

## GRAND JUNCTION BOARD OF ADJUSTMENT

## M I N U T E S

December 14, 1988

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E.SAWYER, CLK&REC MESA COUNTY CO

The regularly scheduled meeting of the Grand Junction Board of Adjustment was called to order at 8:04 a.m. in the City Auditorium by acting Chairperson Jan Pomrenke.

Other members present included: Lee Gibson, Steven Thurman, and John Elmer.

Linda Weitzel and Kathy Portner were present from the City Planning Department.

The minutes of November 9, 1988 were approved as submitted.

1. #88-10 Consideration of a request to expand the use of a multi-family building in a single family (RSF-8) zone. A request to vary the frontyard setback along Rood Avenue from 20 feet to 18 feet; to vary the east sideyard setback from 5 feet to 3 feet to allow the construction of an addition to the structure; and to vary the frontyard setback along 13th Street from 14 feet to 12 feet to allow construction of a fire escape.

Petitioner: Morris Treat

Location: 1301 Rood Avenue

Mr. Treat explained his building plans to the Board. He said he was under the impression that if the building was 22.5 feet from the center line of the sidewalk, he did not need a variance for the building. He said he plans to add a Victorian look to the house. In the front along Rood Avenue, he said he is going to add a little bay (window). On the other side, he has added a little room to expand the bedroom. An addition of two feet to a box window is planned for a fire escape. Mr. Treat said he also wants to cover a hole going to the basement and build it up to second story to make a porch over the area. He plans on having three units in this building.

There was a discussion about the location of the property lines because Mr. Treat has not had a survey done as yet. The distances requested for the variance appear to be accurate, however, the Board did point out that there was a risk that these numbers were not correct. Jan Pomrenke asked Mr. Treat if he had an Improvement Location Certificate. Mr. Treat said he did not think so. Mr. Treat assured the Board that he would have an Improvement Location Survey done.

Bunny Reese, 1260 Main Street, spoke for a group of 4 neighbors who attended the meeting. The neighbors felt that Mr. Treat was making an improvement in the neighbor and were behind him 100%. There was one letter against the project from Mr. Alfred R. Catanzaro, 4592 Suburban Pines Dr., 10-C, Lake Worth, FL 33463 stating he was against it, but gave no reason why. Mr. Catanzaro owns the

property at 1337 Rood Avenue.

Linda Weitzel pointed out that this was a non-comforming use of a multi-family home in a single family zone. The code allows the addition of bathrooms and garages in such cases. The Board of Adjustment's first consideration was to allow the additions onto the structure to continue the multi-family use. Linda also stated the distances requested for the addition were not surveyed distances.

THURMAN/GIBSON 3-0 to approve this request, with acting Chairperson Pomrenke abstaining.

2. #88-11 Consideration of a request to vary the sideyard setback from 15 feet to 6 feet in a Highway Oriented (HO) zone to allow construction of two wood storage sheds.

Petitioner: American Family Lodge, Michael E. Haldeman  
Location: 721 Horizon Drive

Mr. Haldeman explained to the Board that he plans to remove the existing metal storage unit and replace it with two wooden storage sheds. Because the existing plumbing and electricity is located in the existing shed, it would be a financial hardship to relocate all the plumbing and electricity. One shed will be used to store chlorine, the other for the plumbing and electricity.

Staff recommended approval, because the sheds would make a good buffer between the pool and adjoining parking lot. To relocate the sheds and plumbing etc. elsewhere would not be as aesthetically pleasing as allowing them to remain in the existing location.

THURMAN/ELMER 3-0 to approve this request with Chairperson Pomrenke abstaining.

3. #88-12 Consideration of a request to vary a frontyard setback along Hill Avenue from 20 feet to 15 feet and to vary the frontyard setback along 7th Street from 20 feet to 15 feet in a residential multi-family (RMF-32) zone to allow construction of a 6 foot wooden privacy fence.

Petitioner: Nancy Seamon  
Location: 710 Hill Avenue

Because the neighborhood to the south along 7th Street is a Historical District, there was discussion about the aesthetics of a wooden privacy fence versus a chain link fence. A question was also raised about a site distance problem. Linda felt that there would be no problem because the parkway strip along both 7th Street and Hill Avenue was large enough to allow adequate visibility.

The Planning Department received two phone calls regarding this request. One of the phone calls from Kathy Jordan was against this request. Kathy Jordan is a neighbor to the south. No other comments were received. Linda stated for the record that she is a personal friend of the petitioner.

GIBSON/THURMAN 3-0 to approve this request with Chairperson Pomrenke abstaining.

5. General Discussion

Jan stated that she would like to see staff follow through with Mr. Treat in recommending that he have at least an Improvement Location Survey done. John mentioned that it would be helpful if the Planning Department required design plans for the non-conforming uses.

Linda requested that the Board members ask people they know if they would be interested in filling the vacancies on the BOA.

Steve was asked for comments as to comfort or discomfort while sitting on the Board. Steve said that he enjoyed his term and he would resist any efforts to extend further control over people.

The meeting was adjourned at 8:55 a.m.