

GRAND JUNCTION BOARD OF APPEALS
Public Hearing March 9, 1994
8:03 a.m. - 8:09 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 Cindy Enos-Martinez and Lewis Hoffman. Vice-Chairman William Putnam and Jeff Driscoll were absent.

In attendance, representing the City Community Development Department, was Kristen Ashbeck, Associate Planner. John Shaver, Assistant City Attorney, was also present. Bobbie Paulson, Senior Administrative Secretary, was present to record the minutes.

There were no citizens present other than the petitioner during the course of the meeting.

II. APPROVAL OF MINUTES FROM THE FEBRUARY 9, 1994 MEETING

MOTION: (Cindy Enos-Martinez) "I move to approve the minutes of the February 9, 1994 meeting."

Lewis Hoffman seconded the motion. A vote was called, and the motion passed by a vote of 2-0, with John Elmer abstaining since he was not present at the February 9th meeting.

III. PUBLIC HEARING ITEMS FOR CONSIDERATION BY THE BOARD

- 1. #22-94 Request for approval of an exception from the required side yard setback in an RMF-32 Zone District from the required 10' to 5'.**

PETITIONER: Larry Murillo

LOCATION: 1310 North 19th Street

STAFF: Kristen Ashbeck

STAFF PRESENTATION

Kristen Ashbeck stated that the Petitioner, Larry Murillo, is proposing to build an addition onto a single family residence located at 1310 North 19th Street. The property is currently zoned RMF-32 which requires a 10 foot side yard setback. The Petitioner would like to construct a 500 square foot addition onto his existing 850 square foot home. In analyzing the criteria for a variance, staff felt the request meets the criteria. The addition will improve the value of this home as well as the surrounding properties, increase living space, and will not be a detriment to the public health, safety, or welfare.

Ms. Ashbeck stated that a duplex unit is located to the South of this property and is sited such that the rear yard of the duplex is adjacent to the Petitioner's side yard thus reducing any impact as there will be more space between buildings than there typically would be. Finally, if this property was

zoned as a single family residence, the Petitioner would only be required to have a five foot side yard setback adding that the adjacent homes to the North are zoned RSF-8. Staff recommends approval of this variance request.

QUESTIONS

John Elmer asked if the zone changed from RSF-8 to RMF-32 at Mr. Murillo's property line?

Ms. Ashbeck replied affirmatively adding that it changes to RMF-32 on the North property line. The zoning follows the alley to the East of his property in a straight line.

John Elmer asked Ms. Ashbeck if the RSF-8 zone would be more appropriate based on the actual density?

Ms. Ashbeck replied affirmatively and that the properties to the North are zoned RSF-8.

Lewis Hoffman asked how far the duplex was setback from the rear yard lot line?

Ms. Ashbeck replied that she had not measured the distance, but estimated it to be approximately 20 to 25 feet.

Lewis Hoffman asked staff if there were any public comments made on this?

Ms. Ashbeck replied that the calls received were from people who were curious; people wanting to know what was going on. She added that once they found out what it was they were very supportive.

PETITIONER'S PRESENTATION

The Petitioner stated he had no additional comments.

PUBLIC COMMENT

There was no public comment.

DISCUSSION

John Elmer stated that he felt that the lot is improperly zoned. He added that a 850 square foot home is below the average size of homes and felt that the Petitioner's request for additional living space was reasonable.

MOTION: (Lewis Hoffman) "Mr. Chairman, I move that we approve the variance for the side yard setback."

Cindy Enos-Martinez seconded the motion. A vote was called, and the motion passed by a vote of 3-0.

IV. ADJOURNMENT

The meeting was adjourned at 8:09 a.m.