

GRAND JUNCTION BOARD OF APPEALS

December 18, 1991
8:10 a.m. - 8:17 a.m.

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MONIKA TODD CLK&REC MESA COUNTY CO

The Grand Junction Board of Appeals Public Hearing was called to order by Chairperson Jan Pomrenke at 8:10 a.m. in the City/County Auditorium.

In attendance, representing the Board of Appeals, were Jan Pomrenke, Aden Hogan, and John Elmer.

Cindy Enos-Martinez was absent.

In attendance, representing the Community Development Department, was Jan Koehn. Also present was John Shaver, Assistant City Attorney.

Bobbie Paulson was present to record the minutes.

There were three visitors present.

I. FULL HEARING

- 1. **Item #91-8 Consideration of a request to vary the rear yard setback in a Residential Single Family four units per acre (RSF-4) zone from 30 feet to 25 feet to allow the construction of a single family home.**
PETITIONER: Wanda & Leland Wright
LOCATION: Corner of Martello Court & Pikes Peak Drive

PETITIONER'S PRESENTATION

Mr. Leland Wright stated that the Heatheridge Subdivision covenants required setbacks of 25 feet in the front, 25 feet in the rear, and 15 feet on the side. The City annexed this subdivision approximately one and a half years ago. The City setback requirements are 30 feet in the rear and 20 feet in the front. There are only three vacant lots left in this subdivision, this proposal includes one of those vacant lots. The request is just to vary the City's setback requirements so that the house can be built 25 feet from the rear property line and front property lines.

Jan Pomrenke asked what the square footage of the home will be?

Mr. Wright stated that the home will be 1,600 square feet.

STAFF PRESENTATION

Jan Koehn, City Code Enforcement Supervisor, stated that the petitioner's requesting to vary the rear yard setback from the required 30 feet to 25 feet. This would allow the home to be built in accordance with the minimum home size requirement, which is 1,500 square feet, and would also

be consistent with the setbacks in the rest of the subdivision. Ms. Koehn stated that she felt that the hardship was not self-imposed. When the property was annexed into the City, there was no zone district of comparable density and matching setbacks; RSF-4 was the closest matching zone. The petitioner can request a variance from the homeowners association; however, a variance from the City would result in the home location on the site matching the setbacks in the rest of the subdivision. Ms. Koehn added that staff supports this request.

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PUBLIC COMMENTS

There were not public comments for or against.

Aden Hogan stated that he supported staff's recommendation. He added that the petitioner just wants the same setbacks that the rest of his neighbors have.

MOTION: (ADEN HOGAN) "CONSIDERATION OF A REQUEST TO VARY THE REAR YARD SETBACK IN A RESIDENTIAL SINGLE FAMILY FOUR UNITS PER ACRE (RSF-4) ZONE FROM 30 FEET TO 25 FEET, I MOVE THAT THIS VARIANCE BE GRANTED."

John Elmer seconded the motion.

A vote was called, and the motion passed unanimously by a vote of 3-0.

II. APPROVAL OF MINUTES

MOTION: (JOHN ELMER) "I move that the minutes of the November, 1991 Board of Appeals Meeting be approved."

Aden Hogan seconded the motion.

A vote was called, and the motion passed unanimously by a vote of 3-0.

The meeting was adjourned at 8:17 a.m.