

APPEAL FOR VARIANCE

My home is a single family home
in a multi family zoning.

My hardship is that my home is only
850 square feet. I am married
with 2 children and the home is too
small to fit my families needs.
I need the addition of a familyroom
and another bedroom.

Upon being granted the variance,
the addition to my home will in no
way be detrimental to the health,
safety, or welfare of the public.

The addition to my home at,
1310 N. 19th Street, Grand Junction,
Colorado 81501, will only increase
the value of the homes in the
neighborhood, upon the increase
of the value of my property.

Sincerely

Larry Murillo

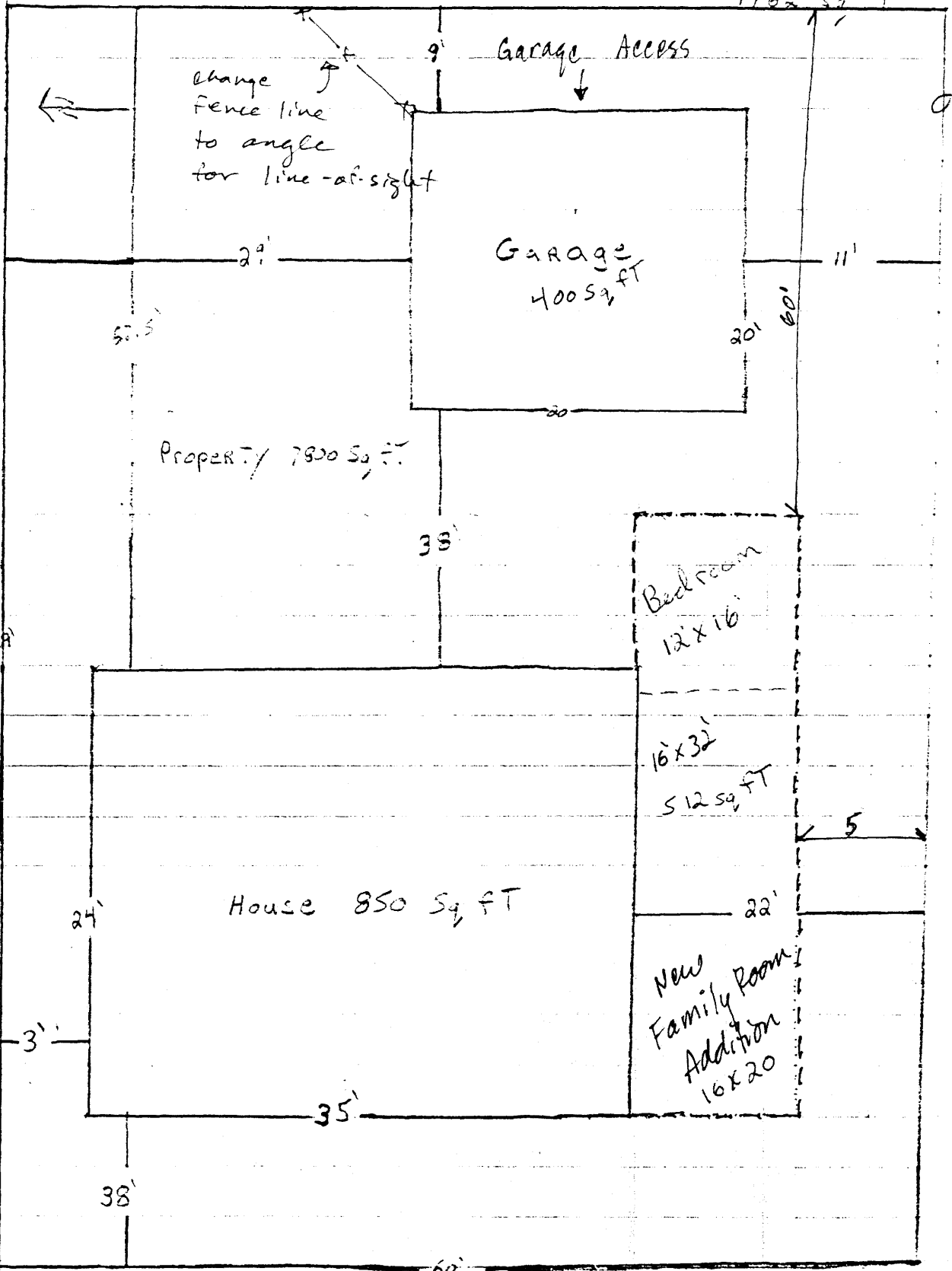
OK
J. J. W. W.
2-7-94

1310 N 19th
G.T.

4' cedar fence
Alley

4' chg

1762 sq ft



FRONT N. 19th Street

CITY OF GRAND JUNCTION
PETITION FOR VARIANCE



DATE RECEIVED: 2-9-94

FILE NO.: _____

RECEIVED BY: HARRY MURILLO

RECEIPT NO.: _____

PROPERTY OWNER: HARRY MURILLO

MAILING ADDRESS: 1310 N 19th ST

PHONE: (HOME) 434-6771 (WORK) 242-0731 ext 2400

I (We), the undersigned, hereby petition for a variance on the property located at:

ADDRESS: 1310 N. 19th Street

TAX SCHEDULE #: 2945-124-16-012 ZONE CLASSIFICATION RMF-32

1. Section(s) of the City of Grand Junction Zoning and Development Code which are requested to be varied:

4-2-7 B. side yard, principal structure - 10' to 5'

BOA 3/9/94 - Approved 3-0

I (WE) HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE AND COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION. WE RECOGNIZE THAT WE, OURSELVES, OR OUR REPRESENTATIVE MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RESCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA.

X Harry Murillo
Signature of Property Owner

Signature of Joint Property Owner

2-10-94
Date

Date

PAULSON, LOREN W.
1340 N. 19TH. St.
GJ, CO. 81501

GILBERT, DELBERT
1333 N. 19TH. ST
GJ, CO. 81501

GRAHAM, ETHEL & KENNETH
1343 N. 20TH. ST.
GJ, CO. 81501

EASTMAN, VIRGINIA
1333 N. 20TH. ST.
GJ, CO. 81501

FARIELLO, JAMES
1330 N. 19TH. ST.
GJ, CO. 81501

POLOGAR, JOSEPH, JR.
1320 N. 19TH. ST.
GJ, CO. 81501

SHEETZ, RAYMOND & CELIA
1323 N. 20TH. ST.
GJ, CO. 81501

SIMPSON, DONNIE
P.O. BOX 2868
GJ, CO. 81501

ROSE, JEFFREY & NORMA
1907 Vista Creek Dr.
Roseville, Calif. 95661

DEWEY, WAYNE & DORIS
1940 Bunting Ave.
GJ, CO. 81501

JORDAN, HAPPY
1905 Bunting
GJ, CO. 81501

GARLITZ, GERALD
1915 Bunting
GJ, CO. 81501

SELIGMAN, STANLEY
3026 Patterson
GJ, CO. 81504

SMITH, KENNETH
1935 Bunting
GJ, CO. 81501

O'NAN, FLOYD
1153 Bookcliff
GJ, CO. 81501

WASIELEWSKI, R.A. & J.M.
1313 N. 19TH. ST.
GJ, CO. 81501

SIMPSON, ROBERT
SIMPSON TRUST
567 22½ RD.
GJ, CO. 81503

HOLMES, CHARLES
3548 G. RD.
Palisade, CO. 81526

SUBMITTAL CHECKLIST

VARIANCE

Location: 1310 N. 19th Street

Project Name: Side Yard 10' to 5'

22-94

ITEMS	DISTRIBUTION											TOTAL REQD.						
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent Building Dept	City Attorney	City Board of Appeals (2 sets)	City Downtown Dev. Auth.	City Parks and Rec.	County Planning	Walker Field							
● Application Fee \$180	VII-1	1																1
● Submittal Checklist*	VII-3	1																1
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1							6
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1							12
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1							12
● Evidence of Title / Title Ins Policy	VII-2	1			X 1													2
● Appraisal of Raw Land	VII-1	1																
● Names and Addresses	VII-3	1																1
● Legal Description	VII-2	1		1														2
○ Deed	VII-1	1		1	1													
○ Easement	VII-2	1	1	1	1	1												
○ Avigation Easement	VII-1	1		1	1													
○ ROW	VII-3	1	1	1	1	1												
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1							12
● Location Map	IX-21	1																12
● Vicinity Sketch	IX-33	1	1	1	1	1	1	1	1	1	1							

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

REVIEW COMMENTS

Page 1 of 1

FILE #22-94

TITLE HEADING: Variance from Rear Yard Setback
in RMF-32 Zone District from 10'
to 5'

LOCATION: 1310 North 19th Street

PETITIONER: Larry Murillo

PETITIONER'S ADDRESS/TELEPHONE: 1310 N 19th Street
Grand Junction, CO 81501
434-6771

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., , 1994.

CITY UTILITY ENGINEER
Bill Cheney

2/14/94
244-1590

No comment.

CITY DEVELOPMENT ENGINEER
Jody Kliska

2/15/94
244-1591

No comment.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

2/15/94
244-1656

No objections or other comments.

BOARD OF APPEALS - STAFF REVIEW

FILE: 22-94

DATE: March 3, 1994

REQUEST: Variance of Side Yard Setback

LOCATION: 1310 North 19th Street

APPLICANT: Larry Murillo

EXISTING LAND USE: Single Family Residence

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Single Family Residential

SOUTH: Multifamily (Duplex)

EAST: Single Family Residential

WEST: Single Family Residential

EXISTING ZONING: Residential Multifamily 32 Units Per Acre (RMF-32)

SURROUNDING ZONING:

NORTH: Residential Single Family 8 Units Per Acre (RSF-8)

SOUTH: RMF-32

EAST: RMF-32

WEST: RMF-32

ZONING AND DEVELOPMENT CODE REQUIREMENT:

4-2-7 B. Minimum Side Yard Setback - 10 feet

APPEAL OR VARIANCE REQUESTED: Variance of side yard setback on east side from 10 feet to 5 feet.

APPLICANT'S REASON FOR REQUEST: The variance of setback is requested in order to construct a reasonably-sized addition on an existing residence.

STAFF ANALYSIS: This variance will allow for the construction of approximately 500 square feet of additional living space on an existing 850 square foot home. It is reasonable to allow for such an expansion in order to create a more reasonably-sized family residence. The addition will improve the value of this as well surrounding properties. There will

be no impact on the property to the south which is a duplex. The duplex is sited such that the area abutting the side yard of the property under review is the rear yard of the duplex. Thus, there is more space between the new construction and the adjacent structure to the south than there would be if the adjacent unit was sited to have a side yard next to the Murillo's side yard. Finally, if this single family residence was zoned as such (RSF-8 as the properties just north of this one), the petitioner could meet the required 5-foot side yard setback for that zone.

FINDINGS OF REVIEW:

No Conflict with Public Interest. It is within the public interest to allow for the improvement of property, particularly when, as in this case, the improvement is in keeping with the overall character of the neighborhood.

Exceptional Conditions / Undue Hardship not Self-Inflicted. In this case, the undue hardship/exceptional conditions is the requirement to meet multifamily zone setbacks for a single family residence.

Not Detrimental to Public Health, Safety or Welfare. The granting of this variance will not be detrimental to the public health, safety or welfare.

No Reasonable Use of Property without a Variance. Without this variance, the property cannot be used for a reasonably-sized residence for the 4-member family now occupying the home.

Not Injurious to or Reduce Value of Surrounding Properties. The variance will not adversely affect the surrounding properties.

STAFF RECOMMENDATION: Approval