

Devils Lake Board of Adjustment
4-4-18

Members and staff present: Doug Mohr, Dave Steffan, Rick Jorgenson, Guy Desautel, Ken Larson, Mark Lange, Helen Carlson.

Others present: Matt Moen, Russ Moen, Sheila Moen, Tony Prozinski.

Guy called the meeting to order. Doug made a motion to approve the minutes of the last meeting. Motion 2nd by Rick. Carried.

Russ Moen submitted an application for a lot coverage and front yard setback variance for his property at 114 10th St NW. He stated there was a fire at the home a month ago that damaged the front portion of the house, the bedrooms on the upper story, and the addition from 2011. He said they are looking to rebuild and keep the same square footage but have it all on one ground level story in order to have the bedrooms on the ground floor. To do that the addition would be wider by 10'; the front was 14' wide and the proposed width is 24'.

Mark said the current lot area is 7000 SF and the owners are requesting a 674 SF lot area variance. The allowed lot coverage is 35%, or 2450 SF in this case. The new addition being proposed would bring the lot coverage to 3124 SF. The damaged part of the home was 23' deep and the proposed new addition would be 28' deep. This keeps the same square footage as the original home but covers more lot area because the home would be only 1 story. The covered porch counts for 300 SF of lot coverage.

The owners are also asking for a 3'5" front yard setback variance. The setback requirement at this home for new construction is 20' from the front lot line; the neighborhood has established a 17'11" setback and the owner proposes a 14'6" setback, making the front yard variance 3'5".

Guy felt 45% lot coverage was really pushing the envelope.

Rick asked the owners if they really needed to keep the covered porch and Russ Moen said they did.

Rick asked about turning the 28' X 24' addition the other way, which would give a 32' wide home and was told by Russ Moen that if they turned the addition, they would lose the window in the kitchen.

Guys suggested scaling back 4' on the depth of the addition and eliminating the need for a front yard setback variance.

Matt Moen said they had considered that, but it would make the bedrooms too small.

Doug stated moving the addition back even 2' would make a difference in the front yard variance needed.

Doug made a motion to approve reducing the depth of the addition from 28' to 26' on the home at 114 10th St NW, approve reducing the lot area variance to 626 SF and approve reducing the front yard setback to 1'5". Motion 2nd by Rick. On roll call vote Ken, Rick, Doug, Dave, and Guy each voted in favor of the motion. Motion carried.

Haley Prozinski submitted a request for a 9' side yard setback variance for a property at 308 14th St NE. Tony Prozinski stated his daughter had recently purchased the house. The entrance to the garage is currently on the north side of the home and they would like to move the entrance to the east side of the home and include a 10' X 26' addition to the east side of the existing garage. This would make the garage 26' X 28'. In order to do this, the proposed setback from the east property line would be 14'; as established by neighbors, the current setback is 23'. There is already a driveway on the east side, though it needs some work. Tony has spoken to the neighbor next door and he has no issues with the variance. The existing driveway that accesses 14th St NE would be removed.

Mark said the house is located on a corner lot and the setback on the east side is 23' as established by existing homes. The variance requested would be based on how much the garage projects out from other houses on the east side and that's 14' and would result in a 9' side yard setback variance being needed.

Doug said he had more of a concern about backing from the existing driveway onto a busy 14th St than backing out on the dead end street.

Mark said that space inside the garage is taken up by the back side of a stairway and fireplace.

Dave asked if there would be a line of sight problem if a car was parked in the driveway on the east side of the house.

Mark told him there wouldn't be an issue because it's a controlled intersection.

Rick made a motion to approve a 9' side yard setback variance to add on to the garage on the east side of 308 14th St NE. Motion 2nd by Dave. On roll call vote Ken, Rick, Doug, Dave, and Guy each voted in favor of the motion. Motion carried.

Meeting adjourned.

Respectfully submitted,

Helen Carlson
Recording Secretary