



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (303) 244-1430

Receipt _____

Date _____

Rec'd By _____

File No. VAR-96-36

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input checked="" type="checkbox"/> Variance			<u>2645 Chestnut Dr</u>	<u>RSF-2</u>	<u>SF RES.</u>
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

John & Suzanne Kester

Name

Name

John & Suzanne Kester

Name

2645 Chestnut Drive

Address

Address

2645 Chestnut Drive

Address

Grand Jct, CO 81506

City/State/Zip

City/State/Zip

Grand Jct, CO 81506

City/State/Zip

242-7029 or 260-1035

Business Phone No.

Business Phone No.

242-7029 or 260-1035

Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

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 the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required 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 Suzanne R. Kester

Signature of Person Completing Application

1-8-96

Date

[Signature]

1-8-96

X Suzanne R. Kester

Signature of Property Owner(s) - attach additional sheets if necessary

1-8-96

Date

Harry E Manown
Susan E Manown
741 26 1/2 Road
Grand Junction, CO 81506-8356

Harold K Jackson
Glen Rose
2643 Chestnut Drive
Grand Junction, CO 81506-8327

Lucille J. Ruybal
737 26 1/2 Road
Grand Junction, CO 81506-8356

Michael F. Foutz
735 26 1/2 Road
Grand Junction, CO 81506-8356

Merton O Smith
Estate & Genevieve L
PO Box 251
Grand Junction, CO 81502-0251

Winston W Williams
Dottie F
739 26 1/2 Road
Grand Junction, CO 81506-8356

Alfred C Gurmendi
Zoila R
114 Hillsdale Drive
Sterling, VA 20164-1201

Matthew B Binder
Karen S
2644 Central Drive
Grand Junction, CO 81506-8326

Quintin L Shear
Shari L
2646 Central Drive
Grand Junction, CO 81506-8326

Curtis G Lane
Pamela A
747 26 1/2 Road
Grand Junction, CO 81506-8385

Leon B Parkerson
F M
2910 Orchard Ave
Grand Junction, CO 81504-5342

Don G Hickman
Earlene A
2641 Chestnut Drive
Grand Junction, CO 81506-8327

Richard T Thome
Betty M
2644 1/2 Chestnut Drive
Grand Junction, CO 81506-8390

Bernard E Navin
Carolyn A
2646 Chestnut Drive
Grand Junction, CO 81506-8390

Lonnie V Dyess
Bertha I
2644 Chestnut Drive
Grand Junction, CO 81506-8390

Thomas J Fritz
Donna L McFadden
2638 Chestnut Drive
Grand Junction, CO 81506-8390

Michael Schmalz
Ramona
736 26 1/2 Road
Grand Junction, CO 81506-8386

Paula J Edson
734 26 1/2 Road
Grand Junction, CO 81506-8386

David A Stewart
Cathy J
2651 G 1/2 Road
Grand Junction, CO 81506-1814

J W Nissen
Jean
2652 Chestnut Drive
Grand Junction, CO 81506-1809

James Michael Corbett
Susan Fitts URI Corbett
2651 Chestnut Drive
Grand Junction, CO 81506-8327

Martha Marie Miller
2652 G 3/8 Road
Grand Junction, CO 81506-1869

John C Kester
Suzanne R
2645 Chestnut Drive
Grand Junction, CO 81506-8327

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

General Project Report

**John and Suzanne Kester
2645 Chestnut Drive
Grand Junction, CO 81506
(970) 242-7029**

Side Yard Variance

Project Description

1. Location- 2645 Chestnut Drive, Grand Junction, Colorado.
2. Acreage- .79 acre
3. Proposed use- Variance of side yard to replace a 1 car carport with a 2 car garage.

Appeal for Variance

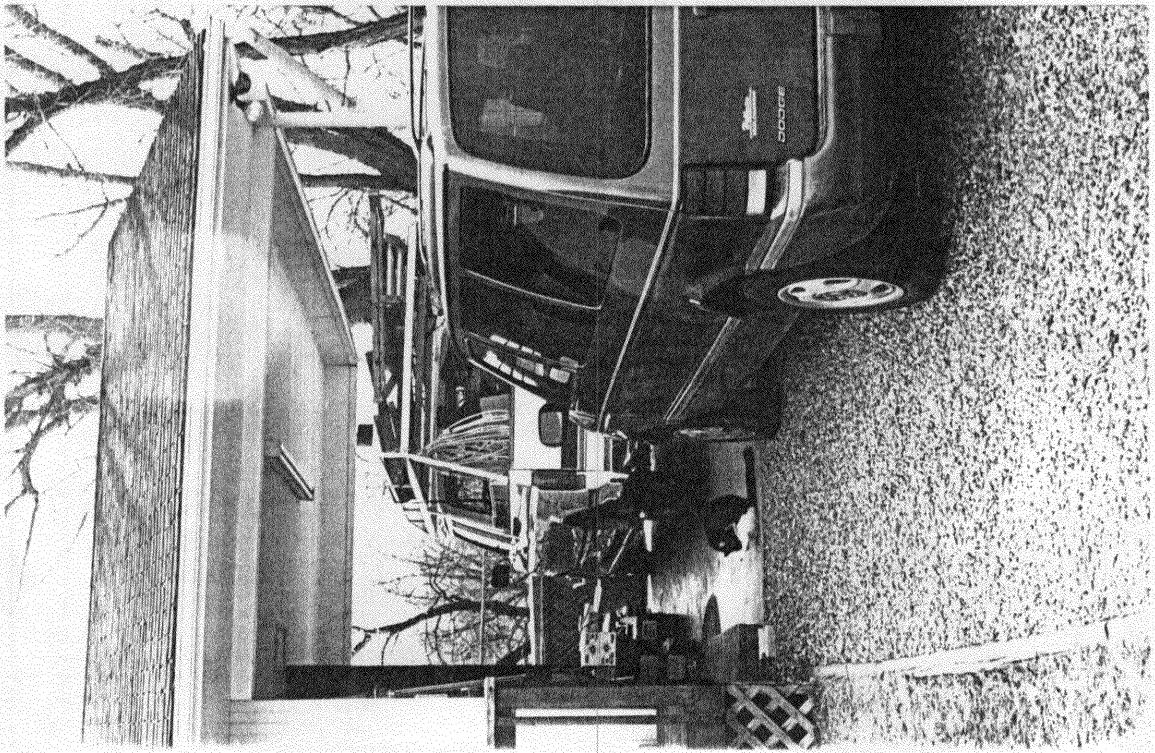
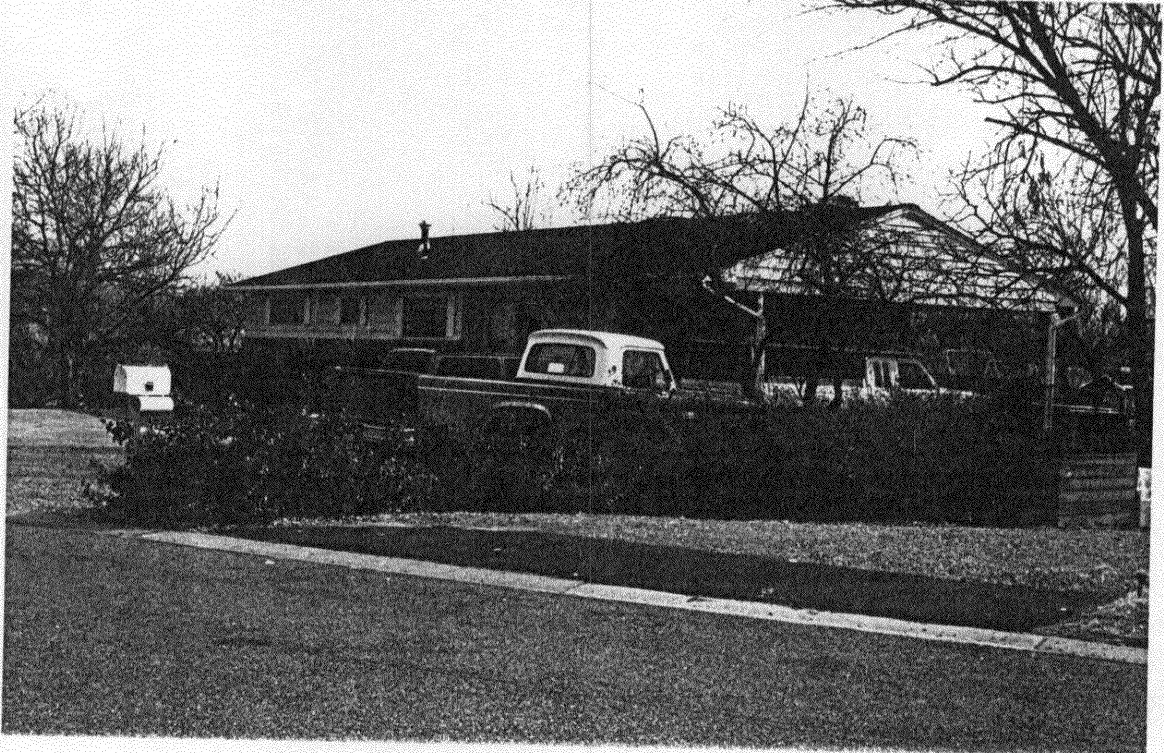
1. We have a single-car carport in a neighborhood of 2-car garages.
 - a. The addition of a 2-car garage will not only increase the value of our home, it will also increase the value of neighboring properties.
 - b. The addition of the garage will improve the looks of our property.
2. The garage needs to be built where the existing carport is now.
 - a. The house layout has exits on that side of the house only, and there is not a way of making an exit on the other side.
 - b. To build it elsewhere, we would have to tear down existing fences, mature landscaping, an irrigation system, and large trees.
 - c. To put the garage in our back yard, we would have to put in a new driveway, which on either side of the house would mean removing fences, mature landscaping, trees, and an irrigation system. Then it would be a detached garage that would be an eyesore in our backyard for us and for our neighbors.
3. Neighbors have been contacted and are delighted that we are going to improve the looks of our house, and see no harm in us getting within 10 feet of our property line.
 - a. The neighbors directly west of us will be the most effected by our new garage. The garage will be next to their driveway and that they feel will be no problem. Our houses are also quite a distance apart, so it will not be crowding them. It will improve the view that they have of our house, which is currently our carport, which is quite cluttered with various items that would generally be placed out of sight in a garage.
 - b. Our current gravel driveway will be replaced by a concrete driveway, and this will further improve the appearance of our property.

4. We need this 2-car garage for the protection of our property.
 - a. Our neighbors across the street have been vandalized, and have had their car stereo stolen out of their van on two separate occasions.
 - b. A company truck, loaded with expensive tools and equipment, is brought home every night, and we do not have a safe place to park it. Our family car also needs to be stored in a garage to protect it from vandalism and theft.
 - c. All our home equipment, tools, ladders, and shelves full of car care items, are also vulnerable to theft, and are unsightly to our neighbors.
5. Most new neighborhoods in this area have a 5 to 10 foot side yard set-backs. We would not expect it to be unreasonable for us to get within 10 feet of our property line.

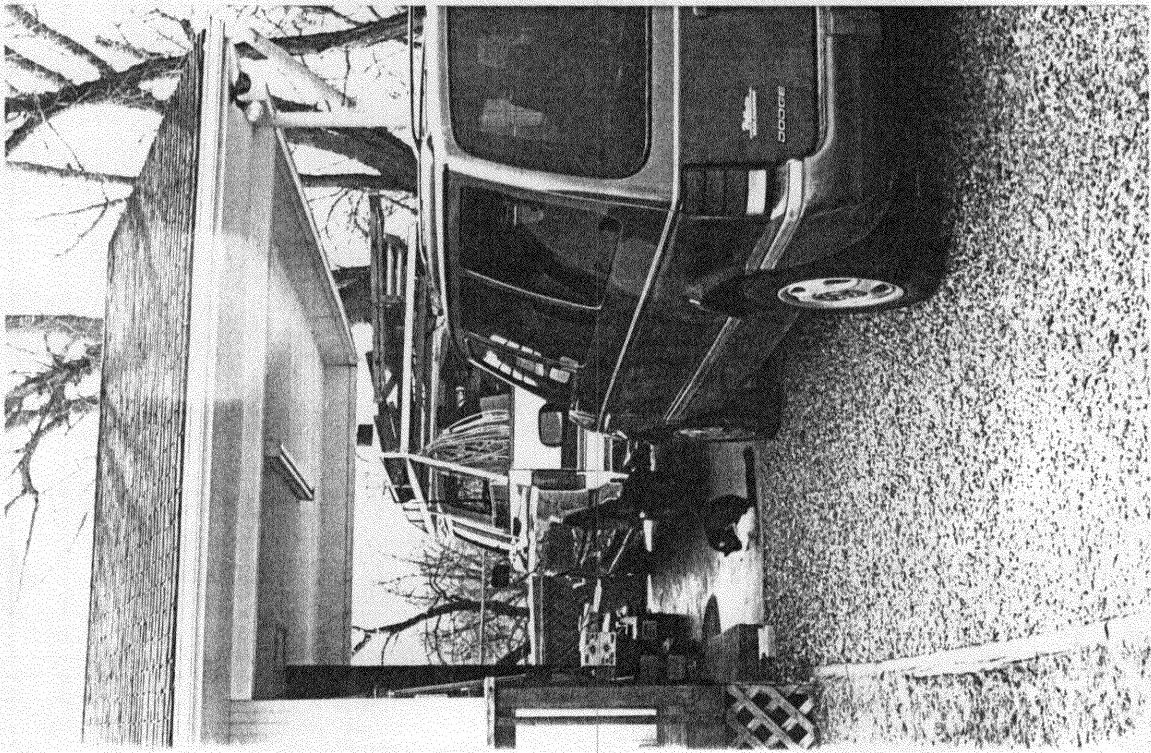
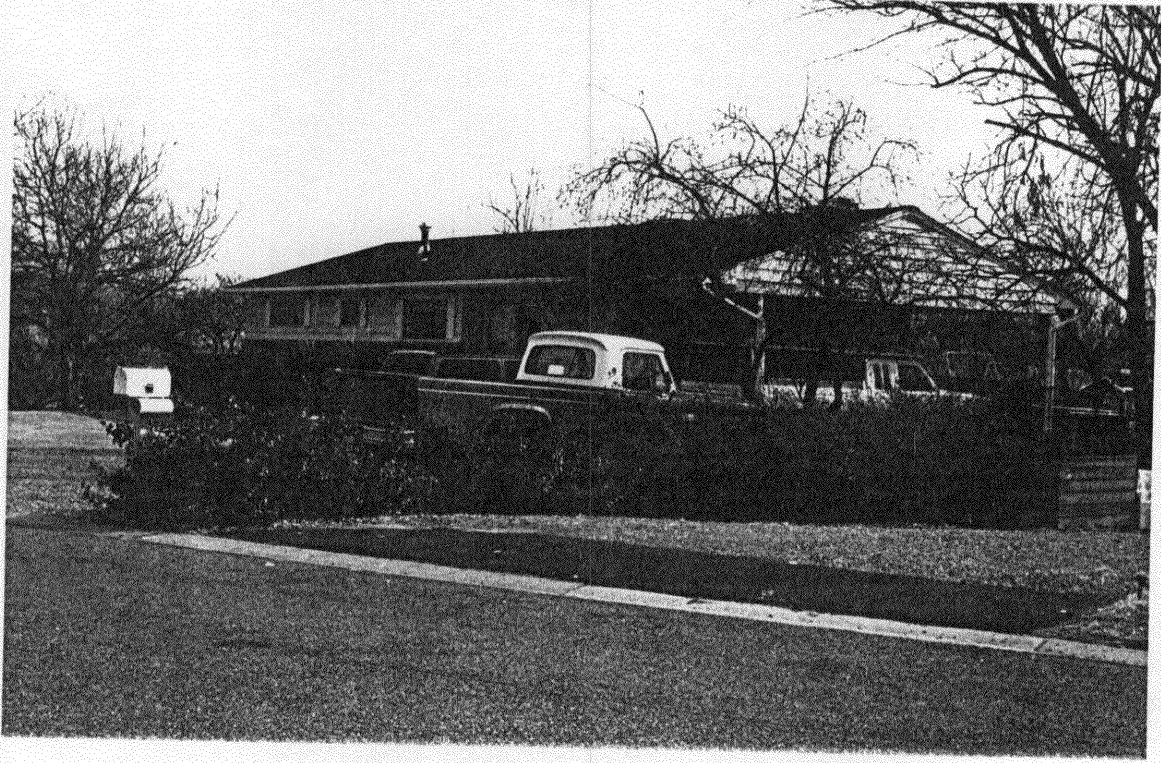


2645 Chestnut Drive

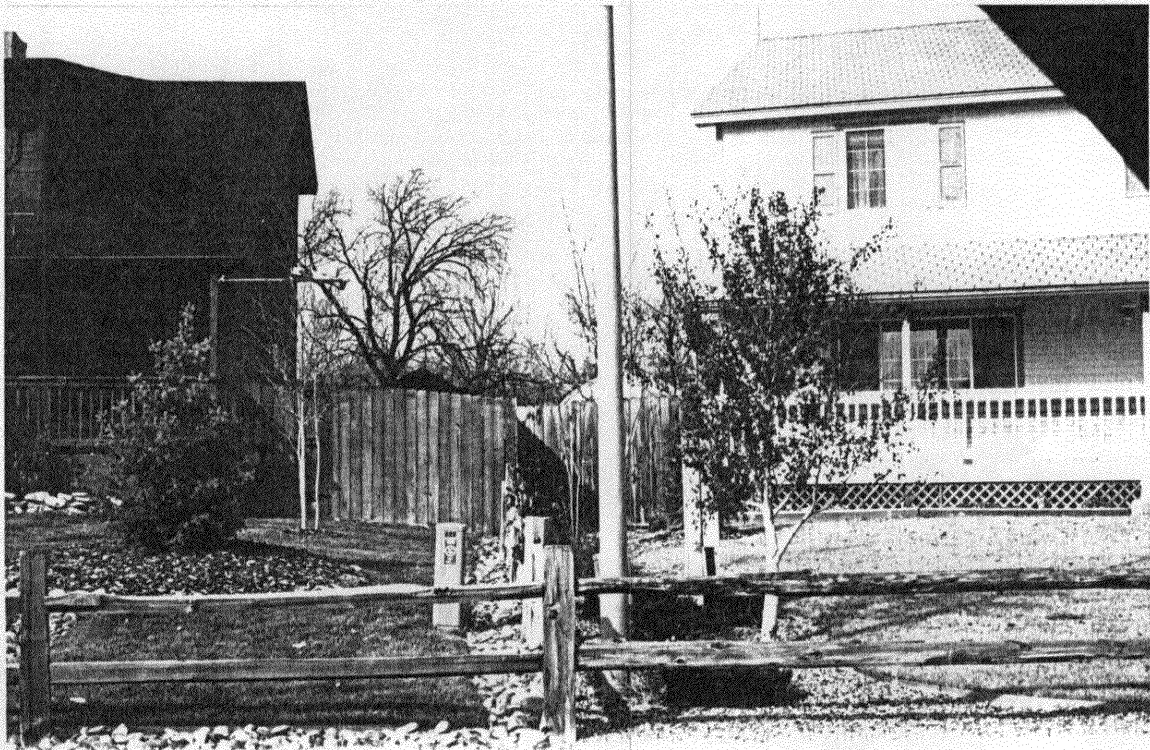
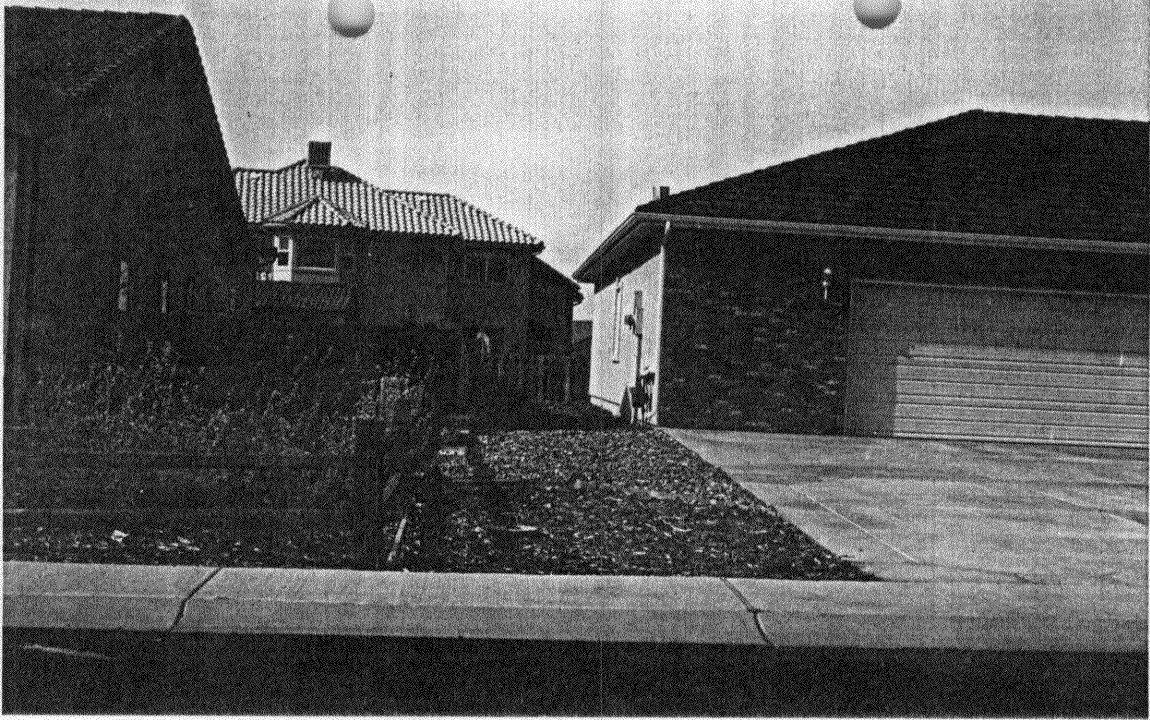
2645 Chestnut Drive



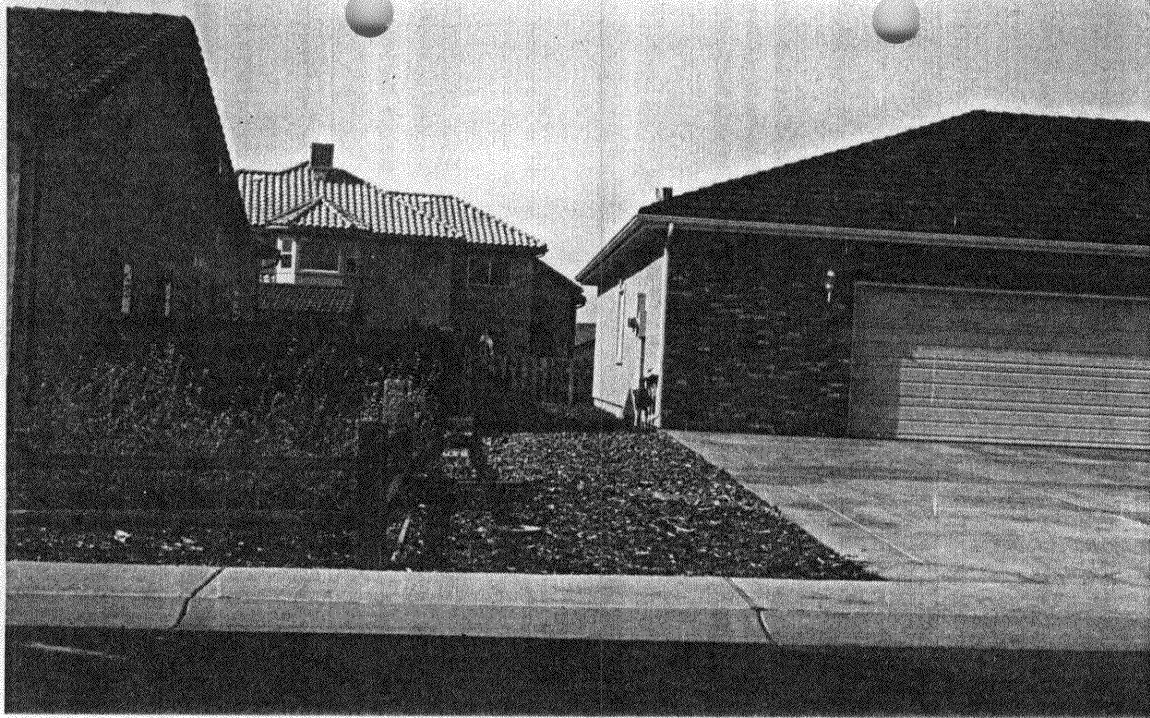
2645 Chestnut Drive



Properties with 5'-10' setbacks.



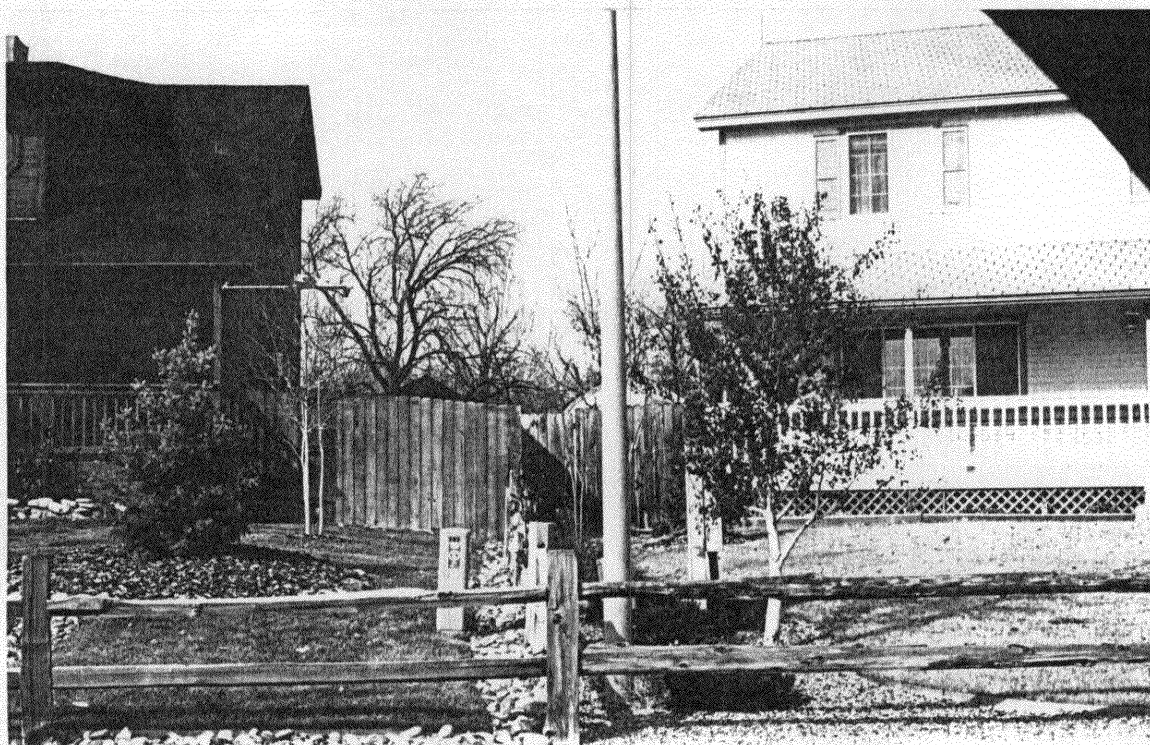
Properties with 5'-10' setbacks.



785 & 787 JORDANNA ROAD 10' SETBACKS SADONA SUB.



733 CORRAL DRIVE WILSON RANCH



735 & 737 CORRAL DRIVE WILSON RANCH



scale: 1'=40'

CHESTNUT

S 70°24'0" W 130'

62'-11 3/4"

36'-8 1/2"

Addition

11'-9 3/4"

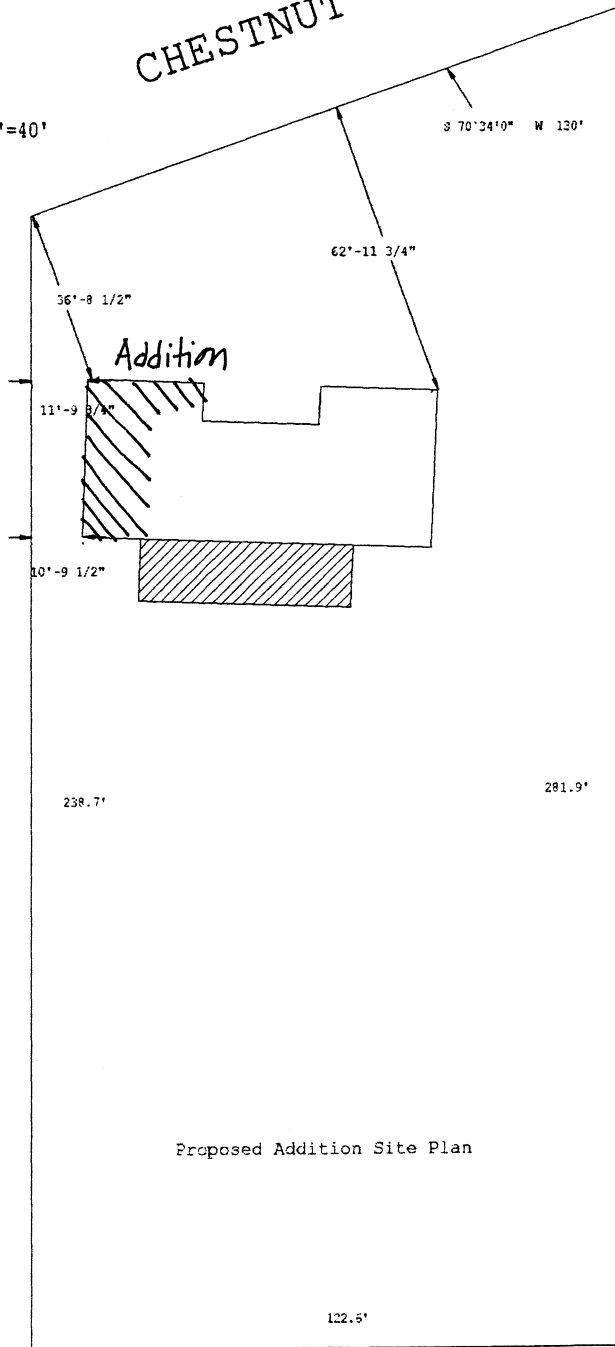
10'-9 1/2"

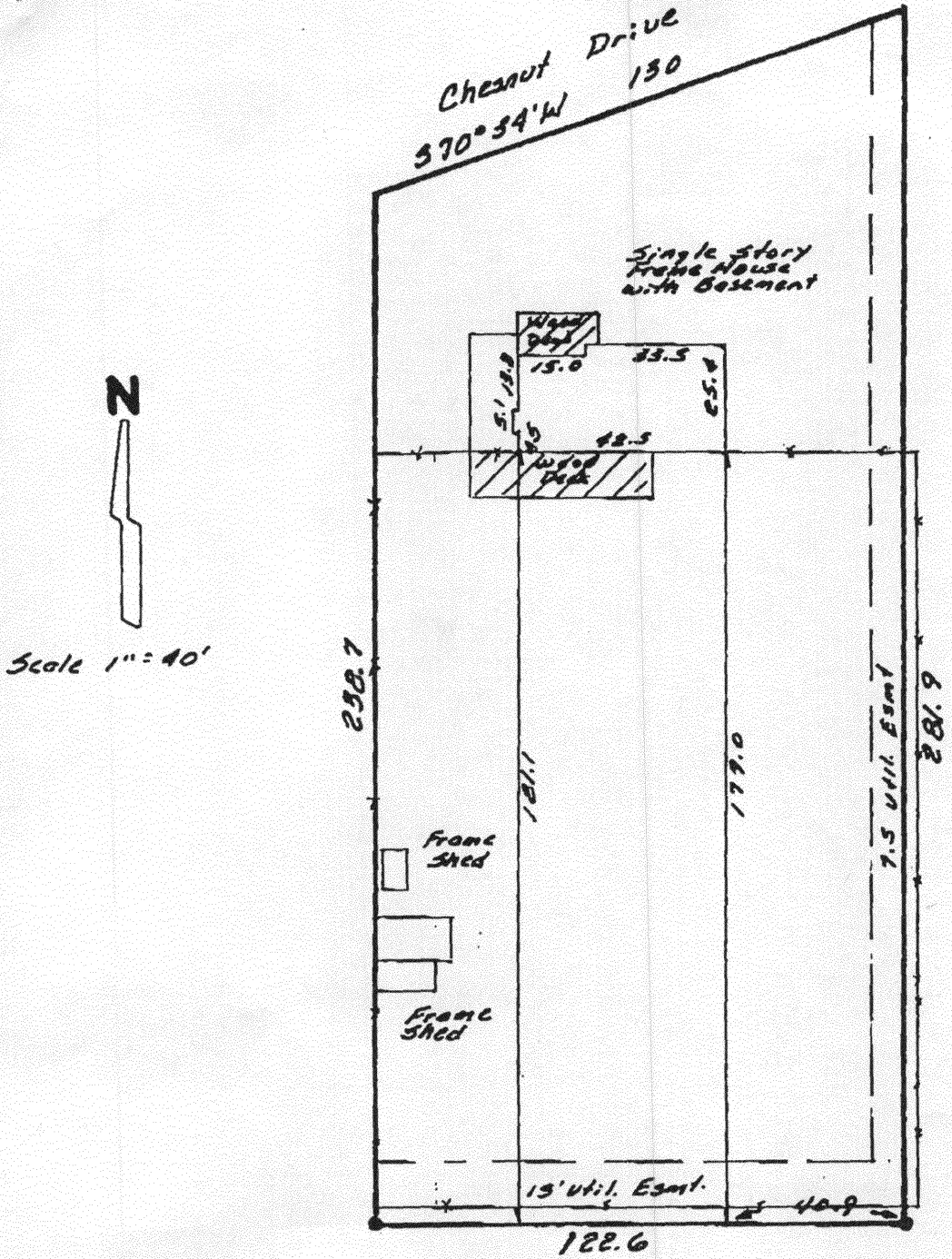
238.7'

281.9'

Proposed Addition Site Plan

122.5'





Date	1/24	# of pages	
From	First		
To	Unifirst		
Co./Dept.			
Phone #			
Fax #			

Post-it® Fax Note 7671

This property does not fall within any apparent flood plain.

IMPROVEMENT LOCATION CERTIFICATE

LEGAL DESCRIPTION: Lot 19, Rolling Acres Subdivision, Mesa County, Colorado. Legal Description and Easements of Record provided by First American Title Ins. Co. File No. 122186.

I hereby certify that this IMPROVEMENT LOCATION CERTIFICATE was prepared for Unifirst Mortgage Corp. that this is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings or other future improvements.

I further certify that the improvements on the above described parcel on this date 1/24/96, except utility connections are entirely within the

REVIEW COMMENTS

Page 1 of 1

FILE #VAR-96-36

TITLE HEADING: Side Yard Setback Variance

LOCATION: 2645 Chestnut Drive

PETITIONER: John & Suzanne Kester

PETITIONER'S ADDRESS/TELEPHONE: 2645 Chestnut Drive
Grand Junction, CO 81506
242-7029; 260-1035

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS NO LATER THAN 5:00 P.M. MARCH 5, 1996.

CITY DEVELOPMENT ENGINEER 2/21/96
Jody Kliska 244-1591

No comment.

CITY CODE ENFORCEMENT 2/21/96
Jan Koehn 244-1593

No objections.

CITY COMMUNITY DEVELOPMENT 2/27/96
Kristen Ashbeck 244-1437

1. Are the pictures labeled as "Properties with 5'-10' setbacks" within the Rolling Acres Subdivision. If not, where are they located and how big are the lots?
2. Provide pictures and/or add information on the proposed site plan that illustrates the "fencing, mature landscaping, large tree and irrigation system" that would need to be removed if the garage were constructed on the other side of the house.
3. What is the amount of variance requested? e.g. 5' variance so setback is 10'; or other?

TO DATE, COMMENTS NOT RECEIVED FROM:

City Utility Engineer
City Attorney

General Project Report

John and Suzanne Kester
2645 Chestnut Drive
Grand Junction, CO 51506
(970) 242-7029

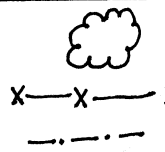
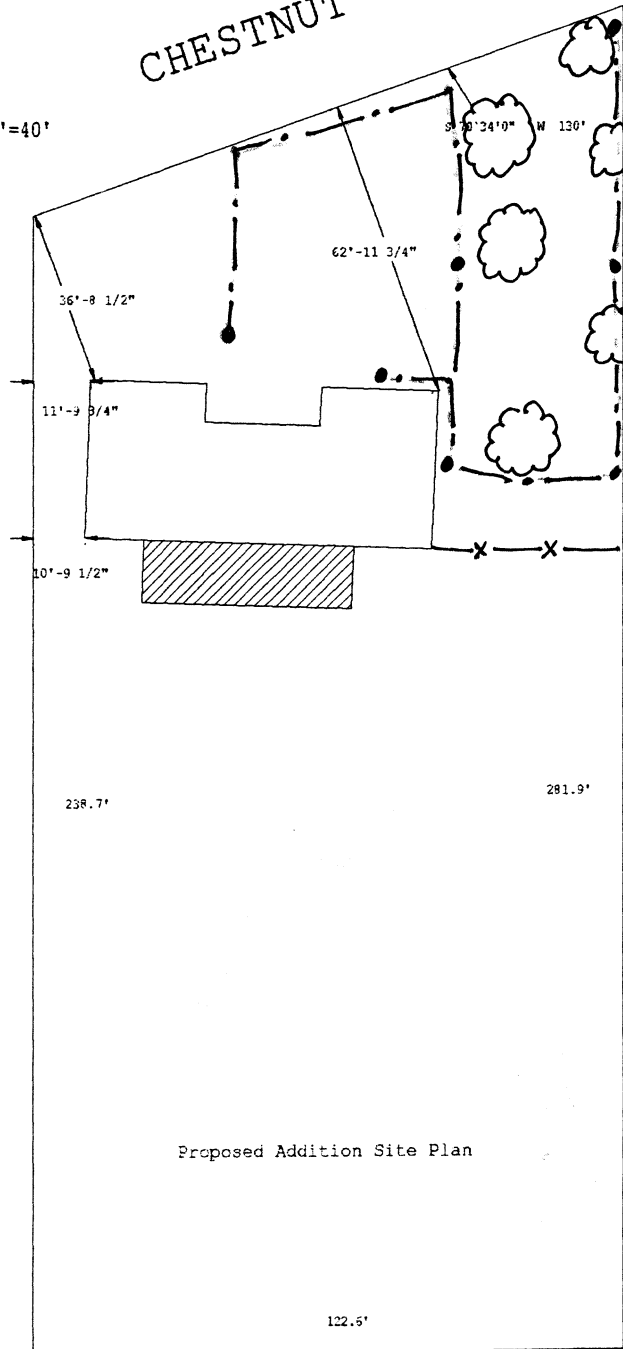
Side Yard Variance

Review Comments

1. Properties pictured are not in Rolling Acres Subdivision. Properties are in Wilson Ranch and Sadona Subdivision.
2. Constructing Garage on east side of house would be difficult because, No access into house on east side .East side of house is all bedrooms. East side of lot drops 4 or 5 feet next to house we would have to bring fill material for construction. Mature locus tree sits where garage would be constructed. Building Garage on east side would leave us with a car-port on west side and garage on east with two driveways.
3. We are Requesting a 5' variance to west side yard, Reducing setback to 10' instead of 15'.

N
scale: 1"=40'

CHESTNUT



TREES
FENCE
IRRIGATION SYSTEM

BOA 3/13/96
Approved 5-0

BOARD OF APPEALS - STAFF REVIEW

FILE: VAR 96-36

DATE: March 6, 1996

REQUEST: Side Yard Variance

LOCATION: 2645 Chestnut Drive

APPLICANT: John & Suzanne Kester

EXISTING LAND USE: Single Family Residence w/ Carport

PROPOSED LAND USE: Same w/ Attached Garage

SURROUNDING LAND USE: All Single Family Residential

EXISTING ZONING: Residential Single Family 2 units per acre (RSF-2)

SURROUNDING ZONING: All RSF-2

ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 4-2-3 C.4. Minimum Side Yard Setback, Principal Structure: 15 feet

APPEAL OR VARIANCE REQUESTED: 5 feet, allowing a 10-foot side yard setback

APPLICANT'S REASON FOR REQUEST: The applicant is proposing to construct a double car garage to replace a single car carport on the western side of the existing home at 2645 Chestnut Drive. Due to the existing landscape development and other improvements on the site, the location of the existing carport and the existing side entrance to house, the area requested is the most reasonable place for the garage to be constructed on the property.

STAFF ANALYSIS: The parcel located at 2645 Chestnut Drive is approximately 3/4 of an acre, 123 feet wide and 260 feet in length. The site is within a well established neighborhood and has an older existing home which is surrounded by mature landscaping. The proposed garage could be attached to the east side of the house or constructed as a detached accessory structure without the need for a variance. However, as the petitioner has pointed out, these options would require the removal of existing fencing, mature landscaping and an irrigation system. There is also a change in grade on both the southern and eastern sides of the existing house that would make construction of an addition more difficult than on the western side.

Thus, the unique situation in this case is a combination of the established nature of the lot and of the neighborhood in general and the existing floor plan of the house. It is reasonable to request that garage be constructed in the same location as the existing carport due to the existing entry on the west side of the home. Staff concurs that this variance would not have an impact on the character of the neighborhood nor would it be detrimental to surrounding properties.

FINDINGS OF REVIEW:

No Conflict with Public Interest. The proposal will not conflict with the public interest.

Exceptional Conditions / Undue Hardship not Self-Inflicted. The exceptional conditions in this case are the established nature of the lot and the neighborhood in general and the location of the existing carport.

Not Detrimental to Public Health, Safety or Welfare. This proposal is not detrimental to the public health, safety or welfare.

No Reasonable Use of Property without a Variance. This property could accommodate an addition such as that proposed without the need for a variance. However, given the petitioner's concerns with wanting to blend the proposed and existing floor plans together, and the character of the landscaping and other site improvements on the parcel, it is a reasonable request to allow a variance to site the garage as proposed.

Not Injurious to or Reduce Value of Surrounding Properties. This proposal will not be injurious to nor will it reduce the value of surrounding properties. In fact, this improvement will actually enhance the property, thereby increasing the value of surrounding properties.

STAFF RECOMMENDATION: Approval of the side yard setback variance.

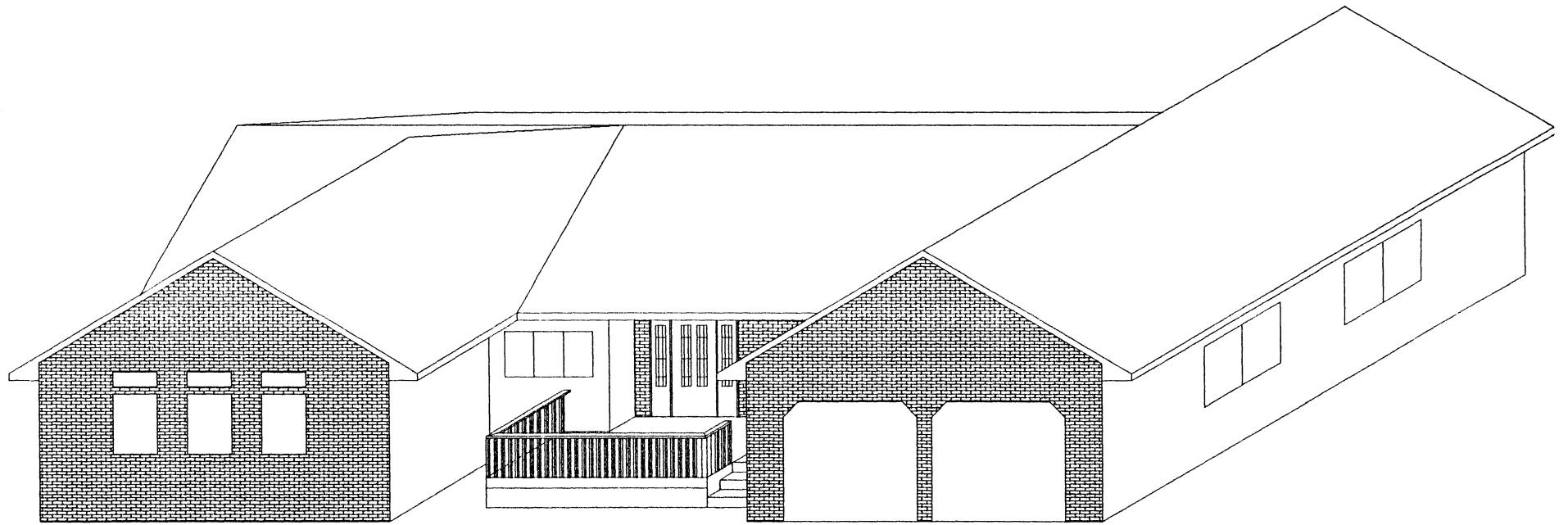
RECOMMENDED BOARD MOTIONS:

Mr. Chairman, on item VAR 96-36, a variance request of 5 feet for a principal structure to be located 10 feet from the side property line at 2645 Chestnut Drive, I move that we APPROVE the request for the following reasons:

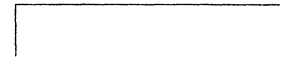
Mr. Chairman, on item VAR 96-36, a variance request of 5 feet for a principal structure to be located 10 feet from the side property line at 2645 Chestnut Drive, I move that we DENY the request for the following reasons:

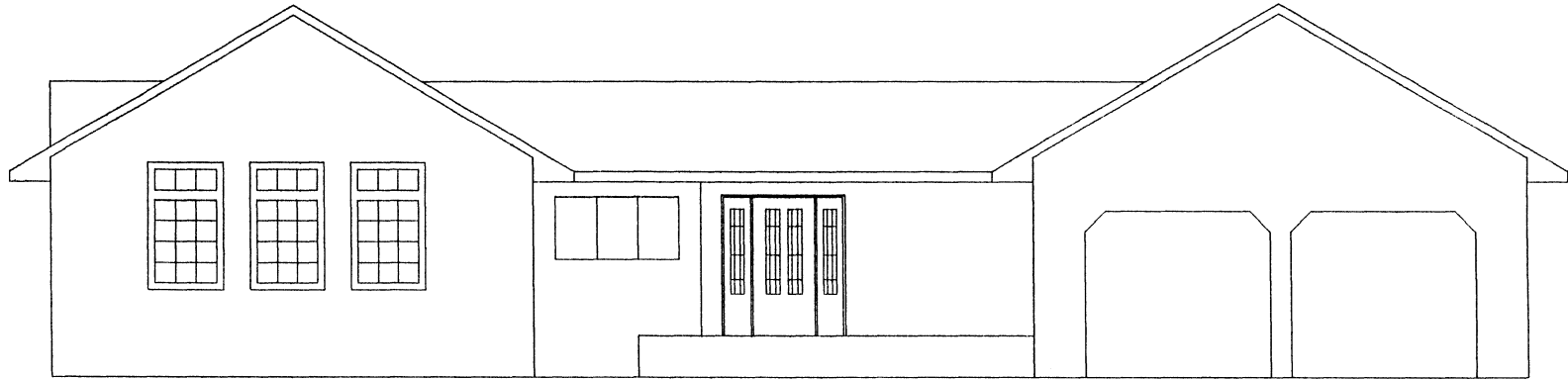
TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Lot 19, Rolling Acres Subdivision, Mesa County, Colorado.

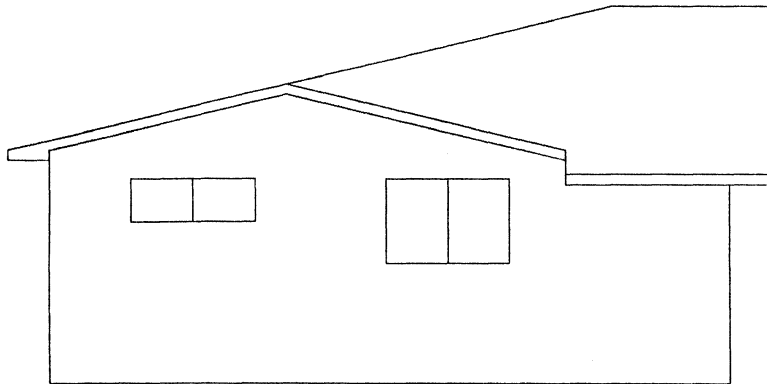


ELEVATION VIEW

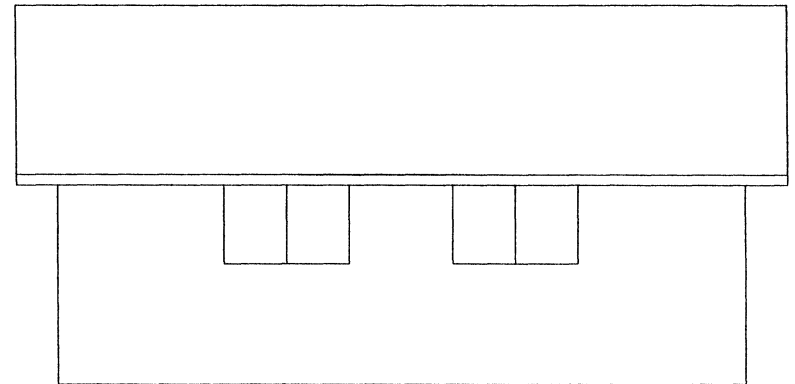




FRONT VIEW



EAST SIDE VIEW A



WEST SIDE VIEW