

BOARD OF ADJUSTMENT
Tuesday, February 24, 2026 | 9:00AM
City Commission Chambers
AGENDA

1. Approve Minutes – December 16, 2025
2. New Business
 - a. Variance Request – 1422 18th Avenue South
 - i. The request at 1422 18th Avenue South, if granted, would allow a new, detached accessory structure (garage) to encroach into the required setback in the SR-2, Single-Dwelling Residential zoning district. Section 20-0403 of Fargo Land Development Code outlines accessory structures shall be set back at least 3 feet from rear and interior-side lot lines.
3. Other Business
4. Adjourn – Next Meeting: March 24, 2026

Board of Adjustment meetings are broadcast live on cable channel TV Fargo 56 and can be seen live by video stream on www.FargoND.gov/streaming. They are rebroadcast each Tuesday at 9:00 a.m. for one month following the meeting.

People with disabilities who plan to attend the meeting and need special accommodations should contact the Planning Office at 701.241.1474 or TDD at 701.241.8258. Please contact us at least 48 hours before the meeting to give our staff adequate time to make arrangements.

BOARD OF ADJUSTMENT MINUTES

Regular Meeting:

Tuesday, December 16, 2025

The Regular Meeting of the Board of Adjustment of the City of Fargo, North Dakota, was held in the Commission Chambers at City Hall at 9:00 a.m., Tuesday, December 16, 2025.

The Members present or absent were as follows:

Present: Deb Wendel-Daub, Michael Love, Michael Orth, Marcia Pulczynski, John Gunkelman (alternate)

Absent: Matthew Boreen

Chair Love called the meeting to order.

Item 1: Approval of Minutes: Regular Meeting of September 23, 2025

Member Wendel-Daub moved the minutes of the September 23, 2025 Board of Adjustment meeting be approved. Second by Member Orth. All Members present voted aye and the motion was declared carried.

Item 2: New Business

a. Appeal of Administrative Decision - 3900 Great Plains Drive

Appellant claims staff erred in its determination to not schedule a proceeding for the original Appeal of an Administrative Decision application from Korey Kallstrom with Horizon Holdings LLP, filed November 6, 2025 basing the determination that the appellant is not an authorized party to appeal the permits granted.

Chair Love disclosed his employer, Houston Engineering, prepared easement documents for the property in the past, but that he wasn't a part of them and he has no conflict of interest for this application.

Planning and Development Director Nicole Crutchfield, provided an overview of the appeal, the history, timeline, and background of the application.

Appellant Korey Kallstrom, Horizon Holdings, LLP, spoke on behalf of the appeal and provided the Board with handouts of Section 20-0916 of the Land Development Code, a layout of the property lines, and overview of his appeal.

Discussion was held on timeliness of the appeal.

City Attorney Ian McLean, spoke on behalf of the City Attorney's office and processes.

Discussion continued on processes, the appeal timeline, and the issued demolition permit.

Inspections Director Shawn Ouradnik spoke on behalf of the Inspections Department.

Further discussion was held on easements, land ownership, and platting process.

Ms. Crutchfield spoke on the Land Development Code.

Further discussion was held on buildable and platted lots, easements, ownership, lot lines, and civil disagreements.

Appellant representative Patrick Vesey, Horizon Holdings, LLP, spoke on behalf of the appeal.

At 10:04 a.m., the Board took a five-minute recess.

After recess: All members present.

Chair Love presiding.

Discussion continued on ownership, the appeal process for building permits, and lot lines and setbacks.

Building Permit Holder, Robert Smith, Microsoft, spoke in favor of staff's position.

Member Love moved the findings of staff be accepted and to affirm staff's decision to not schedule a proceeding at the Board of Adjustment for consideration of the original application due to the fact that the appellant does not have standing and also because the application was untimely under Fargo Municipal Code Chapter 20-09 to appeal the issued permits as requested. Second by Member Wendel-Daub. Upon call of the roll Members Wendel-Daub, Gunkelman, Pulczynski, Orth, and Love voted aye and the motion was declared carried.

Item 3: Other Business

No other business was presented.

Item 4: Adjournment: January 27, 2026

Member Pulczynski moved to adjourn the meeting at 10:31 a.m. Second by Member Orth. All Members present voted aye and the motion was declared carried.

CITY OF FARGO - Board of Adjustment Variance Staff Report

Item No: 2.a	Date: February 18, 2026
Address: 1422 18th Avenue South	
Legal Description: East 94 feet of Lot 1, Block 10, Bohnsack's Second Addition	
Owner(s)/Applicants: Duane Nokelby	
Reason For Request: To allow a new, detached accessory structure (garage) to encroach into the required setback	
Zoning District: SR-2, Single-Dwelling Residential	
Status: Board of Adjustment Public Hearing: February 24, 2026	

SR-2 Detached Accessory Structure Standards	Proposed Detached Accessory Structure Standards
Setbacks:	Setbacks:
Front (north): 30'	Front (north): 30'
Street-Side (east): 15'	Street-Side (east): 15'
Interior-Side (west): 3'	Interior-Side (west): 3'
Rear (south): 3'	Rear (south): 2'

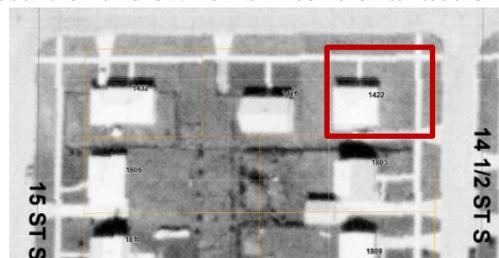
Background:
The applicant is requesting a variance to allow a new, detached accessory structure (garage) to encroach into the required setback. The property is located at 1422 18th Avenue South with SR-2, Single-Dwelling Residential zoning. Section 20-0403 of Fargo Land Development Code outlines detached, accessory structures shall be set back at least 3 feet from rear and interior-side lot lines. The proposal would construct a new detached garage to be located 2 feet from the rear (south) property line. The applicant is requesting a variance to allow the detached garage to encroach 1 foot into the required 3-foot accessory structure setback.

Criteria for Approval & Staff Analysis:

§20-0914.E.1 of the LDC states that, "A variance may be granted by the Board of Adjustment upon an affirmative finding that all of the following conditions exist."

- a. The requested variance arises from conditions that are unique to the subject property not ordinarily found in the same zoning district and are not a result of the owner's intentional action;**

The subject property is legally described as the East 94 feet of Lot 1, Block 10, Bohnsack's Second Addition. The property is 7,050 square feet in area, which is less than the minimum required lot size of 8,000 square feet for the SR-2 zoning district. Although the lot is smaller than a typical SR-2 property, the current lot size has existed for many years as illustrated in this 1962 aerial photo to the right.



The 1998 Land Development Code outlines a consistent building envelope for detached, accessory structures located within all SR, Single-Dwelling Residential zoning districts – regardless of size, shape and location within the City of Fargo. The proposed new accessory structure (garage) design at 1422 18th Ave S including size, layout and location is a result of the owner's intentional action.

- Height – shall not exceed 15 feet
 - ✓ **MET:** Proposed height (measured as defined in LDC) is 14'-10 ¾"
- Area – may not exceed that of the principal building (952 square feet)
 - ✓ **MET:** Proposed area is 950 square feet

- Setbacks – Front and Street Side SR-2 setbacks apply, Rear and Interior Side setbacks are 3 feet
X **NOT MET**: Rear setback proposed to be 2 feet
 - This setback variance request also creates additional building code requirements (i.e. fire-rated construction details) along south property line to protect neighboring property.

Although the lot is small, alternative options exist to meet setback requirements. Staff finds the requested variance does not arise from conditions that are unique to the subject property. (**Criteria NOT satisfied**)

b. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;

Staff has no data that would identify an adverse impact to adjacent neighbors with this variance. In accordance with the notification requirements of the LDC, neighboring property owners were provided notice of the variance request. To date staff has received on inquiry with no comment. (**Criteria satisfied**)

c. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards;

The variance is being requested in order for the applicant to construct a new 50'x19' detached garage. Staff contends that no hardship exists as the property currently functions and options exist for additional garage space to meet required accessory structure setbacks. (**Criteria NOT satisfied**)

d. The variance desired will not adversely affect the public health, safety or general welfare;

Staff has no data that would identify an adverse effect on public health, safety, or general welfare. No public health, safety, or general welfare issues have been identified. (**Criteria satisfied**)

e. The variance is the minimum variance that will overcome the hardship;

As mentioned above, staff suggests that there is no hardship to overcome due to the fact that the property can be (and is currently) used for an allowed use without coming into conflict with applicable site development standards. However, if a hardship was found to exist, the applicant has offered options for a requested minimum variance needed for the applicant to construct the garage addition. (**Criteria satisfied**)

Staff Recommendation: “To accept the findings of staff and deny the request for a variance to allow a new, detached accessory structure (garage) to encroach into the required setback in the SR-2 zoning district on the basis that the review criteria of Section 20-0914.E.1 (a & c) have not been met.”



Subject Property

18 AVE S

14 1/2 ST S

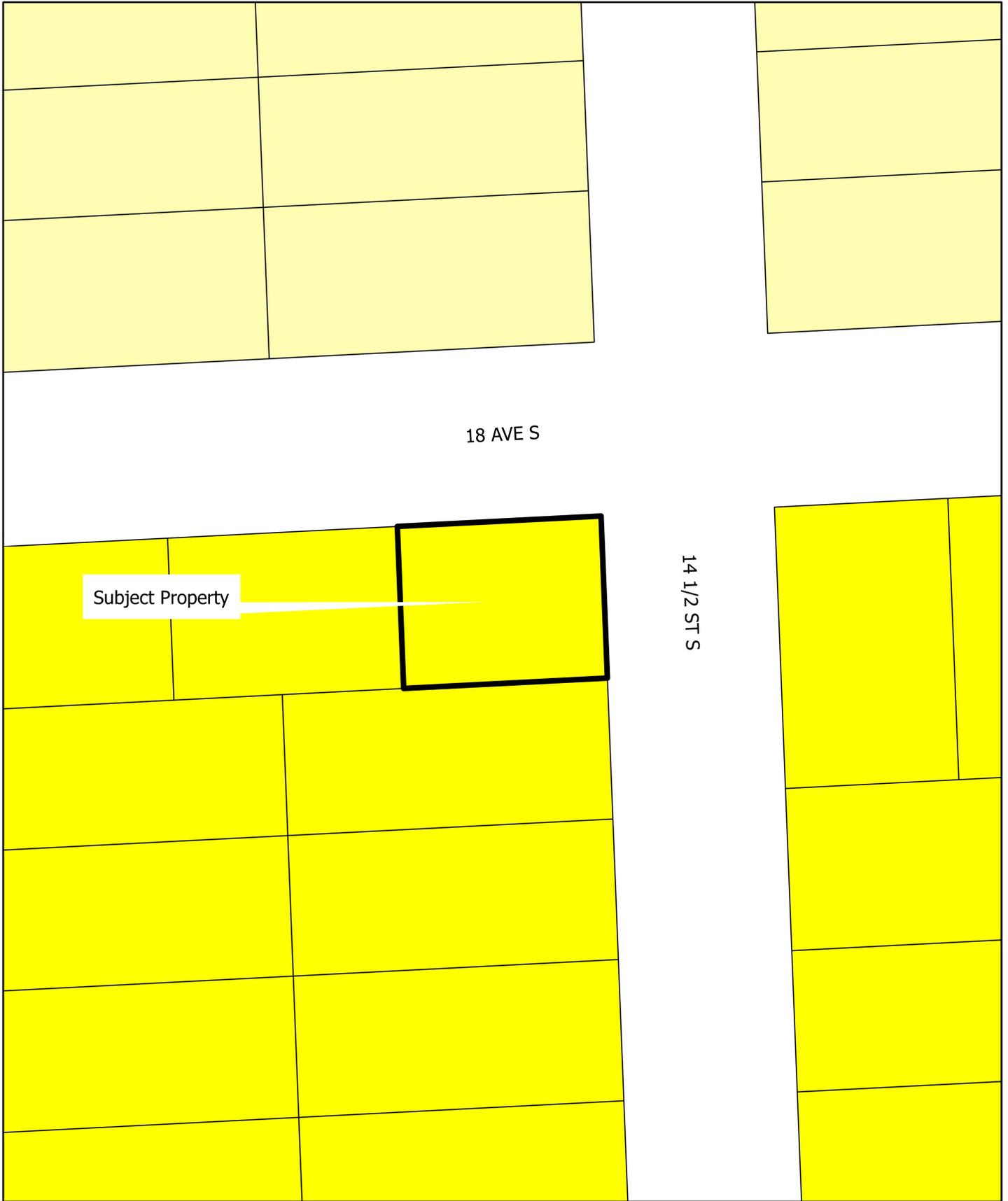
Fargo, North Dakota, Microsoft, Vantor

0 0.01 0.01 0.02 Miles



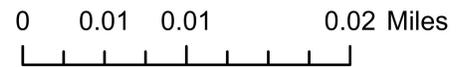
1422 18 Ave S





Legend

AG	LC	MR-3	SR-3
DMU	LI	NC	SR-4
GC	MHP	NO	SR-5
GI	MR-1	P/I	UMU
GO		SR-2	City Limit



1422 18 Ave S



Planning & Development
 225 4th Street North
 Fargo, ND 58102
 Office: 701.241.1474 | Fax: 701.241.1526
 Email: Planning@FargoND.gov
 www.FargoND.gov

VARIANCES (§20-0914)

The Board of Adjustment is authorized to grant variances from the zoning district dimensional standards and off-street parking and loading standards of the Land Development Code (LDC) that will not be contrary to the public interest or the spirit of the LDC, where owing to special conditions, a literal enforcement of the provisions of this LDC would result in unnecessary physical (not economic) hardship to the property owner.

Variance Application Process

- 1) The application and a nonrefundable fee of \$185 are due at the time of submittal
- 2) Notice of the Public Hearing is mailed to property owners within 300 feet of the proposed site at least 15 days prior to the Hearing and published once a week for two consecutive weeks in the newspaper.
- 3) The City Planner reviews your case, develops a staff report and prepares a recommendation to the Board of Adjustment based on the Criteria for Approval, below.
- 4) Board of Adjustment meetings are scheduled as needed.

Criteria for Approval

A variance may be granted by the Board of Adjustment upon an affirmative finding that all of the following conditions exist.

- a. The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action;
- b. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;
- c. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards;
- d. The variance desired will not adversely affect the public health, safety or general welfare; and;
- e. The variance is the minimum variance that will overcome the hardship.

Acknowledgement – I hereby acknowledge that I have familiarized myself with the rules and regulations to the preparation of this submittal and that the foregoing information is true and complete to the best of my knowledge. I, the undersigned, do hereby petition the Board of Adjustment of the City of Fargo, North Dakota, to take such action as may be required by law of the City of Fargo to grant a variance pursuant to Section 20-0914 of the Land Development Code of the City of Fargo.

Owner (Signature) *D. Nokolby* Date: 1-23-26
 Note: A nonrefundable filing fee of \$185.00 must be accompanied with the application at time of submittal.

Office Use Only
 Date Filed: _____ Planning Contact: _____ Nonrefundable Fee \$185.00: ck # 235

RECEIVED
 1/29/2026

Duane Nokolby
 1422 18th Ave S.
 Fargo, ND 58103



APPLICATION FOR VARIANCE

The Board of Adjustment is authorized to grant variances from the zoning district dimensional standards and off-street parking and loading standards of the Land Development Code (LDC) that will not be contrary to the public interest or the spirit of the LDC, where owing to special conditions, a literal enforcement of the provisions of this LDC would result in unnecessary physical (not economic) hardship to the property owner.

Property Owner Information:	Representation Information: (if applicable)
Name (printed): <u>Duane Norkelby</u>	Name (printed): _____
Address: <u>1422 18TH AVE S.</u>	Address: _____
Primary Phone: _____	Primary Phone: _____
Alternative Phone: _____	Alternative Phone: _____
Fax: _____	Fax: _____
Email: _____	Email: _____

Location of property requesting a variance:
Address: <u>1422 18TH AVE S.</u>
Zoning District: <u>SR-2</u>
Legal Description: _____

Proposed Variance Information:

What Land Development Code Standard are you seeking a variance? (e.g. setback, lot coverage, height)

setback

Please describe difference between the standard and the proposed (e.g. the standard is 10 ft. and my project would propose a 7' setback).

standard is 3' @ proposed is 2'

Please explain your project, describing why you are requesting a variance and why you believe a variance is justified. Along with your project description, please include a site plan/diagram with dimensions. (Attach additional pages, if needed.)

See Request Letter



Criteria for Approval:

Please explain how your requested variance meets the following five criteria for approval, pursuant to Section 20-0914 of the Land Development Code: (Attach additional pages, if needed.)

1/ The requested variance arises from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action;

see Request Letter

2. The granting of the permit for the variance will not adversely affect the rights of adjacent property owners or residents;

This Request will NOT infringe on the southern property. It is unused property by both houses.

3/ The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards;

This is an eyesore of space. I.E. over grown Hedges, mud, clay & Thistle Bushes. This application would in turn clean up the Neighborhood.

4. The variance desired will not adversely affect the public health, safety, or general welfare; and

This will have no affect on the public health or safety. In turn it will only enhance the overall appearance of the Neighborhood.

5. The variance is the minimum variance that will overcome the hardship.

see Request Letter.

Kim Citrowske

From: Duane Nokelby <duey726@yahoo.com>
Sent: Tuesday, January 27, 2026 1:02 PM
To: Kim Citrowske
Subject: Nokelby Garage Variance Request

***** CAUTION: This email originated from an outside source. Do not click links or open attachments unless you know they are safe. *****

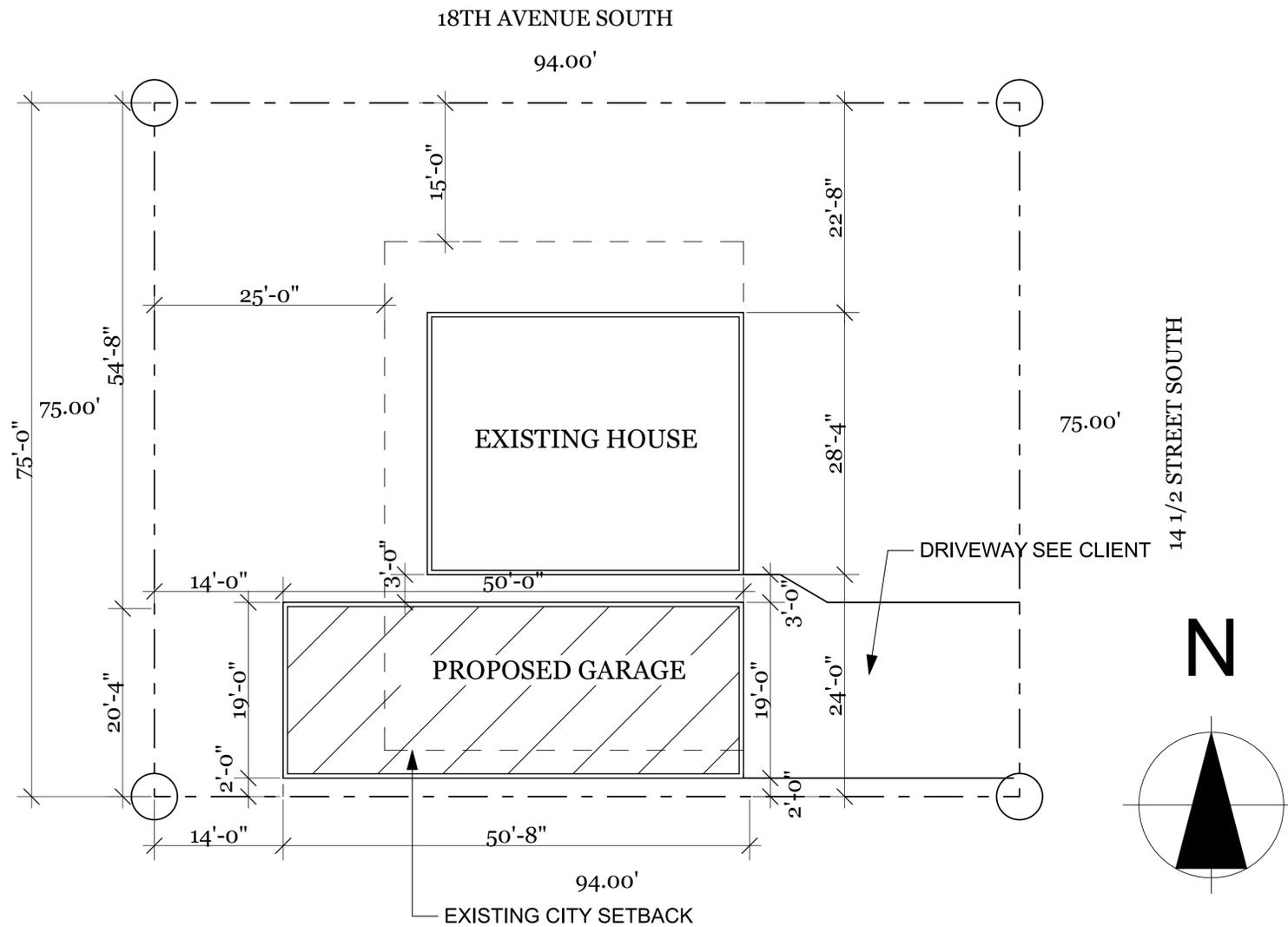
We are writing to request a variance for our residence located at 1422-18th Avenue South, Fargo, N.D., Zoning SR-2, Lot E94' of 1, Block 10, Bohnsacks 2nd Addition. The unattached garage on our property requires replacement due to cracked foundation and bowed walls. A variance is requested to expand the garage an additional foot which would bring the garage within two feet of the property line. It is very difficult to park our vehicles side by side or to get in and out of our vehicles with the current size of the garage. The limited space has also resulted in several scratches to our vehicles while trying to get in and out of our garage. We are prepared to incorporate a fire wall barrier to ensure the safety of the corresponding property.

We have been informed that the property line requirements have evolved over the years since the garage was built and the property was divided to accommodate the building of an additional home. Please see the enclosed pictures which demonstrate the hardship the current garage size imposes on me and my wife.

We appreciate your attention to this matter. Please let us know if there is any additional information that would assist you in your decision.

Thank you.

Duane and Lisa Nokelby
Duane and Lisa Nokelby



NOKELBY GARAGE

ZONING: SR-2

LOT EAST 84' OF 1
 BLOCK 10
 BOHNSACKS 2ND ADDITION
 FARGO, NORTH DAKOTA

FRONT -30'
 REAR -25'
 INTERIOR -5'
 STREET -15'
 LOT COVERAGE -35%

1422 18TH AVENUE SOUTH, FARGO NORTH DAKOTA

GENERAL NOTES:

1. BEST GUESS ON EXISTING HOUSE LOCATION (**USED CLIENTS SKTETCH & GIS FARGO**)
2. NEW PROJECT IS 3'-0" FROM EXISTING HOUSE
3. NEW PROJECT LOCATION IS 2'-0" FROM PROPERTY LINE (12" OVERHANGS ON NEW ROOF)

FINAL DRAWINGS
 FOR
 CONSTRUCTION
 CONTRACTOR APPROVAL:

 DATE: _____
 SIMONSON LUMBER IS
 NOT RESPONSIBLE
 FOR CHANGES AFTER
 DATE ABOVE.

**Nokelby, Duane
 (New Garage)**

Project Description: Lot E94' of 1, Block 10, Bohnsacks 2nd Addition, 1422 18th Avenue South, Fargo, North Dakota	Drawn by: JCHII-AS	Checked by: #Checked By	A0
	Date Issued: 11-19-2025	Revised Date: 1/28/2026	
	Scale: REFER TO PLAN		

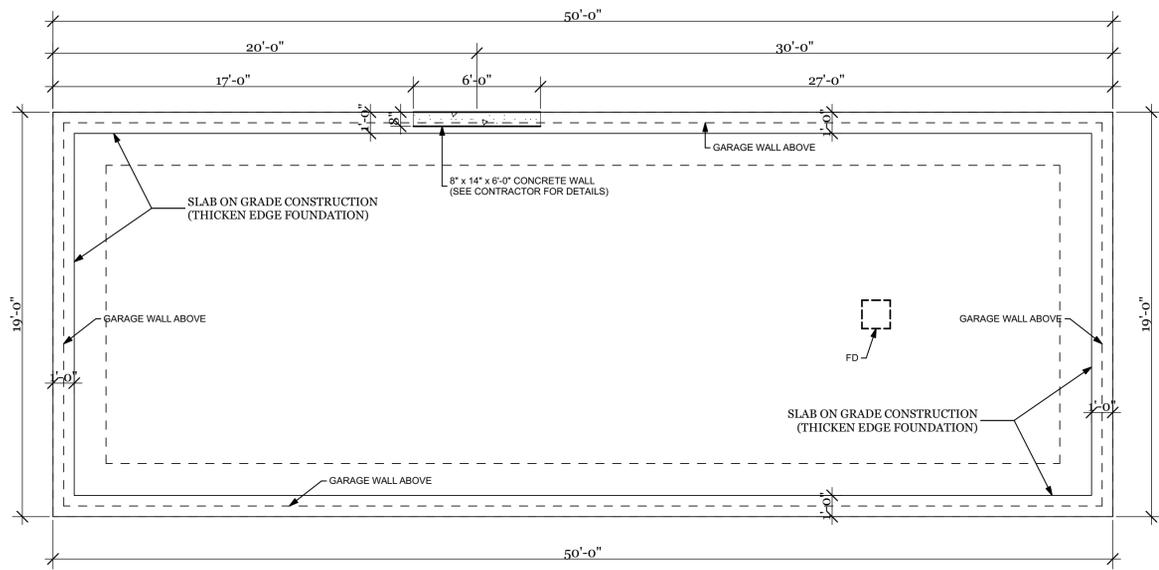
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THIS PLAN IS THE MOST
 CURRENT PLAN AS OF THIS DATE:
 1/28/2026
 IF THIS DATE IS MORE THAN 1 WEEK OLD
 PLEASE VERIFY WITH THE DESIGNER AT
 SIMONSON'S THAT YOU HAVE THE MOST
 RECENT SET OF DOCUMENTS.

CONTRACTOR
Pillar Construction
 (Concrete contractor)

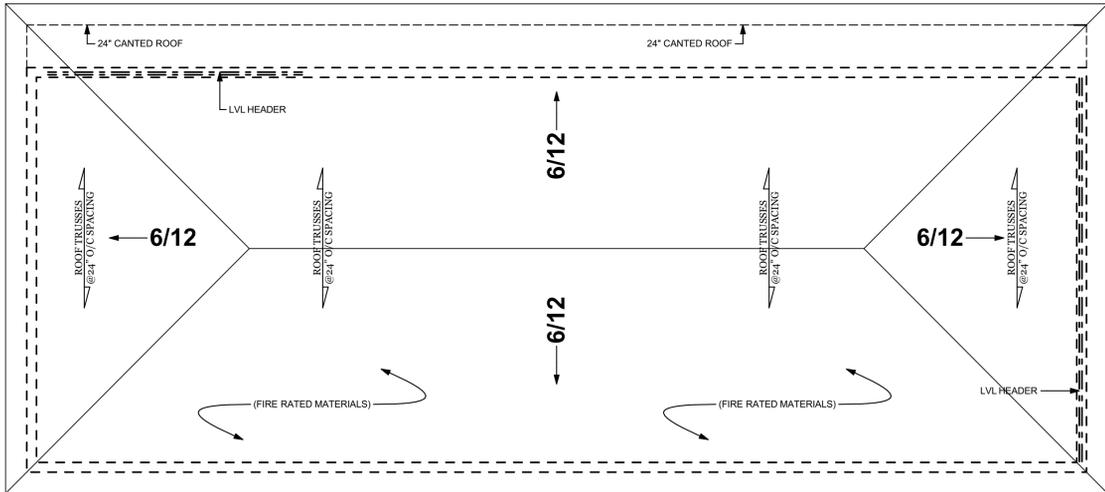




- GENERAL NOTES:**
- UNDISTURBED EARTH UNDER ALL FOOTINGS - THICKEN EDGE CONSTRUCTION FOOTINGS (SEE SECTION / CONTRACTOR FOR DETAILS)
 - VERIFY SIZES & LOCATIONS OF GARAGE FLOOR DRAINS WITH CLIENTS & CONTRACTOR
 - CONCRETE SLAB ON GRADE (20' x 12' THICKEN EDGE) - NO FLOOR HEAT, CLIENT LOOKING AT FUTURE CEILING MOUNTED HEATER
 - NOTE 8" X 6"-0" X 14" CONCRETE WALL / SLAB BELOW SERVICE GARAGE DOOR (SEE CONTRACTOR ON DETAILS)
- SEE WALL SECTIONS
- D. VERIFY WITH CONTRACTOR ON TYPE OF MATERIALS FOR IRC ENGRY CODE -LOCAL CODE REQUIREMENTS

1 FOUNDATION PLAN

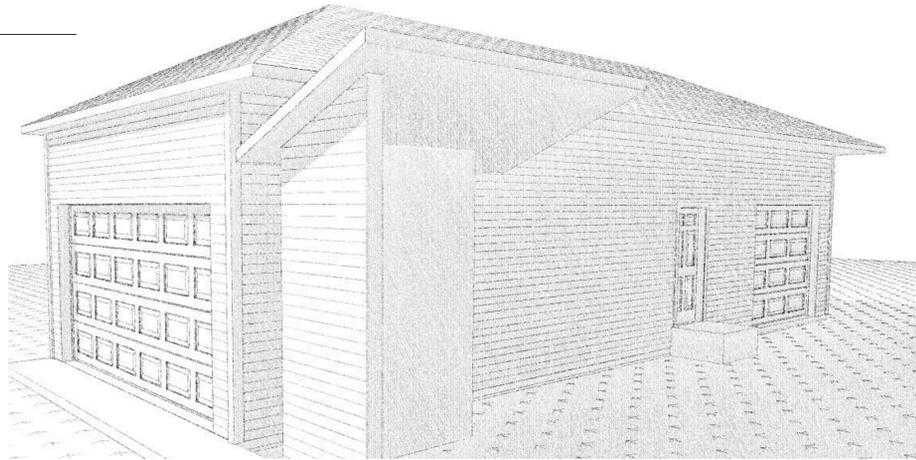
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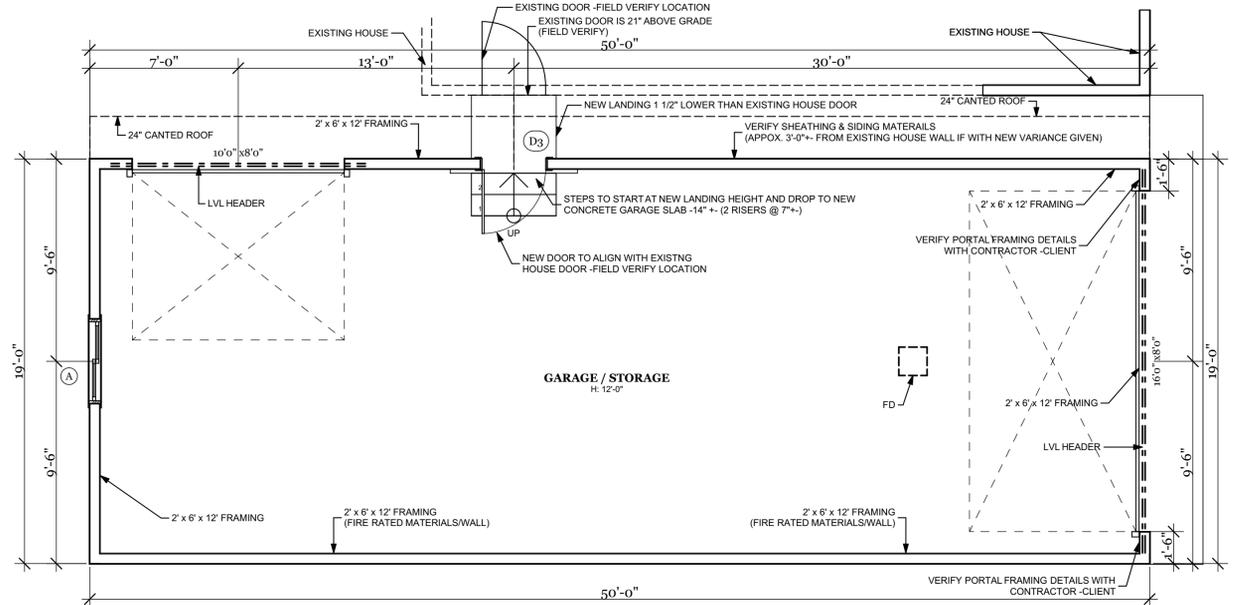
- GENERAL NOTES:**
- 7/16" EXTERIOR WALL SHEATHING FIGURED INTO THICKNESS OF ALL EXTERIOR WALLS
 - ALL EXTERIOR 2 X 6 WALLS DRAWN 6 7/16" THICK
 - WALL / ROOF BY PROPERTY LINE TO BE FIRE RATED MATERIALS AS PER LOCAL CODE REQUIREMENTS
 - ALL NEW PLATES HEIGHTS ARE 12'-0" UNLESS NOTED DIFFERENT (E.G. 6 X 6 X 12'-0" FRAMING MATERIALS)
 - ROOF PITCH IS 6/12 WITH 12" OVERHANGS ON EAVES, +8" HEEL HEIGHT
 - NOTE 24" CANTED ROOF WITH 12" OVERHANG (VERIFY WITH CLIENTS-CONTRACTOR)
 - VERIFY TYPE OF HEADERS/BEAMS REQUIRED, TRUSS MANUFACTURE TO SIZE, LOCATE ON PLANS, & SUPPLY
 - NOTE PLAT CEILINGS (SEE COMPUTER ROUGH SECTION FOR DETAILS)
 - CONTRACTOR MUST VERIFY ALL WINDOWS, DOOR & OPENING HEADER SIZES WITH TRUSS MANUFACTURE

3 ROOF PLAN

SCALE: 1/4" = 1'-0"



FRONT -RIGHT 3D VIEW



- GENERAL NOTES:**
- 7/16" EXTERIOR WALL SHEATHING FIGURED INTO THICKNESS OF ALL EXTERIOR WALLS -VERIFY
 - ALL EXTERIOR 2X6 WALLS DRAWN 6 7/16" THICK
 - WALL / ROOF BY PROPERTY LINE TO BE FIRE RATED MATERIALS AS PER LOCAL CODE REQUIREMENTS
 - CONSTRUCTION IS TO BE BUILT ON CONCRETE SLAB (SEE CONTRACTOR FOR DETAILS)
 - FUTURE INSULATED, SHEETROCKED, HEATED GARAGE -SEE CLIENTS FOR DETAILS
1. NOTE: HEIGHT OF NEW GARAGE IS BASED OFF OF EXISTING HOUSE DOOR-LANDING AND DROPPING 15 1/2" FROM THRESHOLD OF DOOR
- SEE CLIENT-CONTRACTOR
- ALL PLATE/CEILING HTS. ARE 12'-0" UNLESS NOTED DIFFERENT (2 X 6 X 12'-0" FRAMING MATERIALS)
 - NOTE PLAT CEILINGS (SEE COMPUTER ROUGH SECTION FOR DETAILS)
 - VERIFY TYPE OF MATERIALS REQUIRED TO SUPPORT ROOF LOADS WITH TRUSS MANUFACTURE
 - IF LVL MATERIALS REQUIRED, TRUSS MANUFACTURE TO SIZE, LOCATE ON PLANS, & SUPPLY
 - CONTRACTOR MUST VERIFY ALL WINDOWS, DOORS, & OPENINGS HEADER SIZES WITH TRUSS MANUFACTURE
 - EXTERIOR MATERIALS -SIDING IS TO BE DOUBLE 4" LAP SIDING, ROOF-SHINGLES -AS PER CLIENTS REQUEST
 - VERIFY IF FIRE RATED MATERIALS REQUIRED ON WALL WITHIN 3'-0" FROM EXISTING HOUSE WALL / ROOF OVERHANGS
 - FIRE RATED MATERIALS REQUIRED AS PER CITY CODE REQUIREMENTS AS DISTANCE FROM PROPERTY LINE
 - SEE CLIENT-CONTRACTOR ON PORTAL FRAMING FOR 16' X 8' OVERHEAD DOOR (APPROX. 18" SPACE ON EITHER SIDE OF DOOR)
 - VERIFY LAYOUT WITH CLIENTS

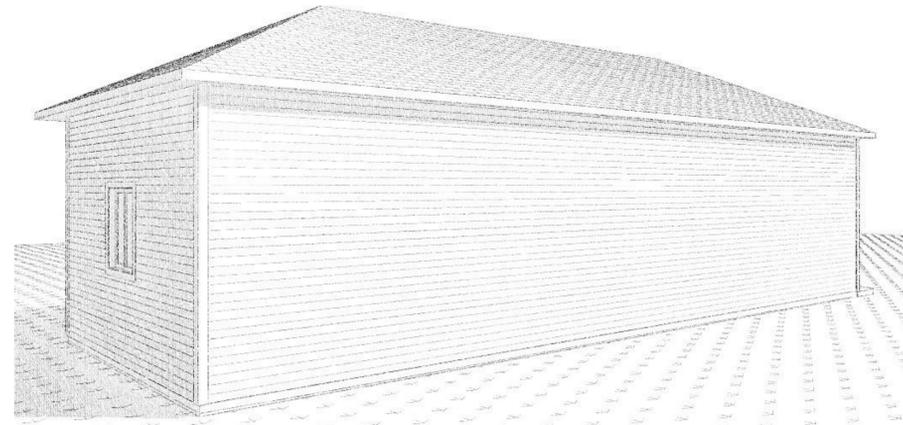
2 MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

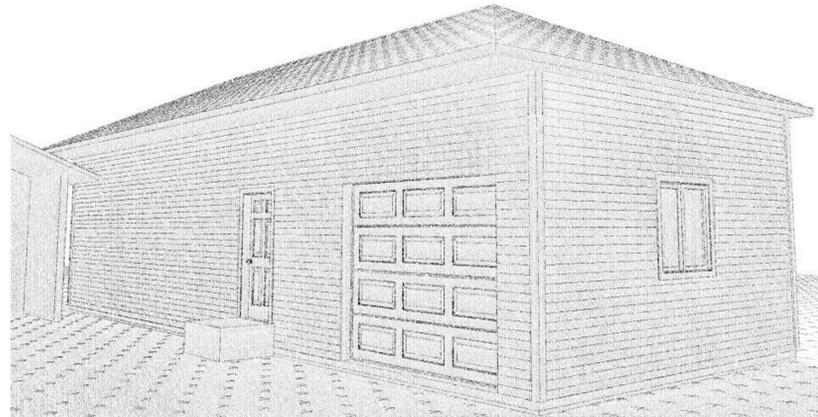
- GENERAL WINDOW NOTES:**
- TOP OF ALL WINDOW UNITS PLACED @ 8'-0" (VERIFY HEADER MATERIALS)
 - LVL HEADER - FOR OVERHEAD GARAGE DOOR (SEE TRUSS MANUFACTURE -CONTRACTOR)

GERKIN - WINDOW SCHEDULE - MAIN FLOOR					
QTY	ID	MODEL	LOCATION	ROUGH OPENING HEAD HEIGHT	
1	A	6022 - 2 EQUAL SLIDER	GARAGE/STORAGE	4'-0" x 4'-0"	8'-0"
1					

EXTERIOR DOOR SCHEDULE - MAIN FLOOR				
QTY	ID	MODEL	SIZE	JAMB
1	D1	GARAGE OVERHEAD DOOR	16'-0" x 8'-0"	26EXTFA
1	D2	GARAGE OVERHEAD DOOR	10'-0" x 8'-0"	26EXTFA
1	D3	6-PANEL GARAGE SERVICE DOOR	3'-0" x 6'-8"	26EXTFA
3				



FRONT - LEFT 3D VIEW



REAR -RIGHT 3D VIEW

FINAL DRAWINGS FOR CONSTRUCTION

CONTRACTOR APPROVAL:

DATE: _____

SIMONSON LUMBER IS NOT RESPONSIBLE FOR CHANGES AFTER DATE ABOVE.

Nokelby, Duane (New Garage)

Drawn by: JCHII-AS
Checked by: #Checked By: AI
Date Issued: 11-19-2025
Revised Date: 1/28/2026
Scale: REFER TO PLAN
Project Description: Lot E94' of 1, Block 10, Bohnsacks 2nd Addition, 1422 18th Avenue South, Fargo, North Dakota

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THIS PLAN IS THE MOST CURRENT PLAN AS OF THIS DATE:

1/28/2026

IF THIS DATE IS MORE THAN 1 WEEK OLD PLEASE VERIFY WITH THE DESIGNER AT SIMONSON'S THAT YOU HAVE THE MOST RECENT SET OF DOCUMENTS.

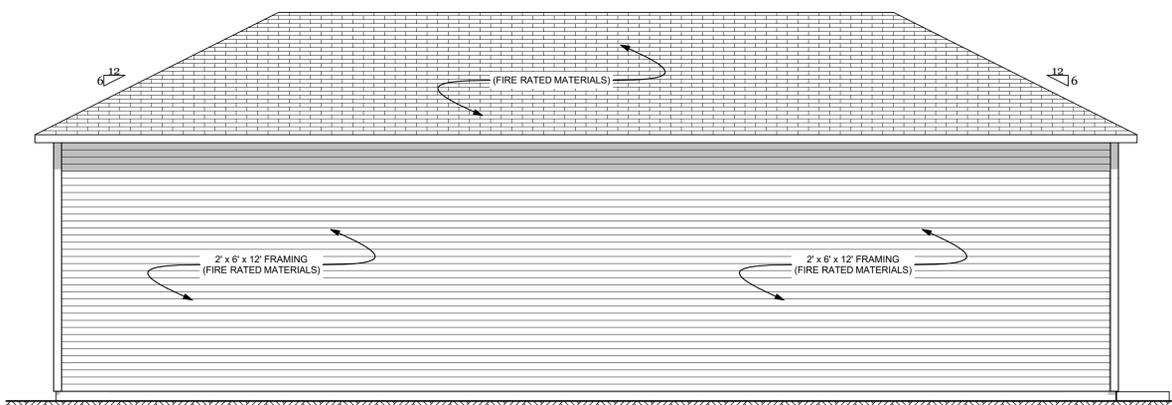
CONTRACTOR
Pillar Construction
(Concrete contractor)



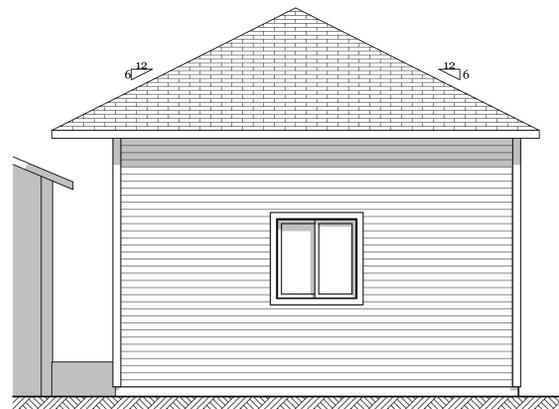
PROJECT SQUARE FOOTAGE -ANSI Z765-2003 GUIDELINES

NEW GARAGE	955.04
	955.04 ft²

SQUARE FOOTAGE DISCLAIMER:
Simonson Lumber & Hardware, Inc. expressly disclaims any liability with respect to the square footage listed on any floor plans or renderings above. Buyer or Contractor is responsible for verifying the square footage of the plans prior to pricing or estimates.



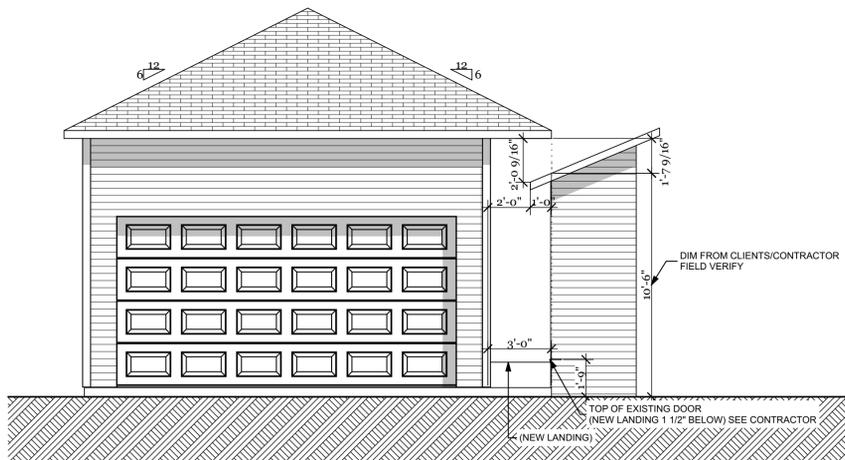
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



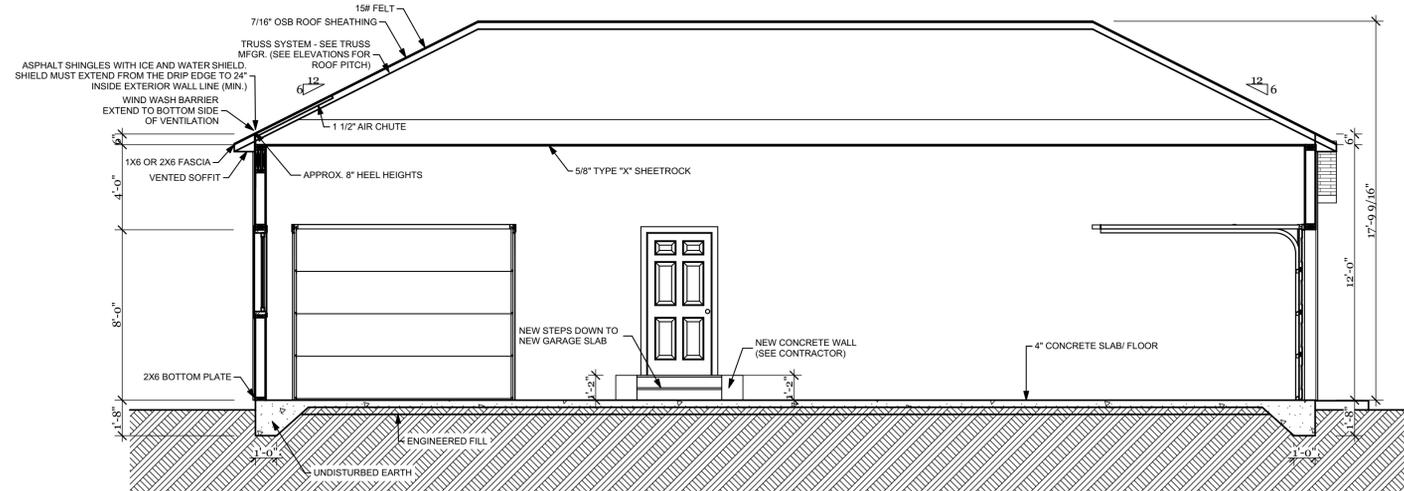
2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



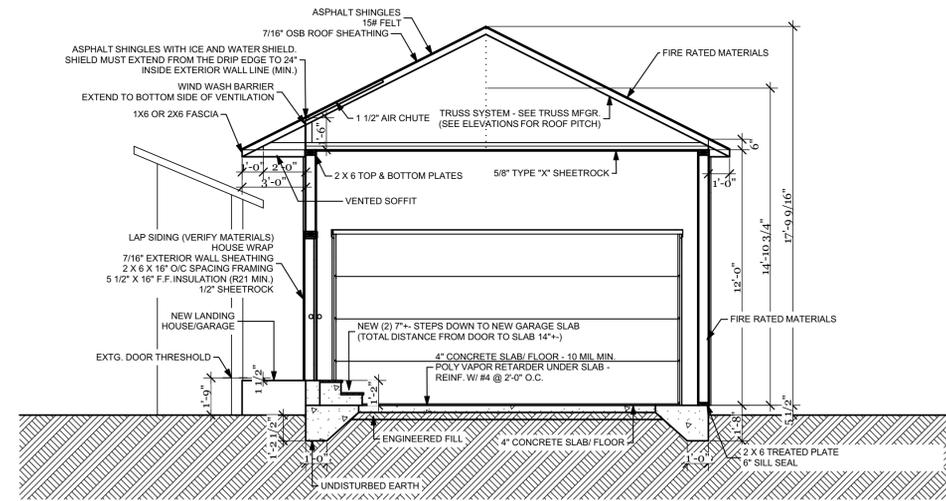
3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

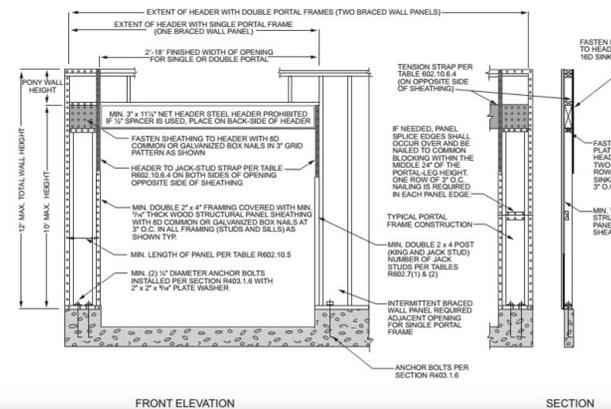


5 SECTION B
SCALE: 1/4" = 1'-0"



6 COMPUTER WALL SECTION
SCALE: 1/4" = 1'-0"

R602.10.6.3 Method PFG: Portal frame at garage door openings in Seismic Design Categories A, B and C. Where supporting a roof or one story and a roof, a Method PFG braced wall panel constructed in accordance with Figure R602.10.6.3 shall be permitted on either side of garage door openings.



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FINAL DRAWINGS FOR CONSTRUCTION
CONTRACTOR APPROVAL:
DATE: _____
SIMONSON LUMBER IS NOT RESPONSIBLE FOR CHANGES AFTER DATE ABOVE.

Nokelby, Duane (New Garage)

Drawn by: JCHII-AS	Checked by: #Checked By	A2
Date Issued: 11-19-2025	Revised Date: 1/28/2026	Simonson Lumber & Hardware, Inc. is not responsible for any changes after the date above.
Project Description: Lot E94 of 1, Block 10, Bohnsacks 2nd Addition, 14222 18th Avenue South, Fargo, North Dakota		
Scale: REFER TO PLAN		

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CONTRACTOR
Pillar Construction
(Concrete contractor)







