



## Staff Report

**To:** Board of Adjustment  
**From:** City of Dickinson Building Department  
**Date:** {5/25/2023}  
**Re:** **Detached Structure Variance**

### OWNER/APPLICANT

#### Applicant

Jeremy Reindel  
 3148 111E Ave SW  
 Dickinson, ND 58601

**Public Hearings:** {6/12/2023}

Board of Adjustment

### REQUEST

- A. Request:** To exceed the maximum square footage of a detached structure on a RR zoned lot by 400 sq ft (1200 sq ft to 1600 sq ft)
- B. Project Address/Legal Description/Area:** 3148 111E AVE SW/ L 2 B 2 GREENVALE 9-140-96 LOT 138 X 290
- C. Project Description:** build a 1600 sq ft 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.

Table I: Current Zoning and Use

<b>ZONING</b>	<b>RR</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>RR</b>
<b>GROSS SITE ACREAGE</b>	<b>.919</b>

Table II: Current Adjacent Land Use/Zoning

<b>Direction</b>	<b>Zoning</b>	<b>Land Use</b>
<b>North</b>	<b>RR</b>	<b>Residential</b>
<b>East</b>	<b>GI</b>	<b>Industrial</b>
<b>South</b>	<b>RR</b>	<b>Residential</b>
<b>West</b>	<b>RR</b>	<b>Residential</b>

**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 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 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

