a.m.

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Blaine Ford, Chairman