



Zoning Board Meeting Agenda City Hall – 153 E. Main Street Monday, July 21st, 2025 – 8:00 AM

City of Beach
153 East Main Street
PO Box 278
Beach, ND 58621-0278

Phone: 701-872-4103
Fax: 701-872-4924
Email:
cityofbeach@midstate.net
www.beachnd.com

Equal Opportunity Employer

Zoning Board Members

Leann Allen-VP
PO Box 250
Beach, ND 58621

Al Begger-Pres.
PO Box 843
Beach, ND 58621

Michelle Marman
PO Box 726
Beach, ND 58621

Tracey Trask
PO Box 724
Beach, ND 58621

Tony Wanner
PO Box 333
Beach, ND 58621

Zoning Administrator
Kimberly Gaugler
PO Box 278
Beach, ND 58621

1. Call Meeting to Order
2. Roll Call of Members
3. Additions or Corrections to the Agenda & Approval
4. Recognize Visitors & Public Participation
5. Reading of the June 16th Meeting Minutes & Approval
6. Zoning Administrator's Written Report
7. Unfinished Business
8. New Business
 - Public Hearing at 8:15 a.m. on the Application for Approval of Zoning Change at Hunter's 3rd Addition, Block 3, Lots 7, 8, 9 from Residential-1 to Commercial-2 Submitted by Joe & Sue Finneman.
 - Application for Building a Fence at 466 2nd Ave SE
 - Application for Building a Fence at 405 4th Street SE
9. Adjourn

NEXT MONTH'S MEETING

Monday, August 18th

"If you would like to live in a community in which you may have pride, then dedicate yourself in a spirit of humility and your responsibilities in that community."

Herbert Prochnow

BEACH ZONING BOARD PROCEEDINGS
PUBLISHED SUBJECT TO THE BOARDS REVIEW AND REVISION

A regular meeting of the Beach Zoning Board was called to order by Chairperson Al Begger on Monday, June 16 at 8:00 am. Zoning Board members present when the meeting was called to order were Leann Allen, Michelle Marman, Tracey Trask, Tony Wanner, Zoning Administrator Kimberly Gaugler, guests Public Works Superintendent Randy Dietz, City Council Tom Marman, Joe & Sue Finneman and Teresa Steele.

Roll call was taken. All members were present.

Additions or Corrections to the Agenda & Approval

Trask moved to approve the agenda as presented, second by Allen. Motion carried unanimously.

Minutes

Gaugler read minutes from the meeting on May 19, 2025. Marman moved to approve the minutes, second by Trask. Motion carried unanimously.

Zoning Administrator's Report

Gaugler reviewed her written report. There is one Application for Approval of Zoning Change to review this month. Attorney Bouray completed a draft of an ordinance to address the use of cargo storage/shipping containers. City Council approved the First Reading of the ordinance on June 2nd. Upon approval of a Second and Final Reading the ordinance will go into effect. The 2025 Street & Utility Improvement Project could be complete as early as mid-July. The current Renaissance Zone expires on August 1. We are in the process of applying for renewal of the Renaissance Zone for an additional 10 years.

Unfinished Business

There is no unfinished business.

New Business

A Public Hearing was held at 8:15 am for comment on an Application for Conditional Use at 524 Central Avenue N. Wanner moved to open the Public Hearing for comment, second by Allen. Motion carried unanimously. Teresa Steele explained she was applying for the Conditional Use at 524 Central Avenue N to operate her business, Greater Edge Therapy, LLC. She would be providing individual mental health therapy for ages 4+ with evidence-based practice techniques including but not limited to; play therapy, sand tray therapy, cognitive behavioral therapy, accelerated resolution and solution focused therapy. Business hours would be 8am-5pm Monday-Thursday. Gaugler mentioned three adjoining property owners (Kathleen Hanson, Bev Wolff and Gordon Ueckert) provided verbal or written support of the conditional use request. No comments were received by others in attendance. Wanner moved to close the Public Hearing, second by Trask. Motion carried unanimously. Allen moved to make recommendation for City Council to approve the request for Conditional Use at 524 Central Avenue N, second by Trask. Motion carried unanimously.

Joe & Sue Finneman met with the Zoning Board on an Application for Approval of Zoning Change. Their request is to change the zoning of Hunter's 3rd Addition, Block 3, Lots 7, 8, 9 from Residential-1 (R-1) to Highway Commercial (C-2). Finneman's explained the lots have been used for commercial purposes since owning them. They would like to continue using the lots for commercial purposes. Gaugler provided the Zoning Board with City Ordinance 19.0602-7 through 19.0602-10 which outlines the procedure for making amendments to zoning. Wanner moved to proceed to Public Hearing on the Application for Approval of Zoning Change, second by Marman. Motion carried unanimously. The Public Hearing will be set for July 21 at 8:15 a.m. The Finneman's also requested the two approaches to their property, which were removed by the city, be restored. Marman recommended working with Public Works Department and City Council on this request as it is not something Zoning Board would handle.

No other business was brought forward. Trask moved to adjourn, second by Marman. Motion carried unanimously. Meeting adjourned at 8:45 am.

Attest:

Al Begger, Chairperson

Kimberly Gaugler, Zoning Administrator

Zoning Administrator's Report

Monday, July 16th, 2025

1. There is an Application for Approval of Zoning Change with Public Hearing scheduled to be held at 8:15 a.m. and two Applications for Building a Fence for your review this month.
2. The City Council had the Second and Final Reading on July 7th of the new Floodplains Ordinance. Our new Flood Insurance Rate Map (FIRM) will go into effect September 19, 2025.
3. The contractor for the 2025 Street & Utility Improvement Project started on April 14th and anticipated completion of the project is the beginning of August.
4. The City Council will hold a Public Hearing at 7:30 pm this evening for comment on the proposed Renaissance Zone Plan for a 10-year period. Designation of our current plan is set to expire on August 1, 2025. Since the Renaissance Zone went into effect, we have managed 34 projects that have increased property value by 33.86% and increased taxable value by 32.20%.
5. Please be sure to stay connected by checking our City social media sites for community messages.



CITY OF BEACH**APPLICATION FOR APPROVAL OF ZONING CHANGE**

CITY OF BEACH

ZONING ADMINISTRATOR

PHONE: (701) 872-4103 FAX: (701) 872-4924

153 E. MAIN STREET

PO Box 278

BEACH, ND 58621-0278

CITYOFBEACH@MIDSTATE.NET

APPLICATION NUMBER: 01-2025

DATE ISSUED: _____

INSTRUCTIONS:

Return your completed application to the Zoning Administrator at the address above at least 3+ weeks before the regularly scheduled monthly meeting of the City Planning & Zoning Commission.

APPLICANT INFORMATION:

Name: Joseph and Susan Finneman
Mailing Address: PO Box 398, Beach, ND 58621
City, State Zip: 341 4th Ave NE
Phone Number: 701-872-6466 or 701-527-8159

THIS APPLICATION IS FOR A ZONING CHANGE IN:

City of Beach Extraterritorial Jurisdiction*

*The extraterritorial jurisdiction of the City of Beach Zoning Commission is the corporate limits plus one mile as per ND Century Code 40-48-18.

LEGAL DESCRIPTION AND SIZE OF PARCEL FOR WHICH A ZONING CHANGE IS BEING REQUESTED:

Lot(s): 4-9 Block(s): 3 Subdivision: Hunter's 3rd

Qtr/Qtr: NE Section: 25 Township: 140 Range: 106

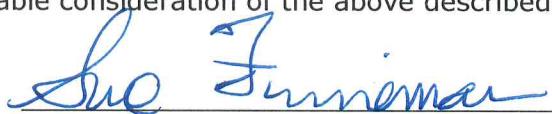
PARCEL NUMBER: 04 794 000 Size of Parcel: 0.971 acres

PRESENT ZONING DISTRICT: Highway Commercial & Residential

REQUESTED CHANGE IS TO: Highway Commercial

PROPOSED LAND USE (BE SPECIFIC, USE ADDITIONAL SHEET IF NECESSARY): Res. Zoned Lots
Adjoin Highway Commercial Lots. Used for a Bar/Shop and
Vacant land for material storage and Conex Boxes.
Also, Restore two approaches to property on 341 4th Ave NE

I hereby certify that I understand the City of Beach Zoning Ordinance as it applies to this application. I have reviewed and understand all covenants which may apply to this property, and believe them to permit the use(s) allowed by this Zoning Change. I agree to abide by all applicable City, State and Federal ordinances, laws and regulations in the use/development of this property. I hereby request favorable consideration of the above described zoning change request.



Applicant Signature

5/23/25

Date

not in the best interest of the City of Beach, North Dakota, for the member to continue to serve.

Vacancies on the Zoning Commission shall be filled by the City Council of Beach, North Dakota within forty-five (45) days after the vacancy occurs. Those appointed to fill the vacancy shall be appointed for the unexpired term. If a vacancy should exist in the position which is required to be filled by the Board of County Commissioners of Golden Valley County, North Dakota, said Board shall fill said vacancy.

19.0602-7 Procedure for making amendments.

1. Applications for amendments shall be filed with the zoning administrator of technical review committee.
2. The zoning administrator shall present said application to the city zoning commission at its regular scheduled meeting.

19.0602-8 Notice of amendment hearings.

1. Once a week for two (2) successive weeks notice of the time and place of the hearing shall be published in the official newspaper of the city of Beach.
2. The zoning administrator shall notify applicant of the time and place of said hearing.
3. The zoning administrator shall post notice of time and place of said hearing on the affected site.
4. Notice of the hearing shall be mailed to owners of property within one hundred fifty feet (150') (excluding the width of street), of the property described in the application IT SHALL BE THE DUTY of the applicant to notify said adjoining owners. Notice shall be given at least 14 days prior to the date of hearing. Notice shall be given by certified mail, return receipt requested. Proof of service to said notice shall be filed with the board hearing the matter, prior to the hearing.

19.0602-9 Public hearings by zoning commission and city council.

1. Following a public hearing conducted by the zoning commission, said commission shall submit its recommendations concerning the proposed amendment

to the city council.

2. Upon receipt of the zoning commission's recommendations, the city council shall set a final hearing date for the proposed amendment.
3. Procedure for the notice of the final hearings shall follow that of the hearing conducted by the zoning commission.
4. Following the final hearing, the city council shall approve or disapprove the proposed amendment.

19.0602-10 Protests to amendments.

1. If a protest against an amendment is signed by the owners of twenty (20) percent or more:
 - (a) Of the area of the lots included in such proposed change; or
 - (b) Of the area adjacent, extending one hundred and fifty (150) feet from the area to be changed, excluding the width of streets, the amendments shall not become effective except by the favorable vote of three-fourths (3/4) of all the members of the city council of Beach.
2. A public hearing shall be held by the city council on all protests to amendments.
3. Once a week for two (2) successive weeks notice of the time and place of the hearing shall be published in the official newspaper of the city of Beach.
4. All protest to amendments shall be filed in writing with the city auditor within ten (10) days following approval of the amendment being protested.

19.0602-11 Application procedure for conditional use or temporary use permits.

1. Applications for a use permit shall be filed with the zoning administrator.
2. Application shall include:
 - (a) A description of the property, existing acescent structures and proposed uses and structures.

Zoning Classifications

- R-1, Single Family Residential
- R-2, Multi-Family Residential
- C-1, Commercial-High Density
- C-2, Highway Commercial
- MH, Mobile Home
- P, Public Use
- TA, Temporary Residential
- I, Industrial
- A, Agricultural

341 4th Ave NE

Lots 4-9, Block 3,
Hunter's 3rd Addition



341 4th Ave NE, Beach, ND 58621

Lots 4-5-6-7-8-9, Block 3, Hunter's 3rd Addition

Joe & Sue Finneman, 726 3rd Ave NW, PO Box 398

Request to the Beach Zoning Board regarding Ordinance 397-Use of Storage Containers:

I want to continue using storage boxes and van boxes on all lots after Ordinance 397 is enacted. The lots are zoned Urban/Commercial-- three are Highway Commercial zoned and three are Residential zoned. If this is not an option, I request changing the zoning on the three residential lots to Highway Commercial.

In addition, I request the Zoning Board's support rebuilding both approaches from 4th Ave NE to my property and restoring the drainage ditch back to how it was since I purchased the lots in 1977.

The two approaches onto this property from 4th Ave NE were torn out in 2023 by the City of Beach without any notice. The loss of these approaches:

- 1) Interfere with my construction business.
- 2) Reduce property value.
- 3) A safety issue.
- 4) Worsen the stormwater drainage along 4th Ave. NE
- 5) Cause needless maintenance for the owner and city.

History

1977

I purchase vacant lots 4-5-6-7, Blk 3, Hunter's 3rd Addition. A shallow drainage ditch allowed drainage to flow down 4th Ave. NE on the west side of the block. Floyd Braden managed Beach Public Works at the time and we agreed installing two hardened crossing would best serve my interests and the city's interests. The two low approaches would give me access to my property while allowing stormwater to flow over the approaches unrestrictedly during a rain.

1990-2010

Four commercial structures were built on the property and used for my construction company. I have invested significant time and resources building up and maintaining these properties.

1996

Finnemans purchased Lots 8-9, Blk 3.



November 2022

Without notice, someone came and gouged out deep trenches in the drainage ditch. The sides of the ditch were steep and I couldn't use the riding mower to maintain the area afterward. The mower nearly tipped over the first time I tried to clean up. I asked the city superintendent what they planned to do, but nothing was resolved. Both approaches were left in place and useable at this time.



CITY OF BEACH

PO Box 278
 153 MAIN STREET
 BEACH, ND 58621-0278
 PHONE: (701)-872-4103
 FAX: (701)-872-4924

APPLICATION FOR BUILDING-FENCEAPPLICATION NUMBER: 07-2025DATE ISSUED: 06/25/25 EXPIRES: 12/25/25**INSTRUCTIONS:**

1. For new buildings and additions to existing buildings, complete entire form.
2. Include all necessary drawings in the space provided on page 5. Submit site plans, photographs, surveys, etc. of the property with the application.
3. Return completed application and fees to the Zoning Administrator at least 4+ weeks before proposed construction.
4. Incomplete applications will be returned to the applicant.

LOCATION OF PROPOSED STRUCTURE:

Michaela Applegate
 Address: 466 2nd Ave SE Beach, ND

For New Structures an address will be assigned once the Application has been approved.

Is property located in Renaissance Zone?
 YES NO

PERMIT FEES, CHECK ALL THAT APPLY:**RESIDENTIAL:**

\$ 25.00 Addition to Existing Structure
 \$ 75.00 Single-Family Residential
 \$100.00 Multi-Family Residential
 \$ 50.00 Singlewide Mobile Home
 \$ 75.00 Doublewide Mobile Home

GARAGES, SHOPS, STORAGE BUILDINGS, FENCES:

\$ 0.00 Fence
 \$ 25.00 Addition to Existing Structure
 \$ 50.00 Buildings 2,000 Sq.Ft. or Less
 \$ 75.00 Greater than 2000 Sq.Ft.

COMMERCIAL & MISCELLANEOUS:

\$ 25.00 Addition to Existing Structure
 \$ 150.00 Commercial Building
 \$ 200.00 Industrial Building
 \$ 50.00 Conditional Use Permit
 \$ 50.00 Temporary Use Permit

\$ 0.00 Total

Make Check Payable to: City of Beach

APPLICANT INFORMATION:

Name: Jordan Tescher
 Mailing Address: Box 1022
 City, State Zip: Beach ND 58621
 Phone Number: 701 - 218 - 0050

TYPE OF PERMIT DESCRIPTION

Building Permit ALL elements adhere to the City of Beach Zoning Ordinance & State Building Code.

Variance Requested A variance is needed if the building proposal does not meet ordinance requirements and cannot reasonably be changed to meet standards.

Conditional Use Use of lands or structures which are not considered a desired use of lands or structures within a described zoning district, but deemed allowable by the Beach City Council shall be known as conditional uses, and shall require a permit acquired through the procedure described in Article 190602-7.

Temporary Use Uses of lands or structures which are deemed allowable by the Beach City Council for prescribed length of time shall be known as temporary uses and shall require a permit acquired through the procedure described in Article 19.0602-7.

CONSTRUCTION WILL BEGIN BY: June 20 **AND BE FINISHED NO LATER THAN:** August 31

HIGHWAY & LOT LINE SETBACK REQUIREMENTS:

All buildings or structures shall adhere to the following public road or lot line setback requirements:

1. All buildings, structures and visual obstructions shall be setback not less than 25 feet from any federal, state or county highway right-of-way line and not less than 60 feet from the center line of any highway frontage road.
2. Buildings and structures in a C-1 district shall adhere to any front and side setback requirements considered necessary for sidewalks.
3. A front yard depth of not less than 15 feet from the frame or face of the structure (house) to the lot line shall be required in R-1, R-2, and C-2 districts. Also, a front yard depth of 25 feet from the frame or face of a garage structure is required.
4. A side yard setback of not less than either 10 percent of the lot width or 6 feet from the side lot line to the face of any primary or accessory structure shall be required on interior lots in R-1, R-2, and C-2 districts.
5. Side yard setbacks on the street side of corner lots shall be either 15 feet or in alignment with the existing structures on the specific block frontage when 30 percent or more of the frontage is developed. These side setback requirements apply in R-1, R-2, and C-2 districts. Also, a side yard depth of 25 feet from the frame or face of a garage structure is required.
6. Rear yards shall be a depth of not less than 15 feet from the center of the alley easement to the face of any structure in R-1, R-2, and C-2 districts.
7. Mobile homes and recreation vehicles shall be a minimum of 7.5 feet from any lot line, 15 feet from any other residence or commercial structure and 25 feet from a zoning district boundary.

OFF STREET PARKING:

1. Yard setback areas may be used for off-street parking.
2. Two off-street parking spaces shall be provided for each residential unit in an R-1 district.
3. One and one-half off-street parking spaces shall be provided for each residential unit in an R-2, MH, TH, C-1 or C-2 district.
4. Commercial establishments shall provide off-street parking for all commercial vehicles.
5. One off-street parking space shall be provided for every three employees of a commercial enterprise.

APPLICANT COMMENTS/FURTHER INFORMATION:

replacing existing residential fence. New fence will be inside existing fence 1+ feet. 18 feet + from center of alley. replacing with silver chain link - 4 feet

I the undersigned applicant for a permit do hereby attest that the information contained in this application is truthful and correct to the best of my ability. I further agree to comply with all building codes and standards as regulated by the State of North Dakota, and the requirements and conditions of this permit, and the Zoning Ordinance of the City of Beach. I understand that any inappropriate use of this permit may cause me to be required to pay a penalty and result in loss of city services.

I certify that I am the Property Owner Construction Contractor hired by the owner.

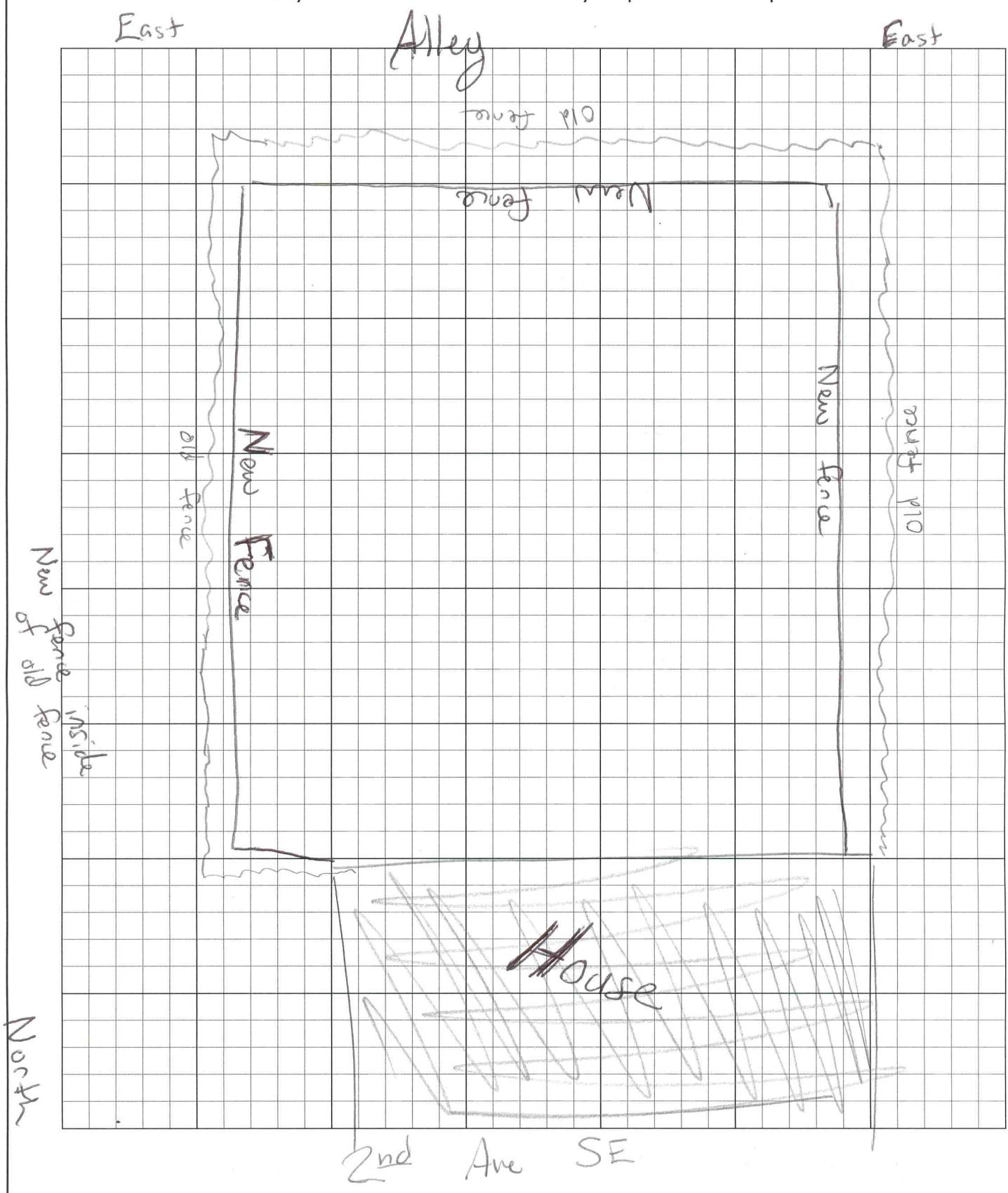
Signature of Applicant

Email Address (to send a copy of permit) TescherFencing@gmail.com

June 16 2025

Date

Please sketch out your building structure here. Label the existing structure(s), which side the street is on and which side the alley is on. Measurements are very helpful but not required.



TO BE COMPLETED BY THE ZONING ADMINISTRATOR**REVIEW OF BUILDING PERMIT****Is the proposed structure openly permitted in the Zoning District in which it is proposed?** Yes No**If not, mark appropriate box(es) below:** Conditional Use Temporary Use Variance Requested**PROPOSED BUILDING COMPLIANCE WITH ZONING ORDINANCE**

CONCERN:	ADEQUATE	INADEQUATE	NOT APPLICABLE
Lot Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Structure Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screens or Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Noise Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Service Capacity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health & Safety Measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floodplain Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Square foot coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Does the proposed structure meet District requirements of lot size, soil capabilities, lot setbacks, highway access, height restriction and off-street parking? Yes No**If no, in which way does the proposed structure violate requirements?****The Application as Submitted Is:** Approved Denied Deferred to Zoning Commission & Public Review**If denied or deferred, reason for decision:**
Zoning Administrator Signature

Date

06-25-2025

CITY OF BEACH

PO Box 278
153 MAIN STREET
BEACH, ND 58621-0278
PHONE: (701)-872-4103
FAX: (701)-872-4924

APPLICATION FOR BUILDINGAPPLICATION NUMBER: 08-2025DATE ISSUED: 07/21/25 EXPIRES: 12/21/25**INSTRUCTIONS:**

1. For new buildings and additions to existing buildings, complete entire form.
2. Include all necessary drawings in the space provided on page 5. Submit site plans, photographs, surveys, etc. of the property with the application.
3. Return completed application and fees to the Zoning Administrator at least 4+ weeks before proposed construction.
4. Incomplete applications will be returned to the applicant.

LOCATION OF PROPOSED STRUCTURE:

Address: _____

For New Structures an address will be assigned once the Application has been approved.

Is property located in Renaissance Zone?

 YES NO**PERMIT FEES, CHECK ALL THAT APPLY:****RESIDENTIAL:**

\$ 25.00 Addition to Existing Structure
 \$ 75.00 Single-Family Residential
 \$100.00 Multi-Family Residential
 \$ 50.00 Singlewide Mobile Home
 \$ 75.00 Doublewide Mobile Home

GARAGES, SHOPS, STORAGE BUILDINGS, FENCES:

\$ 0.00 Fence
 \$ 25.00 Addition to Existing Structure
 \$ 50.00 Buildings 2,000 Sq.Ft. or Less
 \$ 75.00 Greater than 2000 Sq.Ft.

COMMERCIAL & MISCELLANEOUS:

\$ 25.00 Addition to Existing Structure
 \$ 150.00 Commercial Building
 \$ 200.00 Industrial Building
 \$ 50.00 Conditional Use Permit
 \$ 50.00 Temporary Use Permit

\$ _____ Total

Make Check Payable to: City of Beach**APPLICANT INFORMATION:**

Name: Wayne & Berk Fahnestrom
Mailing Address: 405 4th St. SE
City, State Zip: Beach, ND 58621
Phone Number: 651-491-9371

TYPE OF PERMIT DESCRIPTION

Building Permit ALL elements adhere to the City of Beach Zoning Ordinance & State Building Code.

Variance Requested A variance is needed if the building proposal does not meet ordinance requirements and cannot reasonably be changed to meet standards.

Conditional Use Use of lands or structures which are not considered a desired use of lands or structures within a described zoning district, but deemed allowable by the Beach City Council shall be known as conditional uses, and shall require a permit acquired through the procedure described in Article 19.0602-7.

Temporary Use Uses of lands or structures which are deemed allowable by the Beach City Council for prescribed length of time shall be known as temporary uses and shall require a permit acquired through the procedure described in Article 19.0602-7.

CONSTRUCTION WILL BEGIN BY: mid July? AND BE FINISHED NO LATER THAN: late August

HIGHWAY & LOT LINE SETBACK REQUIREMENTS:

All buildings or structures shall adhere to the following public road or lot line setback requirements:

1. All buildings, structures and visual obstructions shall be setback not less than 25 feet from any federal, state or county highway right-of-way line and not less than 60 feet from the center line of any highway frontage road.
2. Buildings and structures in a C-1 district shall adhere to any front and side setback requirements considered necessary for sidewalks.
3. A front yard depth of not less than 15 feet from the frame or face of the structure (house) to the lot line shall be required in R-1, R-2, and C-2 districts. Also, a front yard depth of 25 feet from the frame or face of a garage structure is required.
4. A side yard setback of not less than either 10 percent of the lot width or 6 feet from the side lot line to the face of any primary or accessory structure shall be required on interior lots in R-1, R-2, and C-2 districts.
5. Side yard setbacks on the street side of corner lots shall be either 15 feet or in alignment with the existing structures on the specific block frontage when 30 percent or more of the frontage is developed. These side setback requirements apply in R-1, R-2, and C-2 districts. Also, a side yard depth of 25 feet from the frame or face of a garage structure is required.
6. Rear yards shall be a depth of not less than 15 feet from the center of the alley easement to the face of any structure in R-1, R-2, and C-2 districts.
7. Mobile homes and recreation vehicles shall be a minimum of 7.5 feet from any lot line, 15 feet from any other residence or commercial structure and 25 feet from a zoning district boundary.

OFF STREET PARKING:

1. Yard setback areas may be used for off-street parking.
2. Two off-street parking spaces shall be provided for each residential unit in an R-1 district.
3. One and one-half off-street parking spaces shall be provided for each residential unit in an R-2, MH, TH, C-1 or C-2 district.
4. Commercial establishments shall provide off-street parking for all commercial vehicles.
5. One off-street parking space shall be provided for every three employees of a commercial enterprise.

APPLICANT COMMENTS/FURTHER INFORMATION:

*4' black aluminum (looks like wrought iron) spokes w/
Back yard to alley*

I the undersigned applicant for a permit do hereby attest that the information contained in this application is truthful and correct to the best of my ability. I further agree to comply with all building codes and standards as regulated by the State of North Dakota, and the requirements and conditions of this permit, and the Zoning Ordinance of the City of Beach. I understand that any inappropriate use of this permit may cause me to be required to pay a penalty and result in loss of city services.

I certify that I am the Property Owner Construction Contractor hired by the owner.

Beth Tahlstrom

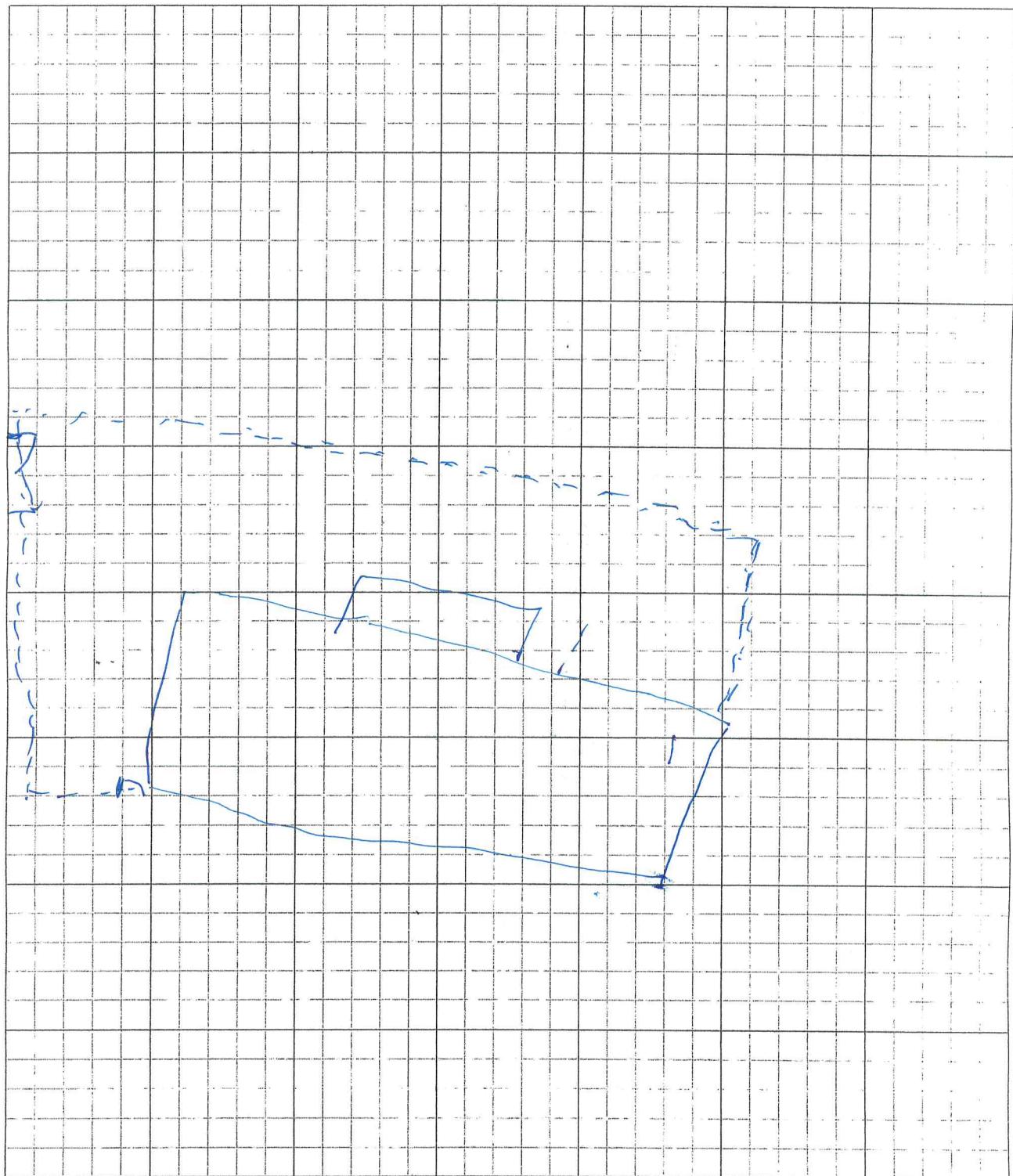
Signature of Applicant

Email Address (to send a copy of permit) *waynebeach@qol.com*

6-26-25

Date

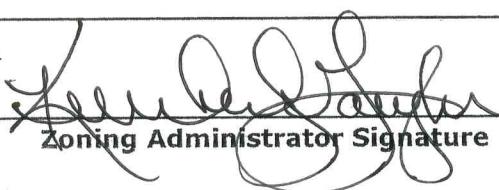
Please sketch out your building structure here. Label the existing structure(s), which side the street is on and which side the alley is on. Measurements are very helpful but not required.



4th St

TO BE COMPLETED BY THE ZONING ADMINISTRATOR**REVIEW OF BUILDING PERMIT****Is the proposed structure openly permitted in the Zoning District in which it is proposed?** Yes No**If not, mark appropriate box(es) below:** Conditional Use Temporary Use Variance Requested**PROPOSED BUILDING COMPLIANCE WITH ZONING ORDINANCE**

CONCERN:	ADEQUATE	INADEQUATE	NOT APPLICABLE
Lot Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Structure Orientation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Screens or Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Noise Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Quality Controls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public Service Capacity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Health & Safety Measures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Traffic Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Road Access	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floodplain Management	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Square foot coverage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Does the proposed structure meet District requirements of lot size, soil capabilities, lot setbacks, highway access, height restriction and off-street parking? Yes No**If no, in which way does the proposed structure violate requirements?****The Application as Submitted Is:** Approved Denied Deferred to Zoning Commission & Public Review**If denied or deferred, reason for decision:**
Zoning Administrator Signature07/15/2025
Date