

GRAND JUNCTION BOARD OF ADJUSTMENT

M I N U T E S

January 18, 1989

The regularly scheduled meeting of January 11, 1989 was postponed until today's date due to lack of a quorum. The meeting was called to order at 8:49 a.m. in the City/County Auditorium by Chairman Aden Hogan.

Other members present included: Lee Gibson, Jan Pomrenke, and John Elmer.

Mike Sutherland, representing the City Planning Department, was present.

Terri Troutner was present to record the minutes.

The minutes of December 14, 1988 were approved as submitted.

Chairman Hogan stated that a memo had been sent by the City Planning Department regarding the approval of #88-12 on December 14. Dan Wilson, City Attorney, had expressed concern that certain technical requirements had not been satisfied; that not all property owners had been notified within the 200 foot boundary, and that evidence of hardship had not been presented. Therefore, the petitioner was notified that a second hearing would have to be held in order to satisfy those requirements.

#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 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

The petitioner stated that her hardship was primarily protection for her mother and herself, since her home had numerous ground level which could be easily accessed without a fence. She provided details involved with the building of the fence, and said that the rest of her lot was already fenced. She asked for clarification of her property line, which Mike Sutherland provided.

Discussion ensued over the location of stakes pinpointing Ms. Seamon's property line.

Aden reiterated the criteria of hardship to Ms. Seamon. Mike added that 20 foot setbacks were standard requirements for all residential zones, except PD's (Planned Developments).

Lee pointed out that when the house was originally built, the setbacks were probably not as strict. Mike agreed that there are currently 80 foot rights-of-way in most of the older downtown area. New developments would not require as much right-of-way.

Mike requested two motions be made regarding this submittal: 1) regarding the request for variance of frontyard setback from 20 feet to 19 feet along 7th Street, and 2) the request for variance of frontyard setback from 20 feet to 14.9 feet along Hill Avenue.

A letter of opposition had been received by David and Susan Rankin, 621 North 7th Street, and a call expressing opposition had been received by Kathy Jordan, 440 North 7th Street.

Ms. Seamon said that someone from the Traffic Department had come out to inspect her property (for sight distance), and said that there were no problems.

No one was present in the audience to express public comment either for or against the proposal.

POMRENKE/GIBSON (3-0) to approve the variance of frontyard setback from 20 feet to 19 feet along 7th Street. Chairman Hogan abstained.

ELMER/GIBSON (3-0) to approve the variance of frontyard setback from 20 feet to 15 feet along Hill Avenue. Chairman Hogan abstained.

Jan commented that the original motion, which requested approval of a variance along Hill Avenue to 14 feet should be amended to reflect 15 feet. She felt that one foot made a lot of difference along the 7th Street Corridor. The motion was then amended to reflect this comment prior to the vote.

The meeting was adjourned at 9:13 a.m.