



Staff Report

To: Board of Adjustment
From: City of Dickinson Building Department
Date: (07/10/2023)
Re: Detached Structure Variance

OWNER/APPLICANT

Applicant

Dale Pottorff
 3259 110S Ave SW
 Dickinson, ND 58601

Public Hearings: {7/10/2023}

Board of Adjustment

REQUEST

- A. Request:** To exceed the maximum square footage of a detached structure on a MH zoned lot by 420 sq ft (1200 sq ft to 1620 sq ft)
- B. Project Address/Legal Description/Area:** 3259 110S Ave SW – Lot 12 B 1 Kraliceks 3rd Subdivision 15-140-96 – Lot 135 x 300.
- C. Project Description:** build a 420 sq ft lean to onto existing pole building structure.

STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Note 7: All allowable accessory buildings to a residence shall be limited to a maximum of one thousand two hundred feet (1,200) and for a maximum of three (3) detached structures for the first one acre or less. The total area of all accessory buildings may be increased by 250 square feet for each additional half (.5) acre of land area above one acre, but in no case shall the total exceed 30 percent lot coverage. Accessory buildings shall include the following: barns, stable, storage buildings, and detached personal vehicle garages.
- B. Public Input:** No public comments at the time of this report.
- C. Staff Comments:** Similar requests have come in front of the BOA with approval. With approval staff recommends no additional detached structures, permitted or unpermitted.
- owner required to find exact property pins

Table I: Current Zoning and Use

ZONING	MH
FUTURE LAND USE MAP DESIGNATION	MH
GROSS SITE ACREAGE	.93

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	MH	Residential
East	MH	Residential
South	MH	Residential
West	MH	Residential

Attachments:

- A - Application Material

MOTIONS:

*****Approval*****

*“I move the City of Dickinson Board of Adjustment recommend Approval of **the max square footage 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 COMMISSION RECOMMENDS ANY ADDITIONS AND/OR DELETIONS TO THE PROPOSED MOTION LANGUAGE):

1. _____;
2. _____.

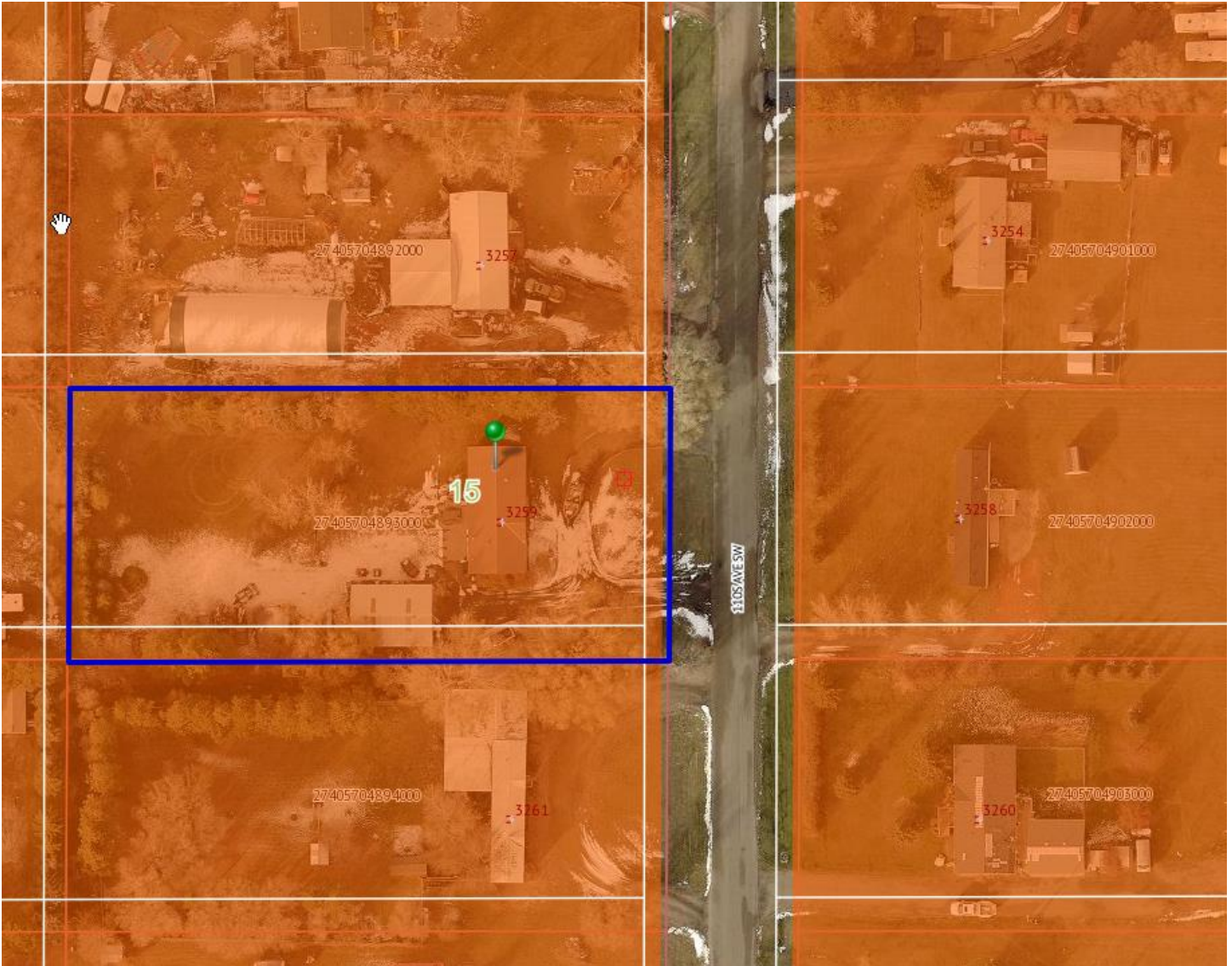
*****Denial*****

*“I move the Dickinson Board of Adjustment recommend Denial of **the max square footage 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

