Bismarck

Community Development Department

BISMARCK BOARD OF ADJUSTMENT MEETING AGENDA

January 2, 2014

Tom Baker Meeting Room	**4:00 p.m.**	**City-County Office Building**

MINUTES

1. Consider the approval of the minutes of the December 12, 2013 meeting of the Board of Adjustment.

REQUEST

2. **Variance from Section 14-04-06(5) of the City Code of Ordinances (R10-Residential)(Lot Width)** – 604 South 14th Street (Lot 2, Block 10, Richter's Subdivision
   James and Sheila Roehrich are requesting a variance to allow the construction of an accessory building on a lot considered a nonconforming use (lot width of less than 50 feet).

   Board Action: □approve □continue □table □deny

OTHER BUSINESS

3. **Other**

ADJOURNMENT

4. **Adjournment.** The next regular meeting date is scheduled for February 6, 2014.

BISMARCK COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

BACKGROUND:

Title:
604 South 14th Street – Variance (Nonconforming Use - Lot Width)
(Lot 2, Block 10, Richter's Subdivision)

Status:	**Date:**
Board of Adjustment	January 2, 2014
Owner(s):	**Engineer:**
James and Sheila Roehrich	None

Reason for Request:
Variance from Section 14-04-06(5) of the City Code of Ordinances (R10-Residential)(Lot Width) to allow the construction of an accessory building on a nonconforming use (width of less than 50 feet).

Location:
The property is located on the west side of South 14th Street south of Ingals Avenue.

ADDITIONAL INFORMATION:

1. The proposed variance request is located within a subdivision that was recorded in 1953. A building permit to construct a single-family dwelling was issued in 1959 and a building permit was issued to construct a shed was issued in 1973. The applicant wishes to demolish the existing 120 square foot shed and construct a 1,400 square foot accessory building

APPLICABLE PROVISION(S) OF ZONING ORDINANCE:

1. Section 14-02-03 of the City Code of Ordinances (Definitions) defines a variance as, "A device which grants a property owner relief from certain provisions of the zoning ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to increase the financial return."

2. Section 14-02-03 of the City Code of Ordinances (Definitions) defines a nonconforming use as, "The use of a building or other structure or a tract of land which does not conform to the use or regulations of this title for the district in which it is located, either at the effective date of this title, or as a result of subsequent amendments which may be incorporated into this title."

3. Section 14-04-06(5) of the City Code of Ordinances (R10-Residential)(Lot Width) states, " Each lot shall have a front property line width of not less than forty (40) feet, and in addition, shall have a width of not less than sixty (60) feet, measured along a line approximately parallel to and forty (40) feet back from the front property lined. Provided, however, that on a record lot corresponding to a plat or deed recorded prior to 1953, the minimum lot width measured along the front building line may be reduced to not less than fifty (50) feet."

   The proposed variance request is located within a subdivision that was recorded in 1953; however the platted lot width of the property is only forty-five (45) feet. Said property is considered a nonconforming use.

FINDINGS:

1. The need for a variance is based on special circumstances or conditions unique to the specific parcel of land involved that are not generally applicable to other properties in this area and within the R10-Residential zoning classification.

2. The hardship is not caused by the provisions of the Zoning Ordinance.

(continued)

3. Strict application of the provisions of the Zoning Ordinance would not deprive the property owner of the reasonable use of the property.
4. The requested variance is not the minimum variance that would accomplish the relief sought by the applicant.
5. The granting of the variance is not in harmony with the general purposes and intent of the Zoning Ordinance.

RECOMMENDATION:

Staff recommends reviewing the above findings and modifying them as necessary to support the decision of the Board.

If granted, the variance must be put to use within 24 months or it shall lapse and the landowner must reapply.

Proposed Variance (Nonconforming Use - Lot Width)
Lot 2, Block 10, Richter's Subdivision
604 South 14th Street

DISCLAIMER: This map is for representation use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated heron.
Map was Updated/Created: December 16, 2013 (hlb)

Source: City of Bismarck

N

0 370 740 Feet

EXCERPTS FROM BISMARCK ZONING ORDINANCE RELATING TO VARIANCES (City of Bismarck & ETA Requests)

14-02-03. Definitions. The following definitions represent the meanings of terms as they are used in these regulations:

Variance: A device which grants a property owner relief from certain provisions of a zoning ordinance when, because of the particular physical surroundings, shape or topographical condition of the property, compliance would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to increase the financial return.

14-06-02. Powers and Duties.

* * * * *

2. Variances. On appeal from an order, requirement, decision or determination made by an administrative official, the board of adjustment may vary or adjust the strict application of any of the requirements of this article in the case of an exceptionally irregular, narrow, shallow or steep lot or other exceptional physical or topographical condition, by reason of which the strict application of the provisions of the article would result in unnecessary hardship that would deprive the owner of a reasonable use of the land or building involved, but in no other case.

   No adjustment in the strict application of any provisions of this article shall be granted by the board of adjustment unless it finds:

   a. That there are special circumstances or conditions, fully described in the findings of the board, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or building, and do not apply generally to land or buildings in the neighborhood, and have not resulted from any act of the applicant taken subsequent to the adoption of this article, whether in violation of the provisions of the article, or not.

   b. That, for reasons fully set forth in the findings of the board, the circumstances or conditions so found are such that the strict application of the provisions of this article would deprive the applicant of the reasonable use of said land or building, and the granting of the variances is necessary for the reasonable use of the land or building, and that the variance as granted by the board is the minimum variance that will accomplish the relief sought by the applicant.

   c. That the grant of the variance will be in harmony with the general purposes and intent of this article, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

   d. A variance granted under this chapter must be put into use within 24 months of the granting of the variance or it shall lapse and the landowner must reapply.

Print Form

CITY OF BISMARCK/ETA & BURLEIGH COUNTY
APPLICATION FOR APPROVAL OF A VARIANCE
WRITTEN STATEMENT

1. Property Address or Legal Description: 604 South 14th Street

2. Location of Property: ☒ City of Bismarck ☐ ETA ☐ Burleigh County

3. Type of Variance Requested: Lot width

4. Applicable Zoning Ordinance Chapter/Section: 14-04-06(5)

5. Describe how the strict application of the requirements of the Zoning Ordinance would limit the use of the property. (Only limitations due to physical or topographic features - such as an irregularly shaped, narrow, shallow or steep lot or other exceptional physical or topographic condition - that are unique characteristics and not applicable to other properties in the neighborhood are eligible for a variance. Variances cannot be granted on the basis of economic hardship or inconvenience.)

See Attached

6. Describe how these limitations would deprive you of reasonable use of the land or building involved and result in unnecessary hardship.

See Attached

7. Describe how the variance requested is the minimum variance necessary to allow reasonable use of the property.

See Attached.

DEC 1 6 2013

Attachment to Variance – brief description of proposed variance and reason

We would like to move to the south side of Bismarck to live closer to my aging mother who lives down the street. My wife and I both grew up on the south side of Bismarck, raised our family on the north side but would now like to be closer to Mom to help her. Our plan is to downsize from our current house and move into the house on South 14th Street if we are allowed to build a garage.

There currently is only a small shed in the backyard of our house. In order for us to move into this home, we need to have a garage to house or vehicles and property. The garage would replace an existing small shed currently on the lot. We would like to build as big as allowed.

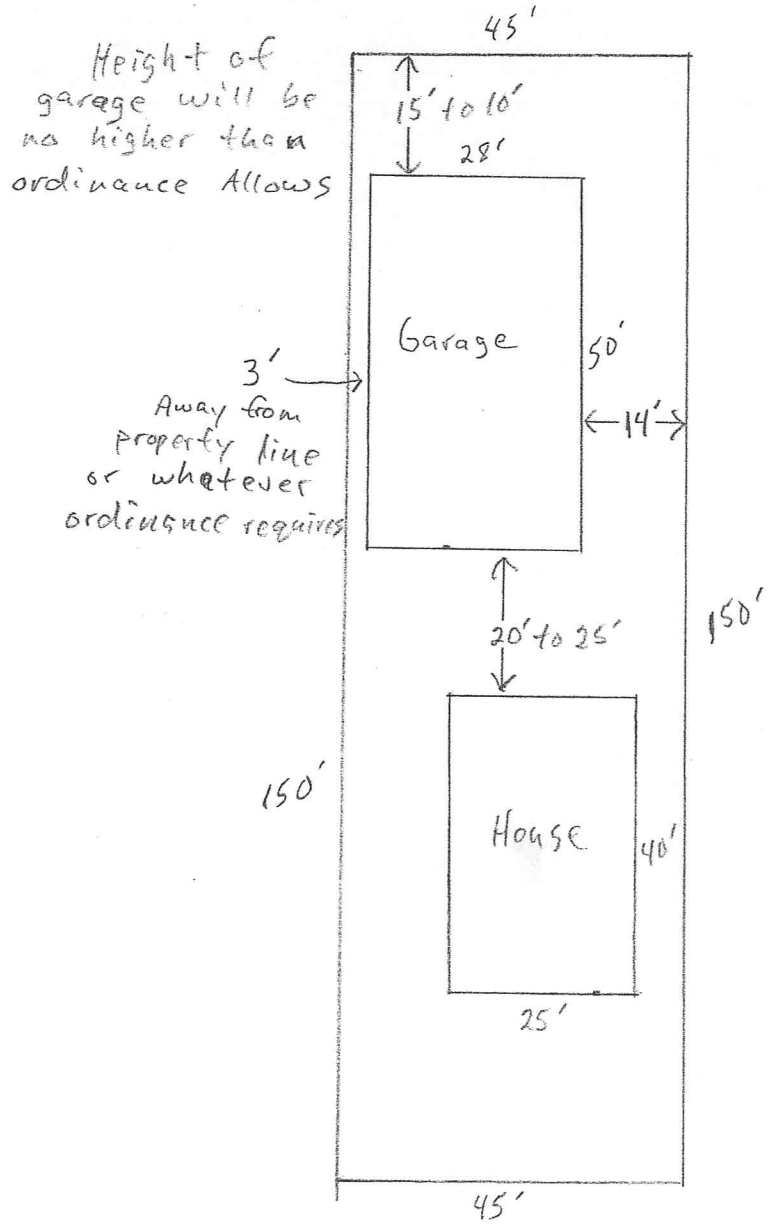
Dimensions would be 28' x 50' and no taller than ordinance allows. Please see drawing for details on position and dimensions.

Please note that neighbors behind us on South 13th Street have 45' lots and they have garages on their properties. We would like to be afforded the same privilege.

If you won't approve this size garage, please let us know how big of a garage that would be allowed.

Thank you for your consideration.

Jim Roehrich



BISMARCK BOARD OF ADJUSTMENT

MEETING MINUTES

December 12, 2013

The Bismarck Board of Adjustment met for a special meeting on December 12, 2013 at 4:00 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5th Street. Chairman Marback presided.

Members present were Blair Ihmels, Jennifer Clark, Ken Heier, Chris Seifert and Michael Marback.

Member absent was Jeff Ubl.

Staff members present were Kim Lee – Planning Manager, Jenny Wollmuth – Planner, Brady Blaskowski – Acting Building Official, Jason Hammes – Assistant City Attorney and Hilary Balzum – Community Development Office Assistant.

Others present were Jon Hanson, Jennifer Grove, Jaime Stephens, Jan Carter, David Upgren, Dave Prindiville, Dale Gossett, Paul Bortke, Jim Isaak, Connie Isaak, Glen Ternes, Cindy Ternes and Todd Freitag.

INTRODUCTION OF NEW BOARD MEMBER

Chairman Marback took a minute to recognize Chris Seifert as a new member of the Board of Adjustment. His term is for three years.

MINUTES:

Chair Marback asked for consideration of the minutes of the November 7, 2013 meeting.

MOTION: A motion was made by Ms. Clark and seconded by Mr. Heier to approve the minutes of the November 7, 2013 meeting as distributed. With Board Members Clark, Heier, Ihmels, Seifert and Marback voting in favor, the minutes were approved.

VARIANCE FROM SECTION 14-03-10(1)(E) OF THE CITY CODE OF ORDINANCES (OFF-STREET PARKING AND LOADING) (RESTAURANTS) – 1515 BURNT BOAT DRIVE (AUDITOR'S LOT C2, BLOCK 2, TYLER'S FIRST SUBDIVISION)

Chairman Marback stated the applicant was requesting a variance to reduce the number of required off-street parking spaces from 33 spaces to 10 spaces for the operation of a self-serve yogurt establishment in a multi-tenant building at 1515 Burnt Boat Drive.

Mr. Gossett said his concept is very similar to Tutti Frutti, CherryBerry and Dairy Queen. He said he has already invested a lot of money into the project because they were under the

assumption that they would be classified as a retail space, just like the other businesses similar to this one, and he would like to be treated the same.

Chairman Marback asked how the Tutti Frutti and CherryBerry parking determinations were made. Mr. Blaskowski said previous allowances may have been in place but the zoning ordinance classifies this request as a restaurant, not a retail business.

Mr. Gossett said this business is different in that it will not have the same lunch and dinner rushes as a regular restaurant.

Mr. Ihmels asked if the comments regarding CherryBerry and Tutti Frutti being classified as retail spaces is accurate. Mr. Blaskowski said they are considered assembly spaces, but administrative approvals may have been made which reclassified them.

Ms. Clark asked who the other tenants of the building are or are going to be. Mr. Stephens said right now there is Batteries Plus and Rock 30 Games, and potentially a dentist in the near future.

Ms. Clark said the examples given by Mr. Gossett seem to be very congested locations.

Mr. Ihmels asked if there is enough parking for it to be a retail use. Mr. Blaskowski said yes, but occupancy can change which would change the parking requirement.

Ms. Clark asked if there is much control by staff over the uses. Mr. Blaskowski said it is difficult because it is not always known by staff that the use has changed, but a new assembly space would usually require a building permit of some sort so the attention is brought to them at that time.

Mr. Gossett said it is likely that the landlord of the property would be involved in the decision of who a new tenant would be to make sure they are a good fit.

MOTION: A motion was made by Mr. Ihmels to approve the variance to reduce the number of required off-street parking spaces from 33 spaces to 10 spaces for the operation of a self-serve yogurt establishment in a multi-tenant building. The motion was seconded by Mr. Seifert. With Board Members Clark, Heier, Ihmels, Seifert and Marback voting in favor of the motion, the motion was approved and the variance request was approved.

VARIANCE FROM SECTION 14-04-01(3) OF THE CITY CODE OF ORDINANCES (RR-RESIDENTIAL DISTRICT)(LOT AREA) - (PART OF LOT 3, BLOCK 3, GRAND PRAIRIE ESTATES 4TH SUBDIVISION)

Chairman Marback stated the applicant was requesting a variance to allow development of a 36,285 square foot parcel located within the RR-Residential zoning district.

Ms. Ternes said they purchased their original parcel in 1988 and in 2000, bought part of an adjacent parcel in order to have a horse. In October 2014, a portion of the original parcl was sold with the house an approximately 38,000 square feet was retained. She said their most

recent Burleigh County tax statement said they have 0.98 acres and she did not realize that they should be following the size of the original lot that was recorded. She said they are also working on a lot line adjustment application to the portion of land purchased in 2000 to the west of the property (the portion that was sold in October, 2014). She said the tax assessor added the strip of land when their taxes were assessed so they thought they had more land than they actually did.

Ms. Ternes then said she has always thought of them as two separate parcels since there are two warranty deeds.

Mr. Prindiville said he has a concern about everybody in the area having over two acres and that they will all decide to start subdividing their properties and then they will all be annexed into the City.

Mr. Upgren said he was told in 1978 that there was a four lot requirement and he does not want a precedent set that all of the lots can be subdivided, and then if they get annexed they will be double assessed with specials and taxes.

Mr. Isaak said he is concerned about the sewer system being able to keep up and the roads being adequate if everything gets turned into one-acre lots.

Ms. Ternes said there is a covenant in place, but that they were grandfathered in with 1.14 acres and she knows of a 1.09 acre property that was purchased near them recently as well. She said a drain field test was performed and it did pass.

Ms. Wollmuth explained that the creation of a 36,285 square foot lot would be substandard and would require a variance no matter what.

Chairman Marback said eight emails were received by staff regarding this request. They are attached as Exhibits A, B, C, D, E, F, G and H.

Mr. Ternes asked if application for a lot line adjustment to combine the northern portion of Tract A to the adjacent property owner will still be completed if the variance was denied. Ms. Wollmuth said yes, it will be completely administratively.

MOTION: A motion was made by Mr. Ihmels to deny the variance to allow development of a 36,285 square foot parcel located within the RR-Residential zoning district. The motion was seconded by Ms. Clark. With Board Members Clark, Heier, Ihmels, Seifert and Marback voting in favor of the motion, the motion was approved and the variance request was denied.

Chairman Marback explained to the applicants that they may appeal the decision to the City Commission.

VARIANCE FROM SECTION 14-04-06(8) OF THE CITY CODE OF ORDINANCES (R10-RESIDENTIAL DISTRICT)(SIDE YARD) – 3321 THUNDERBIRD LANE (LOT 8, BLOCK 1, K & L'S 4TH ADDITION)

Chairman Marback stated the applicant was requesting a variance to reduce the side yard setback along the west side of the property from ten (10) feet eight (8) inches to five (5) feet four (4) inches in order to construct a second level addition and uncovered deck.

Ms. Carter explained the issues she has been having with the existing addition and submitted Exhibit I which shows a timeline of when different events occurred.

Mr. Freitag, Sparling Construction, said he will be completing the construction process for Ms. Carter upon approval. He said the existing structure needs to be torn down and the new one will be moved away slightly from the property line. He said the new addition will actually be smaller than the current one and it is already built and ready to be shipped.

MOTION: A motion was made by Ms. Clark to approve the variance to reduce the side yard setback along west side of the property from ten (10) feet eight (8) inches to five (5) feet four (4) inches in order to construct a second level addition and uncovered deck. The motion was seconded by Mr. Ihmels. With Board Members Clark, Heier, Ihmels, Seifert and Marback voting in favor of the motion, the motion was approved and the variance request was approved.

OTHER BUSINESS

PARKING DETERMINATION – HAY CREEK SHOPS (LOT 1, BLOCK 2, HAY CREEK COMMERCIAL ADDITION)

Ms. Wollmuth said staff is requesting a parking determination be made by the Board in accordance with Section 14-03-10(4) of the City Code of City Ordinances (Off-Street Parking and Loading) to determine the acceptability of the joint use of parking for a proposed mixed use shopping center.

Chairman Marback said he visited the Pinehurst Mall and Kirkwood Mall areas recently to view issues with parking and said he feels these determinations will be beneficial.

Mr. Heier said he thinks these parking determinations will be self-regulating until they start to interfere with the property rights of other people.

Ms. Clark said she supports this parking determination as well as the one listed on the agenda for Times Square (Lots 1-3, Block 1, Lots 1-3, Block 2, and the vacated Mayfair Avenue adjacent, Mayfair Managers Addition, and Tract S of the SE1/4 of Section 4, T138N-R80W).

MOTION: A motion was made by Ms. Clark to approve the proposed parking determinations for Hay Creek Shops (Lot 1, Block 2, Hay Creek Commercial Addition) as well as Times Square (Lots 1-3, Block 1, Lots 1-3, Block 2, and the vacated Mayfair Avenue adjacent, Mayfair Managers Addition, and Tract S of the SE1/4 of Section 4, T138N-R80W). The motion was seconded by Mr. Ihmels. With Board Members Clark, Heier, Ihmels, Seifert and Marback

voting in favor of the motion, the motion was approved and the parking determinations were approved.

PARKING DETERMINATION – TIMES SQUARE (LOTS 1-3, BLOCK 1, LOTS 1-3, BLOCK 2, AND THE VACATED MAYFAIR AVENUE ADJACENT, MAYFAIR MANAGERS ADDITION, AND TRACT S OF THE SE1/4 OF SECTION 4, T138N-R80W).

This requested parking determination was acted upon with the previous request.

ADJOURNMENT

There being no further business, Chairman Marback declared the special meeting of the Bismarck Board of Adjustment adjourned at 5:38 p.m. to meet again on Thursday, January 2, 2014.

Respectfully Submitted,

_____
Hilary Balzum
Recording Secretary

APPROVED:

_____
Michael Marback, Chairman

Exhibit *.

Community Development

From: Michelle Derby <[redacted]>
Sent: Sunday, December 01, 2013 3:23 PM
To: cobplan@nd.gov
Subject: Variance Request Comment

To Whom it May Concern

This comment is in response to a requested variance from Section 14-04-01(3) of the City Code of Ordinances to allow the development of a parcel that does not meet the minimum parcel size of 65,000 square feet for a RR-Residential zoned parcel in Lot 3, Block 3, Grande Prairie Estates 4th Subdivision.

This variance should not be granted so as to retain the current residential spacing.

Clayton and Michelle Derby

Exhibit B.

Community Development

From: Kevin Niemeyer [redacted]>
Sent: Tuesday, December 03, 2013 3:29 PM
To: 'cobplan@nd.gov'

This is in regards to Glen Ternes requesting variance on a lot that does not meet the minimum parcel size in Grand Prairie Estates. I live just down the street and Glen has not respected the rules and laws set forth in the development. He sold two lots across from me on Centerville lane that he was not suppose too and a house was built on by the new owner. It is stated in our rules no lots are to be sold in which he purchased in his original parcel. Not sure how that went through, it did not meet the 1.5 acres that is suppose too be the minimum to build a house on. If this is passed than other people in the development will want to divide and sell their lots and destroy the plan set forth in the development. I vote no on his request. I cannot understand why this is a law for Burleigh county and he should be denied ruling set forth.

Kevin Niemeyer
5506 Centerville Lane
Bismarck ND

Exhibit C.

Community Development

From: Kevin Niemeyer <[redacted]>
Sent: Sunday, December 08, 2013 5:47 PM
To: cobplan@nd.gov
Subject: Grand Prairie variance
Attachments: December 3.doc

Community Development Department,
I am unable to attend the meeting on December 12, 2013. Attached is a letter with my concerns on this matter. Thank you for allowing us to voice our opinion.
Sincerely,
Jolee Niemeyer

This email may include confidential and privileged information. If this is not intended for your use, please destroy immediately and contact the sender of the message.

December 3, 2013

Dear Community Development Department,

I am a home/property owner in Grand Prairie Estates and emailing my concerns in the variance requested by Glen Ternes. I don't agree with developing a parcel that doesn't meet the 1.5 acre minimum. When we brought our property and built our house we had to comply by the Grand Prairie Covenant. When we recently built our second garage we obeyed with square footage allowed and where the driveway was located per the development department. If you allow him to sell this property to build a house on this small parcel it will set precedence to others to try and sell part of their property. Not all people can split their lots due to where their house is located or natural land barriers such as the creek, roads etc. When building our house we were told we could never split our lots so we put our house right in the middle. If you allow this it could expand into other problems such resale of the neighboring houses, paying for specials such as pavement, septic systems, horses allowed per number of acres and others who've purchased land and couldn't build a house due to the size of the lot. I know with all the new development close to Grand Prairie, Wildrose and Prairie Pines that it's probably tempting to try and sell but not fair to the rest of us and especially to the direct neighbors of this parcel who bought and or built out here to live in the country, have acreage, and enjoy nature.

As a home owner we rely on your expertise and rules to keep our development nice and consistent throughout Grand Prairie.

Sincerely,

Jolee Niemeyer

Exhibit D.

Community Development

From: Connie Isaak <[redacted]>
Sent: Monday, December 09, 2013 9:56 AM
To: cobplan@nd.gov
Subject: Glen Ternes variance request
Attachments: Scanned from a Xerox multifunction device001.pdf

Please forward the enclosed letter to all the members of the Community Development Department.

Thank you!

Connie Isaak
(701) 557-5354

December 9, 2013

Michael Marback
Ken Heier
Jennifer Clark
Blair Ihmels
Jeff Ubl

Bismarck-Burleigh County Community Development Department
221 North 5th St.
PO Box 5503
Bismarck ND 58506-5503

Dear Development Board,

In regard to the variance request by Glen Ternes in Grand Prairie Estates – 4th Subdivision, we have some major concerns with developing this small plot. Since this plot is well below the 65,000 square feet required amount, we do not think a house should be allowed to be built. How can this plot be sufficient for a sewer / septic system?

We feel strongly that the lots in Grand Prairie should remain at the 65,000 square foot requirement and maintain Grand Prairie's appearance. We live directly south of this plot and one of the main reasons we purchased our house 28 years ago was because of the larger lots / yards. If these larger lots are allowed to be subdivided, we feel our property value will decrease.

We plan to attend the meeting on Thursday, but also want to express our concerns prior to the meeting.

Sincerely,

James and Connie Isaak
5300 Plainsman Road
Bismarck, ND 58503

Exhibit E.

Community Development

From: Gary Schmidt [redacted]
Sent: Monday, December 09, 2013 10:03 PM
To: cobplan@nd.gov
Subject: Glen Ternes Variance Hearing

If Glen Ternes request for the variance is passed does that mean all other homeowners will be able to do the same? If that is the case I am against it being passed.

Gary Schmidt
5200 Plainsman Road
Bismarck, ND 58503
701-223-4771

Exhibit F.

Community Development

From: Zane Zuther [redacted]
Sent: Wednesday, December 11, 2013 8:59 PM
To: cobplan@nd.gov
Cc: fzuther@nd.gov
Subject: Variance on Grande Prairie Estates property

I am a concerned property owner within Grande Prairie Estates and completely disapprove the variance request made by Glen Ternes on his property within Grande Prairie Estates. Please let me know if you have any questions or would like any additional information. Thank you!

Sincerely,

Zane Zuther
4929 Junction Road
Bismarck, ND 58503
701-258-2298
zzz@bis.midco.net

Exhibit 6.

Community Development

From: Metzger [redacted]
Sent: Thursday, December 12, 2013 7:10 AM
To: cobplan@nd.gov
Subject: Community Development Department - Planning Division Grande Prairie Estates

Hello,

My wife and I live at 5043 Carrington Dr in Grande Prairie Estates. We will not be able to attend the meeting this afternoon. However, we would like to express that we are opposed to the proposed variance being requested by Glen Ternes on Lot 3, Block 3, Grande Prairie Estates 4th Subdivision. We do not want a rush of owners requesting a variance from the ordinance if this should happen to pass; thereby detracting from the reasons we purchased a larger lot out of the city limits.

Thank you,

Todd and Laurie Metzger
5043 Carrington Dr
Bismarck, ND 58503
1-701-258-9024

Exhibit H.

Community Development

From: Neal Fischer [redacted]
Sent: Thursday, December 12, 2013 12:08 PM
To: cobplan@nd.gov.
Subject: Variance for Lot 3, Block 3 Grande Prairie Est. 4

Hi Planning Division,

In response to the owner asking for a variance in developing a smaller size lot, my answer would be definately NO. Giving special permission to allow that to happen would just set a precedence in the future for other property owners to think they could also do the same. Most people in the Grande Prairie area are out there to have the extra room and privacy of the large lots. Subdividing and developing smaller lots would ruin the esthetics and reason for the rural subdivision.

Thanks for listening to my input.

Neal Fischer
4901 Junction Road
Grande Prairie Est. 3

Exhibit I.

- Home was for Sale by owner
- May 24, 2011 – Ernest money
- July 29, 2011 – Purchased
- April 14, 2013 – Water/Ice Dam
- June 23, 2013 – Wind
- August 30, 2013 – Hail
- October 23, 2013 – Hired Sparling Construction Inc.
- November 14, 2013 – Sparling submitted paperwork for building permit
- November 29, 2013 – Permit Denied – late in the day

- December 2, 2013 – Todd and I went to City of Bismarck to be denied
- December 3, 2013 – Todd and I went back to the City for variance and to pay additional $250.00
- December 12, 2013 –