



PLANNING AND DEVELOPMENT

200 Third Street North

Fargo, North Dakota 58102


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www.FargoND.gov

MEMORANDUM

TO: Board of Adjustment
FROM: Aaron Nelson, Project Coordinator; Barrett Voigt, Assistant Planner 
DATE: June 19, 2018
RE: Board of Adjustment Meeting

The next meeting of the Board of Adjustment will be held on Tuesday, June 26, at 9:00 a.m. in the City Commission Room at Fargo City Hall. If you are not able to attend, please contact staff at (701) 241-1474 or planning@FargoND.gov. Thank you.

**BOARD OF ADJUSTMENT
Tuesday, June 26, 2017 9:00 a.m.
City Commission Room
AGENDA**

1. Approve Minutes of February 27, 2018 Meeting
2. New Business
 - a) Variance Request – 1620–1632 1st Avenue North
Request for a variance of Section 20-0502 of the LDC. The requested variance is to allow for the location of a prefabricated building that would encroach into the required rear setback area within the GC, General Commercial, zoning district.
3. Adjournment

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, February 27, 2018

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, February 27, 2018.

The Members present or absent were as follows:

Present: Deb Wendel-Daub, Russell Ford-Dunker, Mark Lundberg, Matthew Boreen, Mike Mitchell

Absent: Michael Love

Also present: Jodi Bertrand, Bruce Taralson

Vice Chair Wendel-Daub called the meeting to order.

Item 1a: Approval of Minutes: Regular Meeting of September 26, 2017

Member Mitchell moved the minutes of the September 26, 2017 Board of Adjustment meeting be approved. Second by Member Boreen. All Members present voted aye and the motion was declared carried.

Item 1b: Approve Order of Agenda

Member Boreen moved the Order of Agenda be approved as presented. Second by Member Lundberg. All Members present voted aye and the motion was declared carried.

Vice Chair Wendel-Daub noted that the Item 2 heading on the Agenda should read as New Business instead of Old Business.

Item 2: New Business

a) Variance Request – 3600 39th Avenue South:

Request for a variance of Article 21-06 of the Municipal Code. The requested variance is to allow for the construction of a building at an existing manufacturing facility at a lower elevation than would otherwise be required by the City's Floodproofing Code: APPROVED WITH CONDITION

Planning Coordinator Aaron Nelson presented the staff report and an overview of the request. Mr. Nelson reviewed the Floodproofing Code Standards and stated that the review considerations have been satisfied and staff is recommending approval.

Applicant representative Brian Pattengale, Houston Engineering, spoke on behalf of the requested variance.

Stormwater Engineer Jody Bertrand spoke on behalf of the Engineering Department.

Member Ford-Dunker moved the findings of staff be accepted and the variance be approved as requested on the basis that the review considerations of Section 21-0603 have been satisfied with the condition that the applicant sign and submit a waiver of liability against the City. Second by Member Mitchell. Upon call of the roll Members Mitchell, Ford-Dunker, Lundberg, Boreen, and Wendel-Daub voted aye and the motion was declared carried.

Item 3: Other Business

a) 2018 Meeting Dates

Mr. Nelson presented the calendar included in the packet.

Item 4: Adjournment

Member Boreen moved to adjourn the meeting at 9:16 a.m. Second by Member Lundberg. 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: June 15, 2018
Address: 1620–1632 1st Avenue North	
Legal Description: Blocks 26 and Lots 1, 12, 13, and part of Lots 2-11, Block 27, Reeves Addition, and adjacent vacated right-of-way, Auditor's Lot No. 1, and an unplatted portion of the South Half of Section 1, Township 139 North, Range 49 West	
Owner(s)/Applicants: MBA Investments, LLC	
Reason For Request: To relocate a building that would encroach into the required rear setback area	
Zoning District: GC, General Commercial	
Status: Board of Adjustment Pubic Hearing: June 26, 2018	

GC Dimensional Standards	Current/Proposed Structure
Setbacks:	Setbacks:
Front (west): 20'	Front (north): >20'
Interior-Side (south): 5'	Interior-Side (east): > 5'
Rear (east): 15'	Rear (south): 5'

Background:

The applicant would like to relocate a prefabricated 7,140 square foot (68' × 105' 2") warehouse building on the southeast corner of the property, which would be partially located within the required rear-side setback area. The property is located at 1620–1632 1st Avenue North and is within the GC, General Commercial, zoning district. §20–0502 of the Land Development Code (LDC) requires that primary structures be set back at least 15 feet from the rear property line in the GC, General Commercial zoning district. However, the applicant would like to relocate the warehouse building as close as 5 feet from the southern rear lot line. Accordingly, the applicant is requesting a variance in order to allow the proposed addition to encroach 10 feet into the required rear setback area.

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 property is approximately 5.07 acres. The property has 3 buildings that are used for a single-family residence, office health club, industrial service shop, warehouse, proposed office, and proposed manufacturing and production facility. Both the first building at 1620 1st Avenue North and the third building at 1632 1st Avenue North

were constructed prior to 1998 and are legally non-conforming. 1620 1st Avenue North does not meet GC interior-side setback dimensional standards and 1632 1st Avenue North does not meet GC rear setback dimensional standards. Aside from deficient interior-side and rear setback distances for the GC zoning district, which is not a result of the owners' intentional actions, no other unique conditions were identified.

It should be noted that staff finds that there is adequate buildable area located in the rear yard. Using Geographic Information Systems (GIS) software, it was estimated that there is 41,177 square feet of area on the southeast portion of the property where a warehouse could be located to meet all dimensional standards and fire code.

Consequently, staff finds that the requested variance does not arise from conditions that are unique to the subject property not ordinarily found in the GC zoning district. Staff suggests that the request for the variance arises from the applicant's desire to place the warehouse in a specific location on the lot, which is not a condition that is 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. As of the writing of the staff report, staff has not received any comments on this application.

(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;

According to the applicant, the variance is being requested in order for the applicant to relocate a prefabricated warehouse building on the property, which is a use permitted by Conditional Use Permit 2017-002. More specifically, the applicant states that the variance is needed because fire code requires a 10-foot distance to allow for access between buildings. The applicant further states that in order to place the warehouse building in the southeast corner of the property and meet fire code, that the building would need to be shifted 10 feet into the rear setback area.

However, staff finds that fire code would not completely limit the areas where the warehouse building could be located and does not create an unnecessary physical hardship. As referenced above, there appears to be about 41,177 square feet of buildable area in the southeast corner of the property between the existing buildings and property line where the warehouse could be located. In addition, the applicant has presented little evidence to suggest that the warehouse cannot be located on the property without coming into conflict with applicable site development standards.

Ultimately, staff suggests that the strict application of the applicable standards should not constitute an unnecessary physical hardship because the subject property can be used for, and currently is used for, an allowed use without conflict with the LDC.

(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.

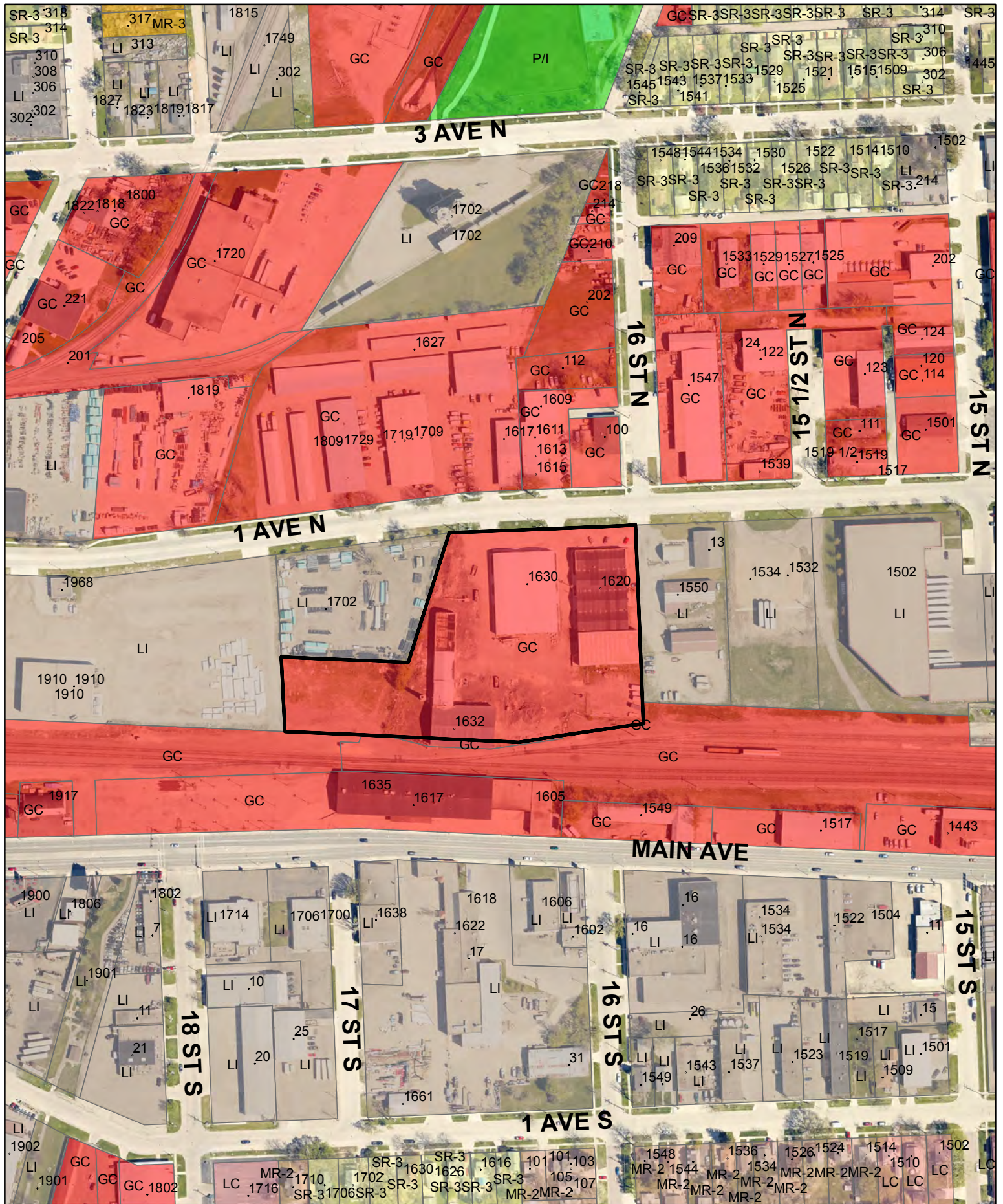
(Criteria satisfied)

- 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. The desire for the variance is self imposed by the applicant and is not a situation caused by features unique to the subject property. However, if a hardship was found to exist, the proposed variance would be the minimum variance needed for the applicant to construct the building as proposed by the applicant.

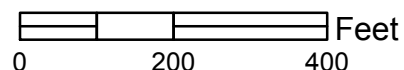
(Criteria satisfied)

Staff Recommendation: “To accept the findings of staff and deny the requested variance to allow the proposed warehouse location to encroach into the required rear setback area in the GC, General Commercial zoning district on the basis that the review criteria of Section 20-0914.E.1 (a & c) have not been met.”



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

1620-1632 1st Avenue North





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E-Mail: planning@cityoffargo.com
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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):

Date:

5-21-18

Note: A nonrefundable filing fee of \$185.00 must be accompanied with the application at time of submittal.

Office Use Only

Date Filed: 5-21-18

Planning Contact:

Nonrefundable Fee \$185.00: *ck. #5689*

*MBA Investments, LLC
505 N. Broadway, Ste. 201
Fargo, ND 58102*

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:	
Name (printed):	MBA Investments, LLC
Address:	505 N. Broadway, Fargo, ND
Primary Phone:	701-735-5963
Alternative Phone:	
Fax:	701-735-5435
Email:	kbartram@mbapc.com

Representation Information: (if applicable)	
Name (printed):	
Address:	
Primary Phone:	
Alternative Phone:	
Fax:	
Email:	

Location of property requesting a variance:	
Address:	1624 1st Ave. N. (1620-1632 for entire complex)
Zoning District:	General Commercial with a CUP
Legal Description:	See attached

Proposed Variance Information:

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

Rear Yard 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 15'; we propose 5' at closet point increasing to 12'

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.)

The project involves relocating an existing pre-engineered metal building from another site to this site. We need to detach the metal building at least 10' from an existing building in order to meet fire department requirements for access which pushes the building closer to the rear property line. The property in question abuts railroad property so there is no chance that another building will be constructed in close proximity to our project creating an un-safe condition in the future.

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;

We are trying to re-purpose an existing building of a specific size. We would prefer to have the relocated building about an existing concrete block warehouse but need to separate the buildings by at least 10' to comply with fire department access requirements resulting in the building being closer to the rear property line.

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

The adjacent building is railroad land with two main rail lines. It is highly unlikely that the railroad will abandon the lines and build a structure in close proximity to our proposed structure. There are already two existing nearby structures adjacent to the tracks that are several feet closer to the tracks than our proposed structure even if the variance is approved.

- 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;

The 15' rear yard setback creates an unnecessary hardship for this site especially in light of two existing very substantial buildings adjacent to the site that are constructed directly on the property line.

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

The variance will not impact the public health, safety or welfare in any way.

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

The variance is to allow the relocation of an existing building within 5' to 12' of adjacent railroad land and is the minimum variance that will overcome the hardship. The 5' to 12' setback being requested is still greater than the 5' side yard setback for this property.

Plat Map

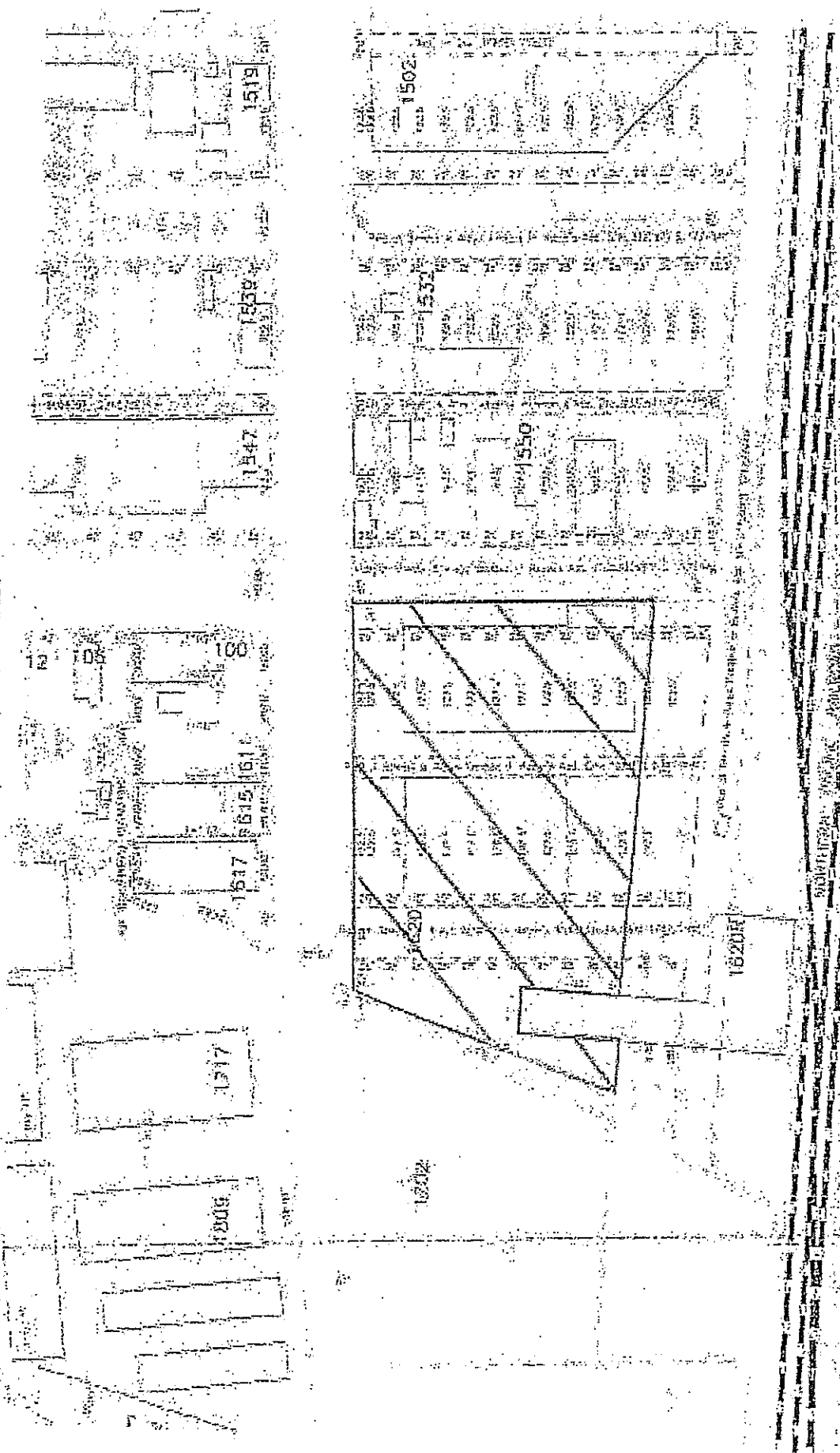
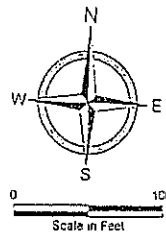


Exhibit A

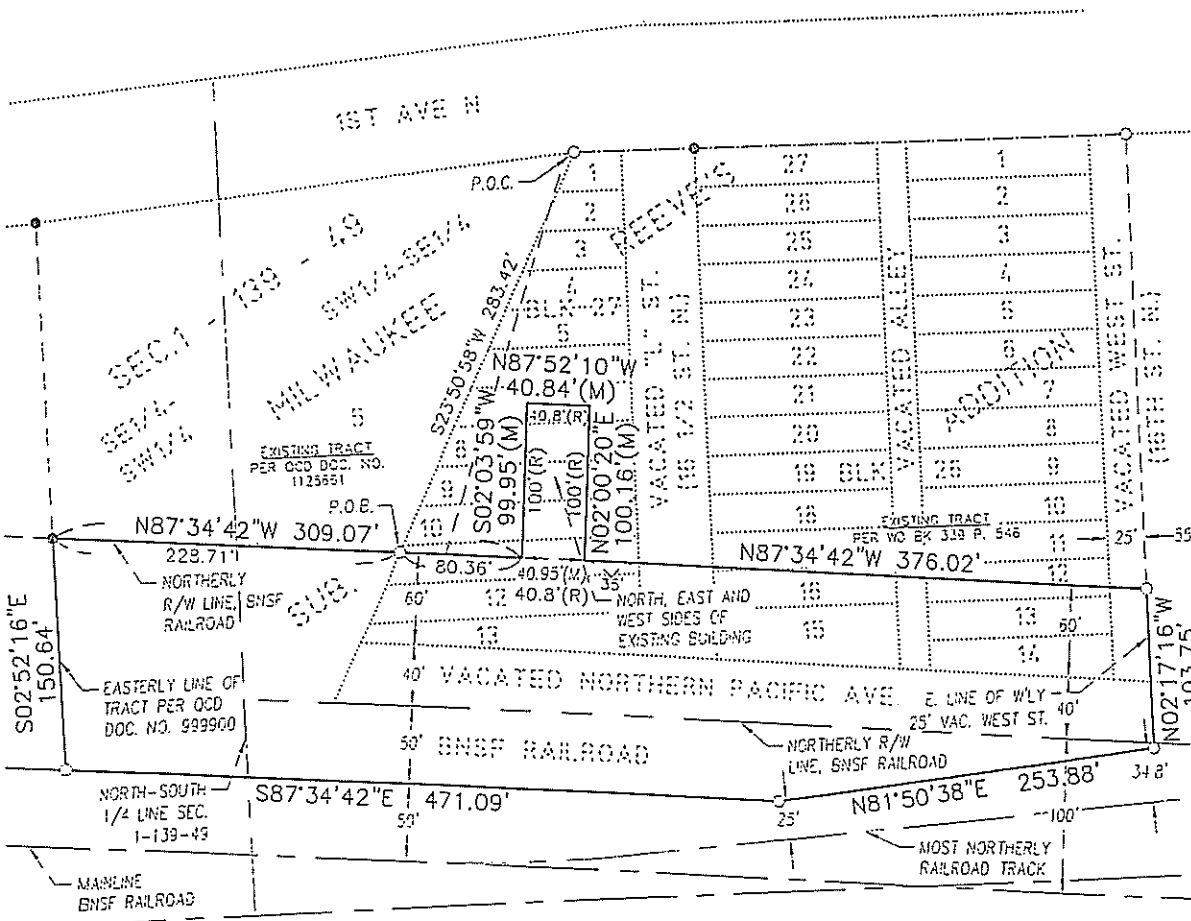
Those portions of Block Twenty-six and Twenty-seven, the vacated alley in Block Twenty-six, vacated 16th Street North, and vacated 16 1/2 Street North, all in Reeve's Addition to the City of Fargo; and those portions of the Southeast Quarter of the Southwest Quarter and Lot Five of the Subdivision of part of the Southeast Quarter of Section 1, Township One Hundred Thirty-nine North of range Forty-nine West of the Fifth Principal Meridian, Cass County, North Dakota, described as follows: Beginning at the Northeast corner of said Block Twenty-six; thence East along an Easterly production of the North line of said Block Twenty-six a distance of 25 feet; thence South along a line hereafter referred to as "Line A" parallel with the East line of said Block Twenty-six to a point in a line parallel with and distance 200 feet Northerly, measured at right angles, from the center line of the original Main track of the Northern Pacific Railway as originally constructed; thence Westerly along a line parallel with said tract center line and distance 200 feet Northerly therefrom, to line parallel with and distance 725 feet Westerly measured at right angles from said "Line A"; thence Northerly parallel with said "Line A" to a point in a line extending from Northwestern corner of Lot One, in said Block Twenty-seven to the Northeast corner of Lot One, in Block Thirty of Tyler's Addition to the City of Fargo; thence Northeasterly along the last described line to the Northwestern corner of Lot One, in said Block Twenty-seven; thence East along the North lines of Blocks Twenty-seven and Twenty-six and extensions thereof, to the place of beginning; EXCEPTING THEREFROM that portion of said Block Twenty-seven described as follows: Commencing at a point in the East line of said Block Twenty-seven distant 200 feet Northerly, measured at right angles, from the center line of the Main track; thence Westerly parallel with said center line a distance of 35 feet to the East line of the building located on said Block Twenty-seven which is the point of beginning; thence continuing West parallel with said Track center line a distance of 40.8 feet, to the West line of said building; thence Northerly along the West line of said building a distance of 100 feet; thence East along the North line of said building a distance of 40.8 feet to the Northeast corner thereof; thence Southerly along the East line of said building a distance of 100 feet to the place of beginning, all being situate in the County of Cass and the State of North Dakota; AND ALSO EXCEPTING the following described tract: That part of Block Twenty-seven, Reeve's Addition, part of Lot Five of Milwaukee Subdivision, and part of the Southwest Quarter of Section One, in Township One Hundred Thirty-nine North of Range Forty-nine West of the Fifth Principal Meridian, all within the City of Fargo, County of Cass and the State of North Dakota, described as follows: Commencing at the Northwest corner of Lot One of said Block Twenty-seven, said point also being on the Southerly Right-of-Way line of First Avenue North; thence South 85°48'15" West (assumed bearing), along the Southerly line of said First Avenue North and along the Northerly line of said Lot Five, for a distance of 5.39 feet to the True Point of Beginning; thence continue South 85°48'15" West, along the Southerly line of said First Avenue North, for a distance of 351.00 feet; thence South 00°00'00" East, parallel with the Westerly Right-of-Way line of Vacated 16 1/2 Street North, for a distance of 204.34 feet to the Northerly Right-of-Way line of a Railroad; thence South 84°30'51" East, along the Northerly Right-of-Way line of said Railroad, for a distance of 259.00 feet; thence North 19°54'12" East for a distance of 270.97 feet to the True Point of Beginning.

PLAT OF AUDITOR'S LOT NO. _____

S 1/2 SECTION 1 TOWNSHIP 139 N RANGE 49 W
CASS COUNTY, NORTH DAKOTA

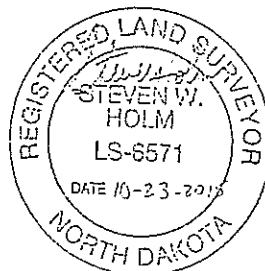


BASIS OF BEARINGS: THE
WEST LINE OF BLOCK 27,
REEVE'S ADDITION HAS AN
ASSUMED BEARING OF
S23°50'58"W



LEGEND

- IRON MONUMENT FOUND
- SET 5/8" REBAR WITH
- YELLOW PLASTIC CAP #6571
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (M) MEASURED DISTANCE
- (R) RECORD DISTANCE





1468511

Page: 7 of 8

1/21/2016 8:55 AM

QCD \$31.00

TITLE CO

EXHIBIT "A"
LEGAL DESCRIPTION

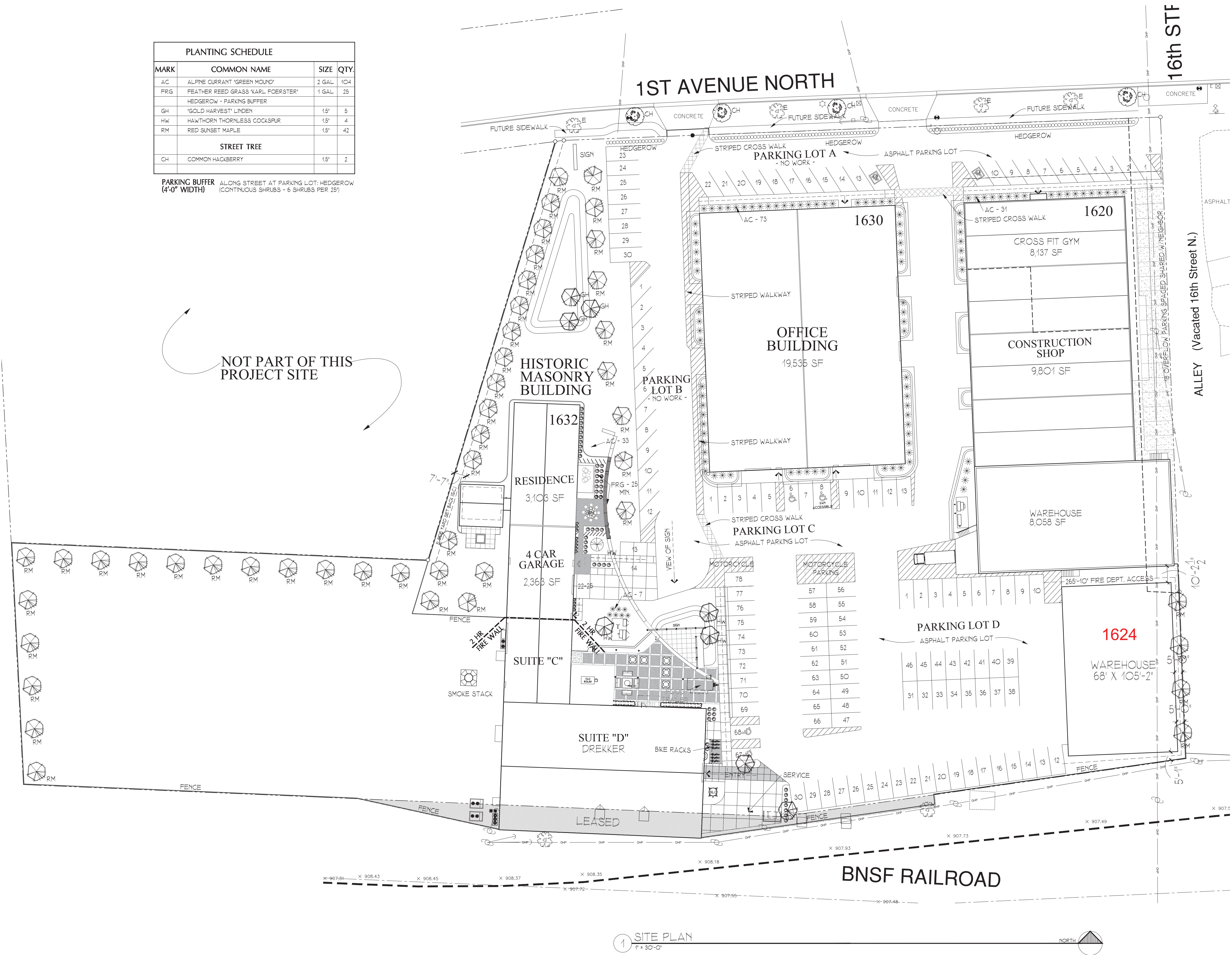
That part of the Southeast Quarter of Southwest Quarter and that part of the Southwest Quarter of the Southeast Quarter, all in Section 1, Township 139 North, Range 49 West of the Fifth Principal Meridian, Cass County, North Dakota, that part of Lots 12 through 17 inclusive in Block 26, that part of the vacated alley in Block 26, that part of Lots 7 through 13 inclusive in Block 27, that part of Vacated "L" Street (16 1/2 Street North), that part of Vacated West Street (16th Street North) and that part of Vacated Northern Pacific Avenue all in REEVE'S ADDITION, according to the recorded plat thereof on file and of record in the office of the Recorder, said County, and that part of Lot 5, MILWAUKEE SUBDIVISION, according to the recorded plat thereof on file and of record in the office of said Recorder, described as follows:

Commencing at an iron monument which designates the northwest corner of Block 27, said REEVE'S ADDITION; thence South 23 degrees 50 minutes 58 seconds West on an assumed bearing along the westerly line of said Block 27 for a distance of 283.42 feet to an iron monument on the southerly line of a certain tract of land as described in Quit Claim Deed Document Number 1125661, recorded December 28, 2004, on file and of record in the office of said Recorder, the point of beginning of the land to be described; thence North 87 degrees 34 minutes 42 seconds West along the southerly line of said tract of land, said southerly line also being 200.00 feet northerly of and parallel with the mainline of the BNSF Railway Company's railroad, for a distance of 228.71 feet to a found iron monument at the southwest corner of said tract of land; thence South 02 degrees 52 minutes 16 seconds East along the easterly line of a certain tract of land as described in Quit Claim Deed Document Number 999900, recorded November 29, 2001, on file and of record in the office of said Recorder, for a distance of 150.64 feet to an iron monument on a line 50.00 feet northerly of and parallel with the mainline of said BNSF Railway Company's railroad; thence South 87 degrees 34 minutes 42 seconds East along said line 50.00 feet northerly of and parallel with said mainline for a distance of 471.09 feet to an iron monument; thence North 81 degrees 50 minutes 38 seconds East for a distance of 253.88 feet to an iron monument on the southerly extension of the east line of the westerly 25.00 feet of Vacated West Street (16th Street North) as measured at a right angle to and parallel with the west line of said Vacated West Street; thence North 02 degrees 17 minutes 16 seconds West along the east line of the westerly 25.00 feet of said Vacated West Street and the southerly extension thereof for a distance of 103.75 feet to an iron monument on a line 200.00 feet northerly of and parallel with the mainline of said BNSF Railway Company's railroad; thence North 87 degrees 34 minutes 42 seconds West along said line 200.00 feet northerly of and parallel with said mainline for a distance of 376.02 feet to the easterly line of an existing building; thence North 02 degrees 00 minutes 20 seconds East along the easterly line of said existing building for a distance of 100.16 feet to the northeast corner of said existing building; thence North 87 degrees 52 minutes 10 seconds West along the northerly line of said existing building for a distance of 40.84 feet to the northwest corner of said existing building; thence South 02 degrees 03 minutes 59 seconds West along the westerly line of said existing building for a distance of 99.95 feet to said line 200.00 feet northerly of and parallel with said mainline; thence North 87 degrees 34 minutes 42 seconds West along said line 200.00 feet northerly of and parallel with said mainline for a distance of 80.36 feet to the point of beginning.

Said tract contains 2.46 acres, more or less, subject to all easements, restrictions, reservations and rights of way of record, if any. *Now known as Auditor's Lot No. 1 of the S 1/2 Section 1, Township 139 N Range 49 W, Cass County, North Dakota.*
"THE LEGAL DESCRIPTION WAS PREPARED BY STEVEN W. HOLM, LS-6571, MOORE ENGINEERING, INC.,
925 10TH AVENUE EAST, WEST FARGO, ND 58078."

PLANTING SCHEDULE			
MARK	COMMON NAME	SIZE	QTY.
AC	ALPINE CURRANT 'GREEN MOUND'	2 GAL.	104
FRG	FEATHER REED GRASS 'KARL FOERSTER'	1 GAL.	25
	HEDGEROW - PARKING BUFFER		
GH	'GOLD HARVEST' LINDEN	1.5'	5
HW	HAWTHORN THORNLESS COCKSPUR	1.5'	4
RM	RED SUNSET MAPLE	1.5'	42
	STREET TREE		
CH	COMMON HACKBERRY	1.5'	2

PARKING BUFFER (4'-0" WIDTH) ALONG STREET AT PARKING LOT; HEDGEROW (CONTINUOUS SHRUBS - 6 SHRUBS PER 25')



PLANTING LEGEND:

- STREET TREE
- MATURE DECIDUOUS TREE (10 UNITS)
- SMALL EVERGREEN TREE (5 UNITS)
- MATURE SHRUB (1 UNIT)
- PERENNIAL PLANTS (1 UNIT)
- PARKING BUFFER - CONTINUOUS HEDGE 4' WIDE

PARKING

1620 BUILDING	
x HEALTH CLUB	
8,137 SF / 200 =	41
x CONSTRUCTION SHOP	
9,801 SF/2500 =	4
x DOCK HIGH	
8,058 SF/2500 =	3
x EXPANDED WAREHOUSE	
7,004 SF/2500 =	3
1630 BUILDING	
OFFICE SPACE	
19,535 SF/300 =	65
1632 BUILDING	
x RESIDENCE	
(4 CAR GARAGE)	2
x DREKKER'S	
3,740 SF/75 =	50 (EVENING HOURS)
10,143 SF/500 =	20
1,951 SF/150 =	13 (EVENING TERRACE)
TOTAL REQD	138 CARS
	63 (EVENING HOURS)

LOT A	30 CARS
LOT B	13 CARS
RESIDENCE	4 CARS
LOT C	14 CARS
LOT D	78 CARS
TOTAL PROVIDED	139 CARS
	18 MOTORCYCLES

LANDSCAPING

- x 219,852 SF SITE AREA
- x 3 PLANT UNITS /1000 SF
- x 660 PLANT UNITS REQD.
- x LANDSCAPING PROVIDED
- HEDGEROW
- SHRUBS IN FRONT OF 1620/30
- SHRUBS AROUND 1632
- TREES AROUND 1632
- 51 TREES X 10' = 510 UNITS
- 663 UNITS

DREKKER BREWING COMPANY & WAREHOUSE EXPANSION 1620 & 1632 1st Ave. N.

Fargo, North Dakota

M B A

MUTCHLER BARTRAM ARCHITECTS, P.C.
505 N. Broadway, Suite 201, Fargo, North Dakota, 58102
Phone: 701-235-5563 | info@mbapc.com | Fax: 701-235-5435

SITE & PLANTING PLAN



Project Number 15068
REV. 4-30-18
Date 4-2-18

A1.1