

GRAND JUNCTION BOARD OF APPEALS

May 10, 1989

8:00 a.m. - 9:06 a.m.

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E.SAWYER: CLK&REC MESA COUNTY CO

The regularly scheduled meeting of the Grand Junction Board of Appeals was called to order at 8:00 a.m. in the City/County Auditorium by Chairman Aden Hogan.

In attendance, representing the Board, were:

Jan Pomrenke
Lee Gibson
John Elmer

Aden Hogan, Chairman
Sheilah Renberger

In attendance, representing the Planning Department, were:

Linda Weitzel

Kathy Portner

Terri Troutner was present to record the minutes.

Approximately 16 interested citizens were present during the course of the meeting.

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I. APPROVAL OF MINUTES

Elmer/Pomrenke 3-0 to approve as submitted. Both Sheilah Renberger and Chairman Hogan abstained from voting (Sheilah was absent from the last meeting).

II. MEETING

Chairman Hogan introduced Sheilah Renberger as the newest member of the Board of Appeals. She recently moved to Grand Junction from Kennewick, Washington, and has participated on various boards and councils in that city.

- 1. #89-4 Consideration of a request to vary the frontyard setback from 45 feet from centerline to 32 feet from centerline to allow construction of an open-sided carport in a Residential Single Family (RSF-5) zone.
Petitioner: Max A. and Helen Krey
Location: 2015 Overlook Drive

Mr. Krey stated that his hardship was his inability to shovel snow from his driveway any longer. He recently underwent bypass surgery, and felt that the carport over his driveway would enable him to park his car without having to shovel the snow in the wintertime.

Linda Weitzel indicated the preference by staff that, if approved, the carport remain open-sided and open on the front.

A letter had been received by Mr. Melvin Brower, 2005 Poplar, in favor of the proposal.

There were no public comments either for or against the proposal.

POMRENKE/ELMER 4-0 to approve, with the stipulation that the carport remain open-sided.

2. #89-5 Consideration of a request to vary some of the requirements of the Home Occupation Section (5-1-9) of the Grand Junction Zoning and Development Code to change the square footage allowance of the storage area; to allow 20 persons per day; to change the signage requirement; and to allow part-time help for holidays and vacations.
 Petitioner: Patricia L. Cowan Costello
 Location: 756 Chipeta Avenue

A great deal of discussion ensued on this item. Clarification was given to the request, in that much of the original request was changed by the petitioner in order to more closely comply with the requirements of a Home Occupation. It was felt that the original request established the petitioner as a full-fledged business rather than Home Occupation. Therefore, the following amendments were made to the original request: 1) to omit the request for greater sign allowance (the limit of 2 square feet being acceptable); 2) to omit the request for part-time assistance in its entirety; 3) to limit the number of persons arriving at the business to 9 per day, instead of 20; 4) to increase the amount of acceptable storage space from 20 square feet to 120 square feet.

Further points discussed included parking and landscaping requirements, how the business might impact the neighborhood, retention of the residential character of the neighborhood, and the petitioner's desire to restore the home. Her hardship, she stated, involved her trying to provide a safe environment for her daughter to grow up in; the square footage of the home being ideal for both the part-time business and residence; and the character of the neighborhood providing the right atmosphere for her unique business (framing shop).

Those who spoke from the public in support of the proposal included:

Jack Berry, 417 North 7th Street.
 Dr. Connor Shepherd, Councilman for District E, 1205 College Pl.
 Pinky Allyea, 812 Chipeta Avenue.
 Luanne Andrews, 555 North Avenue.
 Vy Armour, 2700 G Road, Apt. 12C.
 Don Fallis, owner Frame Gallery, 1133 Patterson Road.
 Jim Mayfield, 920 Rood Avenue.

One letter of opposition was received from Beth and John Pendergrast, 704 North 7th Street.

POMRENKE/GIBSON 4-0 to approve, subject to the following stipulations: a) that there be no part-time employees on the premises, b) that the signage be limited to 2 square feet, c) that the number of persons per day visiting the business be increased to 10, d) that the storage allowance be increased to a maximum of 120 square feet, e) that a dust-free surface be provided by the petitioner where parking is indicated, f) that the hours of the business be limited to 10:00 a.m. to 5:30 p.m. four days per week, excluding Sunday, and g) that the petitioner seed the strip between the curb and sidewalk.

There was a general consensus that restoration of the older homes in this area should be encouraged, and that since many of the houses were so large, a home occupation was a practical alternative to defraying the costs associated with upkeep. One of the points mentioned was that the petitioner had the money to begin restoration right away and not wait years to start the renovation.

The meeting was adjourned at 9:06 a.m.