

## **BOARD OF ADJUSTMENT MINUTES**

**Regular Meeting:**

**Tuesday:**

**August 23, 2016**

The Regular Meeting of the Board of Adjustment of the City of Fargo, North Dakota, was held in the City Commission Room at City Hall at 9:00 o'clock a.m., Tuesday, August 23, 2016.

The Members present or absent were as follows:

Present: Deb Wendel-Daub, Russell Ford-Dunker, Michael Love, Mark Lundberg, Mike Mitchell

Absent: Matthew Boreen

Chair Wendel-Daub called the meeting to order.

### **Item 1: Approve Order of Agenda**

Member Ford-Dunker moved the Order of Agenda be approved as presented. Second by Member Love. All Members present voted aye and the motion was declared carried.

### **Item 2: Approval of Minutes: Regular Meeting of July 26, 2016**

Member Love moved the minutes of the July 26, 2016 Board of Adjustment meeting be approved. Second by Member Lundberg. All Members present voted aye and the motion was declared carried.

### **Item 3: New Business**

**a) Variance Request – 810 11th Street North: Request for a variance of Section 20-0501 of the Land Development Code. The requested variance is to allow construction of an accessory building that would encroach into the required rear and interior-side setback areas within the SR-5, Single-Dwelling Residential zoning district: APPROVED**

Assistant Planner Barrett Voigt presented the staff report and reviewed the criteria used during staff's analysis of the request. Mr. Voigt stated all approval criteria have been met and staff is recommending approval.

Applicant Steven Hannig spoke on behalf of the application.

Board discussion ensued regarding concerns with the property owner to the north and their potential, future plans for a garage, as well as spacing requirements between the house and the garage on the property.

Chris Rose, Plan Reviewer II with the Inspections Department, addressed further questions by the Board.

Member Ford-Dunker moved the findings of staff be accepted and the variance to allow a detached garage to be placed 0 feet from the interior-side and 3 feet from the rear property lines in the side yard area within the SR-5 zoning district be approved, on the basis that the review criteria of Section 20-0914.E.1 have been met. Second by Member Lundberg. Upon call of the roll Members Mitchell, Love, Lundberg, Ford-Dunker, and Wendel-Daub voted aye. Absent and not voting: Member Boreen. The motion was declared carried.

**Item 4: Other Business**

No other business was discussed.

**Item 5: Adjournment:**

Member Love moved to adjourn the meeting at 9:21 a.m. Second by Member Ford-Dunker. All Members present voted aye and the motion was declared carried.