

GRAND JUNCTION BOARD OF ADJUSTMENT

M I N U T E S

September 6, 1979

The regular meeting of the Grand Junction Board of Adjustment was called to order at 8:05 a.m. by Chairman Don Henry. The following members were present: Merlean Brown, Kelvin Harr, Blaine Ford, Cecil Hobbs, Anita Johnson and Warren Lowe.

Francis Lambert, Zoning Administrator and Karen Snell, Department Secretary were also present. There were approximately three interested persons in the audience.

1. The minutes of the July meeting were approved as read.
2. #79-9: Consider a request to vary the rear yard setback from 30 ft. to 21 ft. in order to build an addition to the house under construction.

Petitioner: Soren J. Sorensen
Location: 767 W. Orchard

Mr. Sorensen stated that the reason for building the addition to the house was due to the fact that he has arthritis and was advised by his doctor that a hot tub would be beneficial.

HARR/BROWN/PASSED 6-1 (JOHNSON VOTING NO)/A MOTION TO RECOMMEND APPROVAL OF THE VARIANCE.

3. #79-10: Consider a request to vary the east sideyard setback from 7 ft. to 5 ft. in order to build an addition to an existing house.

Petitioner: Thomas L. Allen
Location: 116 W. Wellington

WITHDRAWN AT THE REQUEST OF THE PETITIONER.

4. #79-11: Consider a request to vary the rear yard minimums to be 16' at the narrow point. Lots replatted to eliminate dead end street per city requirements.

Petitioner: Arthur L. Gilbert (Gilbert Construction)
Location: Cyphers Subdivision

Francis Lambert circulated the plat showing where the houses were to be built in the subdivision.

Mr. Gilbert: Cyphers Subdivision was originally laid out and platted in 1957. It sat there for some time without anything being done with it. Several years ago we acquired this piece of property and we did have the city install the city sewer for each of these lots. We were unable to extend the street on through due to Dixson's parking lot, a big drainage ditch and

another piece of property. So the city then required that we replat this and put in a cul-de-sac.

Don Henry stated that he could not understand why Mr. Gilbert put a ninth lot in instead of leaving it at eight lots as it originally was.

In answer to Mr. Henry, Cecil Hobbs added that in his opinion there would still have been a problem even if there were only eight lots.

LOWE/HOBBS/PASSED 6-1 (HENRY VOTING AGAINST)/A MOTION TO RECOMMEND APPROVAL OF THE VARIANCE DUE TO THE FACT THAT THE DEVELOPER HAD THE APPROVAL OF THE CITY ENGINEER IN REPLATTING THE LOTS.

The meeting was adjourned at 8:35 a.m.