

MINUTES
Board of Adjustment—August 9, 2023- 8:00 a.m.

MEMBERS PRESENT: Losing, Nill, Kilzer

MEMBERS ABSENT: Weight

OTHERS: Blackmore, Michel, Hafner

Chairman Losing called the meeting to order. Tom Blackmore, Building Inspector, explained the variance requests as follows:

CASE #1141

1. **Variance Request:** Applicant is seeking a Variance Request for a twelve (12) foot rear-yard Variance to allow for a twenty-eight (28) foot rear-yard setback. The property is located at 2214 2nd St SE, Jamestown, North Dakota.

Blackmore stated the City of Jamestown Municipal Code has minimum setback requirements for a rear-yard setback as 25% of the rear-yard depth in 245' which required 25% of that being 61.25' and 40' is the maximum setback requirement and therefore the variance request of 12' is being brought forward today. Different ways were discussed and looked into to try and stay in compliance with the code before needing the variance. There were no questions or concerns with this variance request. Chairman asked for a motion to approve. Kilzer made a motion to approve. Seconded by Nill. Roll call. 3 ayes, 0 nays, 1 absent. Motion carried.

CASE #1142

2. **Variance Request:** Applicant is seeking a Variance Request for a side-yard Variance to allow for a garage to be constructed on property. The property is located at 2111 4th ST NE, Jamestown, North Dakota.

Blackmore gave report for the variance request. Blackmore handed out copies of the drawings for the proposed attached garage. The existing garage is on the west side of home with existing driveway. Proposed plan for property is to turn current garage into living space and construct new garage onto home. Blackmore stated that in Jamestown Municipal Code for side-yard set back is defined as a "yard between the sideline of the lot and the main building extending from front-yard to the rear-yard whose width is the shortest distance between said side-line and the main building". The cul-de-sac by the property is what creates some of the issues by cutting through the proposed addition. Blackmore did try to reach out to property owner to the north of the property but could not find any contact number. The City would clear the cul-de-sac in the winter. When exiting the cul-de-sac there's still good vision to see any oncoming traffic. Dean Hafner, the applicant, on behalf of the property owner, stated that they can narrow the addition down to 12' if needed or if the Board found it to be necessary, which would add an extra 2' to the cul-de-sac which would give it about 6.5'. Chairman Losing felt the applicant wasn't infringing upon on another Chairman Losing made a motion to approve the variance request. Seconded by Kilzer. Roll call. 3 ayes, 0 nays, 1 absent. Motion carried.

3. Chairman Losing adjourned the meeting.