

255 N. 4th St.
PO Box 5200
Grand Forks, ND 58206-5200



Department of
Building Safety
(701) 746-2631

MEMORANDUM

TO: Whom it May Concern

FROM: Bev Collings
Zoning & Special Project Manager

DATE: March 19, 2026

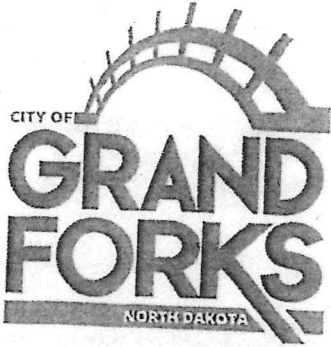
RE: Board of Adjustments Meeting for 999 Cedar Burls Dr.

Please be informed that the meeting date to hear a variance is scheduled for Thursday, April 9 at 10:30 am in person in room 201 City Hall 255 N. 4th St., to consider the appeal below.

Bryce & Brianne O'Neill, 999 Cedar Burls Dr., has made a request for variance to impervious surface area coverage and accessory building requirements [Section 18-0208(7) & 18-0305 of the Land Development Code] in order to build a detached garage. Legal Description: Lot 1, Block 4 of Crary's 6th Resubdivision.

Any member of the public seeking to submit comments relating to an Agenda item or public hearing should submit their comments to Bev Collings at bcollings@grandforksgov.com or call 701-330-8911 for further information. All comments received before 3:00 PM on the day prior to the meeting day will be considered part of the record of the meeting as if personally presented.

NOTE: Any individual requiring special accommodation to allow access or participation at a City meeting is asked to notify the ADA Coordinator (746-2665) of their needs one week prior to meeting date.



APPLICATION FOR APPROVAL OF
VARIANCE TO THE ZONING REGULATIONS
IN CONVENTIONAL ZONING DISTRICTS

City of Grand Forks Inspection Department
255 North 4th Street
P.O. Box 5200 † Grand Forks, ND 58206-5200
(701) 746-2631 † (701) 787-3741 FAX

1. APPLICANT:

- a. Application is hereby made to the Zoning Board of Adjustments of the City of Grand Forks, pursuant to the provisions of Article 6 of the Land Development Code, for a Variance from the provisions of the zoning district of the property herein described.
- b. To insure the accurate and efficient processing of this application, and to avoid errors and delays, supply all the required information. Fill out all blank spaces clearly, concisely, and completely, and sign the application.
- c. If you are not the recorded owner of the property, you are considered the authorized agent of the recorded owner. If you are filing as an authorized agent, supply the information for both the recorded owner and yourself.

RECORDED OWNER

Name: Bryce & Brianne O'Neill (Print)
 Mailing Address: 999 Cedar Burls Dr.
GF ND 58201
 Phone #: _____ e-mail: _____

AUTHORIZED AGENT

Name: _____ (Print)
 Mailing Address: _____
 Phone #: _____ e-mail: _____

2. PROPERTY:

Matter of the request for a variance located at: 999 Cedar Burls Dr.
 Lot(s): 1, Block(s) 4
 Addition: Crary's 6th to the City of Grand Forks, North Dakota.

REQUESTED VARIANCES:

#	Item to be Varied	Code Section	Requirement	Requested
1	<u>Impervious Surface</u>	<u>18-0208(7)</u>	<u>35%</u>	<u>7%</u>
2	<u>area coverage</u>			
3	<u>Accessory Bldg Reg.</u>	<u>18-0305</u>		
4				

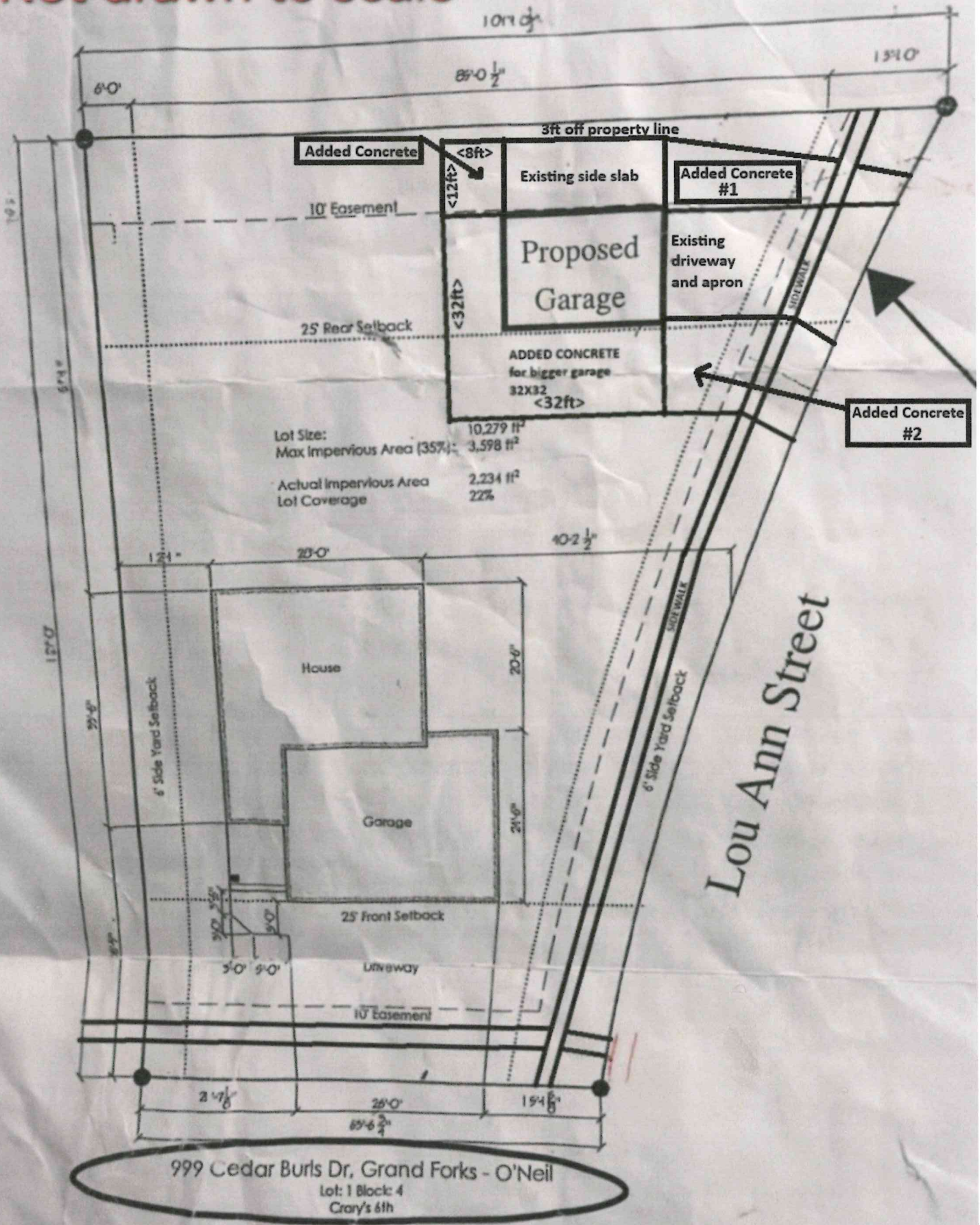
3. PRESENT CONDITIONS OF PROPERTY:

Zoning District: SF R-1 General Land Use: PUD Single Family
 Use of Property and/or building: Single family home

4. FINAL DECISION OF PLANNING AND/OR ENGINEERING DEPARTMENT BEING APPEALED:

- a. Outline concisely the proposed change(s) and why such an adjustment is necessary: _____

Not drawn to scale



Site Plan