

GRAND JUNCTION BOARD OF APPEALS
Public Hearing June 9, 1993
8:03 a.m. - 8:15 a.m.

I. CALL TO ORDER

The public hearing was called to order by Chairman John Elmer at 8:03 a.m. in the City Auditorium.

In attendance, representing the Board of Appeals, were Chairman John Elmer, Lewis Hoffman, Jeff Driscoll, and Cindy Enos-Martinez. Bill Putnam was absent.

In attendance, representing the City Community Development Department, was Kristen Ashbeck, Planner.

John Shaver, Assistant City Attorney, was also present.

Bobbie Paulson, Administrative Secretary, was present to record the minutes.

There was one interested citizen present during the course of the meeting.

II. APPROVAL OF MINUTES

MOTION: (Lewis Hoffman) "I move that we approve the minutes of the May 12, 1993 meeting."

Jeff Driscoll seconded the motion.

A vote was called, and the motion passed unanimously by a vote of 4-0.

III. PUBLIC HEARING ITEMS FOR CONSIDERATION BY THE BOARD

#93-3 Consideration of a request to vary the following requirements in an RSF-5 Zone District (Residential Single Family, 5 units per acre): front yard setback from 45 feet to 34.5 feet; side yard setback from 5 feet to 3 feet; minimum lot area from 6,500 square feet to approximately 3,000 square feet.

PETITIONER: Carl Noble

LOCATION: 120 Mantey Heights Drive

STAFF PRESENTATION

Kristen Ashbeck distributed to the Board members copies of an improvements survey which included the above property. This survey was provided yesterday by the Petitioner's neighbor. Inconsistencies are apparent between where the property line is and where the existing structures are in relation to the property line as shown on this site plan as opposed to the site plan provided by Petitioner. Ms. Ashbeck stated that she was unable to contact the Petitioner yesterday to discuss this with them. Therefore, staff recommends that this proposal be tabled to a future hearing date until these discrepancies are resolved. Staff will require that the Petitioner have a survey done. A survey is currently not a requirement in the submittal; however, staff is considering changing that requirement.

(The Petitioner was not present at this time.)

MOTION: (Cindy Enos-Martinez) "I move to table this item until the next meeting pursuant to the Petitioner presenting a survey of the property."

John Elmer seconded the motion.

A vote was called, and the motion passed unanimously by a vote of 4-0.

The Petitioner arrived shortly after the motion was made.

Chairman Elmer explained to the Petitioner, Carl Noble, that this item had been tabled until the next Board of Appeals hearing based on staff recommendation that there is discrepancy over the lot dimensions and where the structures are located on the lot. Chairman Elmer recommended that the Petitioner have a survey done to determine the exact lot dimension and where the house, etc. are located on the lot.

Carl Noble stated that the proposed construction would not extend beyond the current foot print; therefore the house will not be any closer to lot lines.

Chairman Elmer reiterated that the Board needs to have the correct information to make a decision for a variance. If the site plan is wrong, the request for a setback will not be correct. Chairman Elmer asked if an improvements survey would be sufficient?

Ms. Ashbeck replied that an improvements survey could be adequate.

Chairman Elmer asked the Petitioner if he did the measurements that were presented on the site plan?

Mr. Noble replied yes; the measurements are accurate from the house to edge of road.

Chairman Elmer pointed out that the edge of the road is not necessarily the property line.

Kristen Ashbeck requested the Petitioner to submit a survey and a revised site plan to the Community Development Department at least 10 days prior to the next scheduled Board meeting.

Chairman Elmer suggested to staff to request a survey for all setback variance requests in the future.

Kristen Ashbeck agreed and added that this topic would be discussed with the rest of the Community Development Department staff.

The meeting was adjourned at 8:15 a.m.