

# MINUTES

## BOARD OF ZONING ADJUSTMENT

May 9, 2019  
Thursday, 10:30 AM

The Board of Zoning Adjustments held a public hearing in Room A101 of City Hall. A notice was placed in the Grand Forks Herald, as required by City Ordinances.

Acting Chairman Lynn Vreeland called the meeting to order at 10:30 AM.

Members present were: Lynn Vreeland, Stacey Kemp, Del Scholler, and Mark Peterson.

Members absent were: Kent Anderson and Tom Behm.

It was moved by Del Scholler seconded by Stacey Kemp to dispense with the reading of the last meeting's minutes and to approve them as is. Motion passed unanimously.

The following appeals were heard:

1. Nathan Applegren, Applegren Construction, on behalf of Scott & Stayce Krinsstad, 1799 Kingsview Dr., has made a request for variance to the accessory building requirements [Section 10-0305 of the Land Development Code] in order to build an attached garage. Legal Description: Lot 4, Block 1 of Kingsview 4<sup>th</sup> Re-subdivision.

It was moved by Del Scholler seconded by Mark Peterson to allow up to one thousand and eight hundred (1,800) square feet of accessory building area in order to build an attached garage. Motion passed unanimously.

2. Brian Mercil, Affinity Builders, on behalf of Nick Horack, 5491 Christian Dr., has made a request for variance to the accessory building requirements [Section 18-0305 of the Land Development Code] in order to build a detached garage. Legal Description: Lot 4, Block 1 of Countryview 5<sup>th</sup> Addition.

This item was pulled by the applicant.

3. Kris Heubner, Blackpoint Building Group, on behalf of Rydell Auto Center, 1905 Gateway Dr., has made a request for variance to the front yard setback, and landscaping requirements [Sections 18-02016 & 18-0309 of the Land Development Code] in order to develop the property. Legal Description: Lot 1, Block 1 of Westacott's 3<sup>rd</sup> Addition.

It was moved by Del Scholler seconded by Mark Peterson to allow only ten feet (10') of front yard setback in order to develop the property. Motion passed unanimously.

4. Mike Opp, on behalf of Oxford Investments, 2009 13<sup>th</sup> Ave. N., has made a request for variance to the front and side yard setback, impervious surface area coverage and landscaping requirements [Sections 18-02016, 18-0216(7) & 18-0309 of the Land Development Code] in order to build a storage

building. Legal Description: Lots 2 & 3, Block 7 of Westacott's Addition.

It was moved by Del Scholler seconded by Mark Peterson to allow only six feet (6') of side yard setback, eight feet (8') of front yard setback and ninety percent impervious surface area coverage in order to build a storage building. Motion passed unanimously.

5. Bryce O'Neill, 999 Cedar Burles Dr., has made a request for variance to the accessory building requirements [Section 18-0305 of the Land Development Code] in order to build a detached garage. Legal Description: Lot 1, Block 4 of Crary's 6<sup>th</sup> Addition.

It was moved by Mark Peterson seconded by Stacey Kemp to allow only four feet (4') of setback in front of the overhead door in order to build a detached garage. Motion passed unanimously.

6. Jason and Jesica Swanson, 3528 Prairie Dr., has made a request for variance to the accessory building requirements [Section 18-0305 of the Land Development Code] in order to build a detached garage. Legal Description: Lot 5, Block B of Garden View Estates 1<sup>st</sup> Addition.

It was moved by Del Scholler seconded by Stacey Kemp to allow up to one thousand four hundred and thirty-one (1,431) square feet of accessory building area in order to build a detached garage. Motion passed unanimously.

7. DC Investments, 5614 Dahl Circle, has made a request for variance to the impervious surface area coverage requirement [Section 18-0208(7) of the Land Development Code] in order to develop the property. Legal Description: Lot F, Block 1 Kings View 5<sup>th</sup> Re-subdivision.

It was moved by Del Scholler seconded by Stacey Kemp to allow up to fifty-two percent (52%) impervious surface area coverage in order to develop the property. Motion passed unanimously.

8. Brad and Jocelyn Sherwood, 210 27<sup>th</sup> Ave. So., has made a request for a variance to the impervious surface area coverage and accessory building requirements [Sections 18-0208(7) & (9) and 18-0305 of the Land Development Code] in order to build an attached garage addition. Legal Description: Lot 11, Block 2 Olson's Addition.

It was moved by Del Scholler seconded by Mark Peterson to allow only three feet (3') of side yard setback, ten feet (10') of total side yard setback, up to fifty-one percent (51%) impervious surface area coverage, and up to one thousand two hundred and seventy-two square feet of accessory building area in order to build an attached garage addition. Motion passed unanimously.

Del Scholler moved for adjournment and was seconded by Mark Peterson. Motion passed unanimously.

Respectfully submitted,

Bev Collings  
Secretary