



Transmittal Letter

To: Leonard Schwindt – Building Official
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Schrank, PE
Highlands Engineering
319 24th Street East
Dickinson, ND 58601
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Date: October 3rd, 2025

Re: Variance Application – 23rd Street Apartments

Message: Enclosed you will find the following variance application documents for the above-mentioned project being submitted for consideration at the next Board of Adjustment meeting:

- Pre-submittal Meeting Letter
- Purpose Statement (included, below)
- Legal Description (included, below) of the Property
- Site Plan showing proposed improvements.

Legal Description of Property

LOTS 26-31, LOTS 36-41, AND THE EAST 38.23' OF LOTS 32 & 35, BLOCK 5 OF "THE REPLAT OF LOTS 5-11, BLOCK 1 AND ALL OF BLOCK 5 OF COUNTRY OAKS ESTATES SECOND ADDITION" IN THE CITY OF DICKINSON, STARK COUNTY, ND.

Purpose Statement

The owner/applicant is submitting this Variance Application to request a variance to City Municipal Code Section 62-565. - *Landscaping materials and installation standards* for the above-described property to change the landscape depth along the street property line from 15-feet to 0-feet.

The on-street parking along the north side of 23rd Street W is extremely limited due to the number and size of the driveways to the duplex lots north of this site, as well as mailboxes along the north side of the street. Therefore, many of the residents of the neighboring duplexes use the on-street parking along the south side of 23rd Street W adjacent to this owner's property. This does not leave sufficient on-street parking for the residents and workers in the apartment complex within the owner's property. Aerial imagery of the property near this site showing the number and size of surrounding driveways is included in Enclosure A. Photos depicting an example of the typical street parking from a site visit are shown in Enclosure B.

The apartment buildings within this site are used to provide affordable housing options to the residents of Dickinson. The current off-street parking provided does not meet the needs of the residents and support staff at this site. Therefore, on-street parking is used by the people at this facility to meet the current parking demand. However, on-street parking is also limited due to the reasons previously mentioned. Therefore, adding off-street parking in this site within the landscape buffer of 23rd Street W would help to provide parking closer to the facility that it serves, it would reduce the amount of parking on the adjacent street to help with city snow removal, and it would allow for additional parking for the neighboring property owners to the north where on-street parking is limited.

A site plan depicting potential additional parking spaces if this variance is approved is included with this application. The owner has identified a need to add at least 12 off-street parking spaces to serve this existing facility. The layout proposed shows the potential for an additional 17 parking spaces should this variance request be approved. Assuming 20-feet in length per vehicle, this would open up to 340-linear-feet of on-street parking on 23rd Street W in this area.

Allowing additional off-street parking within the owner's property will help mitigate the on-street parking issues along 23rd Street W. Therefore, this variance is being requested.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!

A handwritten signature in blue ink that reads "Andrew Schrank". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Schrank".

Andrew Schrank, PE
Highlands Engineering

Enclosures:

- A. Aerial Image
- B. Site Photos

ENCLOSURE A

Aerial Image



23rd St W

Google Earth

Image © 2025 Airbus

200 ft



ENCLOSURE B

Site Photos

