

GRAND JUNCTION BOARD OF ADJUSTMENTS

M I N U T E S

September 14, 1988

The regularly scheduled meeting of the Grand Junction Board of Adjustments was called to order at 8:08 a.m. in the City/County Auditorium by Chairman Aden Hogan.

Other members present included: Lee Gibson, Steven Thurman, Jan Pomrenke, Anita Johnson, and David Reinertsen.

Linda Weitzel, representing the City Planning Department, was present.

Terri Troutner was present to record the minutes.

The minutes of July 13, 1988 were approved as submitted.

1. #88-7 Consideration of a request to vary the sideyard setback from 5 feet to 3 feet in a residential multi-family (RMF-32) zone to allow construction of an open-sided carport.

Petitioner: Rose B. Baker
Location: 1420 Colorado Avenue

This was the second time this proposal has come before the Board. Discussion ensued over the previous reasons for denial of this proposal. Ms. Baker felt that by changing the height of the sidewalk, she had effectively addressed the Board's concern over drainage.

Chairman Hogan reiterated to Ms. Baker that other criteria which must be met before the Board could grant a variance still had not been met. He pointed out the lack of hardship specific to her particular property and the fact that she could place this carport in the rear portion of her property as others in the neighborhood have done.

Other Board members concurred with these thoughts.

Linda Weitzel noted that if Ms. Baker put the carport in the rear portion of her property, no variance would be required.

Linda told the Board that based on direction from City Administration, all motions should be made in the affirmative. She reminded them that a denial of the affirmative motion meant a denial of the proposal; a majority vote for the proposal was official approval.

(POMRENKE/THURMAN) 2-3 TO APPROVE (The motion failed with Gibson and Thurman approving; Reinertsen, Pomrenke, and Johnson opposing. Chairman Hogan abstained from voting.)

There was a brief discussion on setting a time for a BOA workshop to review BOA member responsibilities, Code requirements, obtain feedback from Board members, etc. A date, time and place would be selected and all Board members would be contacted for confirmation of attendance.

The meeting was adjourned at 8:35 a.m.