

GRAND JUNCTION BOARD OF ADJUSTMENT

October 5, 1978

M I N U T E S

The regular meeting of the Grand Junction Board of Adjustment was called to order at 8:10 a.m. in the City Hall Auditorium by Chairman CHUCK BRUMBAUGH, with the following members present: CHERYL LYNN, VIRGINIA FLAGER, DON HENRY, WARREN LOWE, CECIL HOBBS, BLAINE FORD, AND MERLEAN BROWN.

Also present were: PHIL ROMEO, Zoning Administrator; DEL BEAVER, Senior Planner; GERALD ASHBY, City-County Attorney; KAREN SNELL, Acting Secretary; and five interested persons.

Minutes of the previous meeting were approved unanimously.

1. #78-14 Consider a request to vary the East sideyard setback from 5' to 3'8" to build a shop; to vary the West sideyard setback from 4'6" to 3'6" to build a covered patio.

Petitioner: Larry Brown. Location: 1427 Chipeta.

Phil Romeo, Zoning Administrator stated that the shop would be an extension of the existing structure which is already within 3½' of property line while the covered patio would be completely new.

Mr. Brown presented photos of the east and west sides of the house.

Del Beaver, Senior Planner, made a recommendation that this be treated as two motions, one for either side of the house as a question may arise at a later time on other petitions. Also a reminder of the existing setback requirements, 14' total, 5' minimum on one side which implies a 9' minimum on the other.

VIRGINIA FLAGER made a motion to approve the east sideyard setback and was seconded by DON HENRY in the event that the addition would not go beyond the existing structure which exceeds the setback. The motion passed unanimously.

DON HENRY moved to grant the west sideyard variance, seconded by BLAINE FORD for two reasons, one due to the distance to the adjacent house and from the property line, and because it is just a covered patio, a condition being that the patio not be enclosed.

2. #78-15 Consider a request to vary the square footage for a bulk development from 12,000 square feet to 11,837 square feet.

Petitioner: Dorothy Jackson. Location: 23rd and Elm

Del Beaver explained the bulk development ordinance and also what was being presented.

Keith Mumby, attorney, appeared for petitioner Mrs. Jackson.

Owen Aspinall appeared as legal counsel for Bob Bacon, opponent, who resides at 1426 N. 23rd.

VIRGINIA FLAGER made a motion to table item for fact-finding within 90 days. The motion was seconded by DON HENRY with seven members voting for and one voting against. The motion carried.

The meeting was adjourned at 9:20 a.m.