

MINUTES
BOARD OF ZONING ADJUSTMENT

April 9, 2026
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: Stacey Kemp and Mark Peterson.

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. Bernhardt LLC, 2626 4th Ave. N., has made a request for variance to impervious surface area coverage and parking requirements [Section 18-0208(7) 18-0302(5)(B) of the Land Development Code] in order to add parking in the front yard. Legal Description: Lots 13 & 14, Block 3 of Kelsey's 3rd Addition.

It was moved by Adam Helgeson and seconded by Tom Behm to approve up to forty percent (40%) of impervious surface lot area coverage and forty-three percent (43%) of impervious surface area coverage of the front yard, in order to add parking in the front yard. Motion passed unanimously.

2. 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.

It was moved by Tom Behm and seconded by Larry Boltz to approve up to one thousand nine hundred & fifty (1,950) square feet of accessory building area, in order to construct a detached garage. Motion passed unanimously.

3. Scott Meland on behalf of Lucas & Stephanie Wynne, 2703 Cherry St., has made a request for variance to impervious surface area coverage and side yard setback requirements [Section 18-0208(7) & (9) of the Land Development Code] in order to build an addition. Legal Description: Lot 20, Block 2 of the White Clover Sub-division.

It was moved by Tom Behm and seconded by Larry Boltz to approve up to forty percent (40%) of impervious surface area coverage and approve all of the existing side yard setbacks, in order to build an addition to the home. Motion passed unanimously.

Adam Helgeson moved for adjournment and was seconded by Tom Behm. Motion carried unanimously.

Respectfully submitted,

Bev Collings
Secretary