

MINUTES
Board of Adjustment—February 7, 2024- 8:00 a.m.

MEMBERS PRESENT: Klundt, Losing, Weight

MEMBERS ABSENT: Kilzer, Nill

OTHERS: Blackmore, Domek, Randy Wanzek (neighbor to west of applicant)

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

CASE #1145

1. **Variance Request:** Property owner is requesting a 1,160 sf Lot Area Variance.
The property is located at 1118 9th St SE, Jamestown, North Dakota.

Blackmore explained how the current property is legally non-conforming with the lot size. Blackmore also said he contacted both neighboring property owners regarding the two variance requests. The property to the South has no issues with the variance requests and the neighbor to the West wants to make sure that the new garage does not cross any property lines but is otherwise fine with the improvement.

Chairman Losing made a motion to approve the lot area variance. Seconded by Weight. Roll call. 3 ayes, 0 nays, 2 absent. Motion carried.

2. **Variance Request:** Property owner requests a 19' rear-yard setback Variance to construct a 24 x 32' attached garage.
The property is located at 1118 9th St SE, Jamestown, North Dakota.

This variance is for the same property as previous on today's agenda. Blackmore explained that the applicant plans to tear down the existing unattached single-stall garage and construct a new 24x32' attached garage. Randy Wanzek, neighbor to the west of the applicant, thinks this will improve the appearance of the area but is concerned that the new garage will encroach onto his property. He is fine with the variance request if he's guaranteed that the applicant will not cross the property lines.

Weight made a motion to approve the variance request as long as there's a survey showing the lot lines of 6' from property lines. Seconded by Losing. Roll call. 3 ayes, 0 nays, 2 absent. Motion carried.

3. Chairman Losing adjourned the meeting.