

**MINUTES**  
**BOARD OF ZONING ADJUSTMENT**

April 10, 2025  
Thursday 10:30 AM

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

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

Members present were: Lynn Vreeland, Larry Boltz, Adam Helgeson, and Tom Behm.

Members absent were: Mark Peterson and Stacey Kemp.

It was moved by Larry Boltz and seconded by Adam Helgeson 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. Christopher Douthit, 2618 Oak St., has made a request for variance to the impervious surface area coverage and accessory building area requirements [Sections 18-0208(7) & 18-0305 of the Land Development Code] in order to construct an addition to the rear of the home. Legal Description: Lot 21 of Block 7 of the White Clover Addition.

It was moved by Tom Behm and seconded by Larry Boltz to approve only three feet of side yard setback and up to thirty-seven percent (37%) of impervious surface area coverage in order to construct an addition on to the rear of the home. Motion passed unanimously.

2. Adam Diedrich, Dahl House, on behalf of 720 House Properties, LLC, 602 N. 5th St., has made a request for variance to the minimum lot size requirements [Sections 18-0403 of the Land Development Code] in order to allow possible reconstruction of the property in the future. Legal Description: SW 95' of Lot 32 of Block 30 of the McCormack's 1st Addition.


It was moved by Adam Helgeson and seconded by Tom Behm to approve only two thousand and three seventy-five (2,375) square feet of lot size in order to have the possibility to rebuild in the future. Motion passed unanimously.

3. Adam Diedrich, Dahl House, on behalf of 720 House Properties, LLC, 416 6th Ave. N., has made a request for variance to the minimum lot size requirements [Sections 18-0403 of the Land Development Code] in order to allow possible reconstruction of the property in the future. Legal Description: NE 45' of Lot 32 of Block 30 of the McCormack's 1st Addition.

It was moved by Tom Behm and seconded by Adam Helgeson to approve only one thousand and one hundred and twenty-five (1,125) square feet of lot size in order to have the possibility to rebuild in the future. Motion passed unanimously.

Larry Boltz moved for adjournment and was seconded by Adam Helgeson. Motion carried unanimously.

Respectfully submitted,

  
Bev Collings  
Secretary