



Staff Report

To: Board of Adjustment
From: City of Dickinson Development Team
Date: {01/12/2026}
Re: Variance to reduce the minimum required front yard setback for a structure on an MH zoned lot.

Owner/APPLICANT

Owner
 John & Dana Kuntz
 11478 34Y Street SW
 Dickinson, ND 58601

Public Hearings: {01/12/2026} Board of Adjustment

REQUEST

- A. Request:** To reduce the minimum required front yard setback from 25 ft to 18.21 ft. on a MH Zoned Lot.
- B. Project Address/Legal Description/Area:** 11478 34Y St SW – Lot 7 Block 4 Lutz 4th 25-240-97 Lot 235ft x 190ft.
- C. Project Description:** Requesting a Variance to reduce the front yard setback allowing the owner to complete the unpermitted detached garage where it has been erected on the property.

STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses: Municipal Code Minimum Front Yard Setback is 25 ft. in a MH Subdivision which is the same as an R-3 zoned lot. In a Mobile Home Park the Minimum Required Setback is 20 ft. from the structure to the pavement of an internal street or parking area. (Municipal Code Chapter 62-467)**
- B. Compliance with Zoning and Subdivision Regulations: In a MH Subdivision site development regulations shall be the same as those required in the R-3 zoning district.**
- C. Public Input: Neighboring properties asking about variance with no opposition.**
- D. Staff Comments: Building Department Staff placed a Stop Work Order on the Detached Structure on November 14, 2025 after research verified there was no Building Permit on File. Removal of a section of the pole structure will bring the building into compliance.**

Table I: Current Zoning and Use

ZONING	MH
FUTURE LAND USE MAP DESIGNATION	MH
GROSS SITE ACREAGE	1.025 acres

Table II: Current Adjacent Land Use/Zoning

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

Attachments:

- Provided in packet

MOTIONS:

*****Approval*****

*“I move the City of Dickinson Board of Adjustment recommend Approval of (**Variance to reduce the minimum Front Yard Setback for a structure on a MH zoned lot**), 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 (**Variance to reduce the minimum Front Yard Setback for a structure on a MH zoned lot**) 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.”*

ATTACHMENTS





