

MEMORANDUM



Date: February 4, 2003

*To: Bob Blanchard, Community Development
Rick Beaty, Fire Department*

From: Sandi Nimon, Sr. Administrative Assistant Sandi

*Subj: DE04-03 - Request to Reduce Alley Setback from a
Garage at 1130 Hill Avenue.*

*Please E-mail your comments to Mark Relph and
copy me no later than Friday, February 7, 2003.*

Thank you.

Sn



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

February 7, 2003

Mr. Charles McIntyre
807 La Paz Court
Grand Junction, CO 81506

RE: TEDS Exception No. 04-03, to Reduce Alley Setback from a Garage at 1130 Hill Avenue

Dear Mr. McIntyre;

Please find attached the committee's decision on the above request. You may use this decision to proceed through the development review process.

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 256-4047.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael G. McDill".

Michael G. McDill, P.E.
City Engineer

C: Laura Lamberty, Development Engineer (256-4155)
Pat Cecil, Development Services Supervisor

\\DE#04 03-1130Hill02-07



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Public Works Department
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Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

DESIGN EXCEPTION #DE04-03

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Laura Lamberty, Development Engineer
Pat Cecil, Development Services Supervisor

From: Mike McDill, City Engineer

Date: February 4, 2003

RE: Request to Reduce Alley Setback from a Garage at 1130 Hill Avenue

DESCRIPTION OF THE SITUATION

Applicant is planning to re-construct a garage at the rear of their property. The original garage was only four feet from the back property line. Section 12.1, *Building Setbacks [in Alleys]*, requires, "Garages with overhead doors facing the alley must be set back a minimum of 15 feet from the property line. This setback ensures adequate sight distance for vehicles backing out of the garage and driveway." New construction should be held to this standard.

One of the items on the list of proposed adjustment to the TEDS would allow alley garage setbacks to be controlled by zoning setbacks. In this case the zoning setback is five feet from the rear lot line.

The applicant requests exception from Section 12.1, *Building Setbacks*.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

This proposed re-construction will be one foot farther back than the original garage and will be safer by that adjustment.

2. Have other alternatives been considered that would meet the standard?

The applicant considered a side entrance into the new garage, but his property is too narrow to accommodate that alternative. Moving the garage fifteen feet back into the lot reduces the usable backyard from thirty-six feet to twenty-one feet.

3. Has the proposed design been used in other areas?

Apparently there are many alley access garages in Grand Junction that are closer than fifteen feet to the rear lot line.

4. Will the exception require CDOT or FHWA coordination?

No.

5. Is this a one-time exception or a manual revision?

A proposed revision to the TEDS will eliminate the need for this type of request.

Staff Recommendation

I recommend approval of the requested Design Exceptions to Section 12.1 to allow this garage to be re-constructed only five feet from the rear lot line.

Recommended by: *Michael Hill*

Approved as Requested:

Denied:

[Signature]
Pat Cecil
[Signature]



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

February 12, 2003

Mr. Charles McIntyre
807 La Paz Court
Grand Junction, CO 81506

RE: TEDS Exception No. 04-03, to Reduce Alley Setback from a Garage at 1130 Hill Avenue

Dear Mr. McIntyre;

Sorry for the confusion on our part. Our copy of your letter requesting an exception referred to 1130 Hill, although the map attached to it indicated 1130 Rood. The review committee agreed that their decision would have been the same for either address. **By this letter you may use the above referenced decision to proceed through the development review process for 1130 Rood.**

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 256-4047.

Sincerely,

A handwritten signature in cursive script that reads "Michael G. McDill".

Michael G. McDill, P.E.
City Engineer

C: Laura Lamberty, Development Engineer (256-4155)
Pat Cecil, Development Services Supervisor

CHARLES S. MCINTYRE
807 LA PAZ COURT
GRAND JUNCTION, CO 81506
Phone 970-243-3341

January 28, 2003

Laura Lamberty, P.E.
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501

Re: Garage at 1130 Hill Ave.

The current setback from an alley is 15' for a garage. I request at that setback be waived per Z & DC and establish a one-time exception to 5'.

I have considered an alternative of a side entrance to the garage however the width of the property is only 50' that will not allow adequate ingress and egress by medium to larger vehicles. In addition I believe that the existing power lines would lie above the new garage.

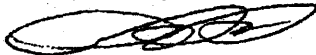
Also, a 15' setback will greatly diminish the size of the current back yard. Formerly, there existed a garage with a 4' setback from the alley. I would like to place the garage in a similar position on the property. The old garage burnt down in the summer of 2001. I could not replace the old garage in a timely fashion because of delays in processing the insurance claim. That claim has been settled and I am now able to build the new garage.

There exists through out the city many garages that are 5' setback or less. I do not believe that there are many accidents in these alleys and those that could happen would be low speed fender benders at worst.

I do not see any problem with other agencies.

I also understand that there is a manual revision in process to change this set back to 5'.

Thank you for your time and consideration.

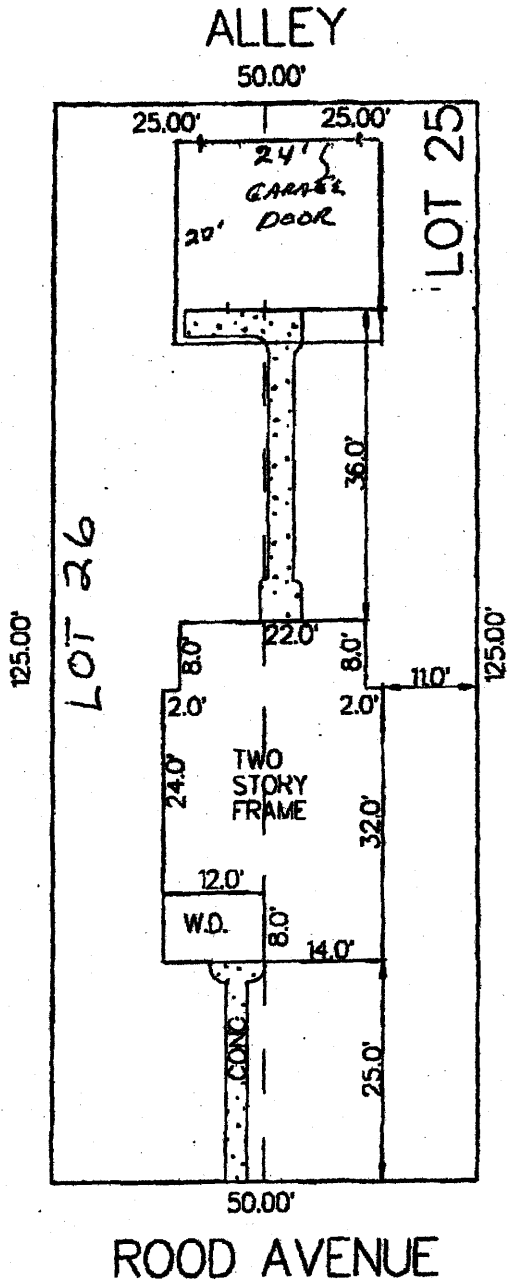


Charles S. McIntyre
Property Owner

IMPROVEMENT LOCATION CERTIFICATE

1130 ROOD AVENUE

WESTERN COLORADO TITLE 98-10-086V
MCINTYRE ACCOUNT
LOTS 25 AND 26 IN BLOCK 89 OF THE
CITY OF GRAND JUNCTION,
MESA COUNTY, COLORADO.



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR COMMERCIAL FEDERAL
THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT
OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON
THIS DATE: 11/24/98 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS
SHOWN THAT THERE ARE NO ENCUMBRANCES