

Devils Lake Board of Adjustment
7-12-18

Members present: Doug Mohr, Dave Steffan, Al Freidig, Guy Desautel, Paul Gutschmidt.

Others present: Mark Lange, Helen Carlson, Cornelius and Cathy Odendaal.

Guy called the meeting to order and thanked Al and Paul for agreeing to serve on the Board. Doug made a motion to approve the minutes of the last meeting. Motion 2nd by Dave. Carried.

Cornelius and Cathy Odendaal have submitted a request for two different options that would allow them to build a garage on their property at 1039 2nd St NE. A request for a similar variance had been approved by the Board several years ago but the variance expired because the project did not commence in the allotted time. The variances could potentially be for lot area, accessory building area, rear yard setback and lot coverage. One option would be for a 24' X 28' garage and the other option would be a 26' X 30' garage.

Their lot is 40.4' X 140' for a total of 5656 SF. They are asking for a variance to build a detached garage on the north side of their existing home that has an attached garage. Access to the new garage would be from the avenue.

Cornelius Odendaal stated the attached garage is 24' deep and when asked about attaching the new garage to the existing garage, he said it would cost too much money to have a foundation installed and there is also an electrical box in the way.

Guy noted that the variance for accessory building area would go away if the new garage was attached to the existing garage.

Mark said the garage could be 3' from the property line and the overhang could project into that 3' space.

Guy asked if the owners had found the property pins.

Cornelius Odendaal said they had located the pins at the time of the first request but would have to locate them again.

Paul asked the owners how long they had lived at that address.

Cathy Odendaal stated they have owned the house for about 13 years.

Al suggested going with a garage that would be 26' deep to allow for additional depth for bigger vehicles.

Guy suggested a garage that would be 26' deep and 28' wide with a 3' rear yard setback on the west side of the property. This would have a small projection on the east side and be about 12.87% lot coverage.

Mark said there would be a limit of a 1' overhang on the garage if you follow the 3' rear yard setback.

Cornelius Odendaal said the existing garage also has a 1' overhang and that he would be very happy with a variance that would allow the garage to be 26' deep X 28' wide.

Dave made a motion to approve a 1344 SF lot area variance, a 162.4 SF accessory building area variance, and a 60.4 SF lot coverage variance to construct a detached garage north of the existing home at 1039 2nd St NE. Conditions of the approval are the garage meeting a 3' rear yard setback and establishing property pins on the west side of the parcel. Motion 2nd by Doug. On roll call vote Doug, Paul, Dave, Al and Guy all voted aye.

Helen reviewed proposed changes to the zoning regulations that addresses membership of the Board of Adjustment and added some clean-up language for clarification of the By-laws for the Board of Adjustment.

Doug made a motion to recommend the city commission approve changing the zoning ordinance to provide for an alternate member to be appointed to the Board of Adjustment. Motion 2nd by Al. Carried.

Dave made a motion to recommend the Board of Adjustment approve the amended By-laws of the Board. Motion 2nd by Al. Carried.

Doug made a motion to elect Guy as chairman of the Board of Adjustment. Motion 2nd by Al. Carried.

Al made a motion to elect Doug as vice chairman of the Board of Adjustment. Motion 2nd by Dave. Carried.

Meeting adjourned.

Respectfully submitted,

Helen Carlson
Recording Secretary