



Staff Report

To: Board of Adjustment
From: City of Dickinson Development Team
Date: {4/08/2024}
Re: **Detached Structure Variance**

OWNER/APPLICANT

Applicant
 Sheldon Bohnhoff
 418 5th Street SW
 Dickinson, ND 58601

Public Hearings: {4/08/2024}

Board of Adjustment

REQUEST

- A. Request:** To Exceed the maximum square footage allowed for a detached structure on a R1 zoned lot by 1344 square feet.
- B. Project Address/Legal Description/Area:** 336 5th Street SW/Lot 2 Block 1 Stang Addition – 9-139-96 .823 Acres
- C. Project Description:** **Build a 2544 Square foot Detached Accessory Building**

STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Municipal Code Zoning Regulations 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.** Code requires a primary structure to make application for permit.
- C.** Combine the existing lots or add a single family detached structure to the noted property will meet compliance.
- D. Public Input:** **No Public comment at the time of this report**

E. **Staff Recommendation: With approval, no additional detached structures, permitted or unpermitted shall be allowed.**

Zoning	R1
FUTURE LAND USE MAP DESIGNATION	R1
GROSS SITE ACREAGE	.823

Table I: Current Zoning and Use

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	R1	Residential
East	R1	Residential
South	R1	Residential
West	R1	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. No additional detached structures, permitted or unpermitted shall be allowed.**
- 2.**

*****Denial*****

*“I move the Dickinson Board of Adjustment recommend Denial of the **detached structure variance** as NOT meeting all the requirements of the Dickinson Municipal Code and as being contrary to interest of the public health, safety and welfare. “*

ATTACHMENT A – APPLICATION MATERIALS



