



Staff Report

To: Board of Adjustment
From: City of Dickinson Building Department
Date: 06/23/2023
Re: **Attached Structure Variance**

OWNER/APPLICANT

Applicant
 Bradley & Megan VanSon
 3152 111E Ave SW
 Dickinson, ND 58601

Public Hearings: {7/10/2023} Board of Adjustment

REQUEST

- A. Request:** To exceed the maximum height of an attached garage on a RR zoned lot by 4 ft.
- B. Project Address/Legal Description/Area:** 3152 111E Ave SW – Lot 4 B 1 Greenvale 9-140-96 Lot 138x290
- C. Project Description:** Build a 936 sq ft garage addition onto the existing garage.

STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Zoning District Regulations – Notes to Preceding Pages: Tables 4-2 4-3 Note 11: Attached garages shall not exceed the total square footage and height of the residence.
- B. Public Input:** No public comments at the time of this report.
- C. Staff Comments:** Attached garages shall not exceed the total square footage and height of the residence.

Table I: **Current Zoning and Use**

ZONING	RR
---------------	-----------

FUTURE LAND USE MAP DESIGNATION	RR
GROSS SITE ACREAGE	.76

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	RR	Residential
East	GI	Industrial
South	RR	Residential
West	RR	Residential

Attachments:

- A - Application Material

MOTIONS:

*****Approval*****

*“I move the City of Dickinson Board of Adjustment recommend Approval of **the Detached Structure Variance** subject to the conditions above, as meeting all the requirements of the Dickinson Municipal Code and also being in the interest of the public health, safety and welfare “*

(AND) the following additional requirements (IF THE Board of Adjustment RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

*****Denial*****

*“I move the Dickinson Board of Adjustment recommend Denial of **the Detached Structure Variance** petition as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare.”*

APPLICATION MATERIALS

ATTACHMENT A

Aerial Photo:



Attachment B: Site Plan

