



Staff Report

To: Board of Adjustment
From: City of Dickinson Development Team
Date: 10/02/2023
Re: Request to exceed the maximum square footage of a residential detached structure by 1800 SF.

OWNER/APPLICANT

Alfredo Herreman:
 1575 37th Street East
 Dickinson, ND 58601

Public Hearings: 10/09/2023}

Board of Adjustment

REQUEST

- A. Request:** exceed the square footage of a residential detached structure by 1800 SF.
- B. Project Address/Legal Description/Area:** 1575 37th Street East, Dickinson, County of Stark, ND 58601/ROSHAUS 2ND L3 LESS E34' B2 26-140-96 L3 90X593

STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Similar requests have been approved by the Board of Adjustment. City Staff has compiled neighboring properties lot square footage and square footage of detached structures. (see attachment B) The City Code allows for a maximum 1200 square feet for a lot up to an acre. Additional square footage is allowed for every half acre after the first acre.
- B. Public Input:** No public comments at the time of this report.

Table I: Current Zoning and Use

ZONING	RR
FUTURE LAND USE MAP DESIGNATION	RR
GROSS SITE ACREAGE	1.23

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	AG	Agriculture
East	RR	Rural Residential
South	RR	Rural Residential
West	RR	Rural Residential

Attachments:

- A - Application Material

MOTIONS:

*****Approval*****

“I move the City of Dickinson Board of Adjustment recommend Approval of a variance request to exceed the maximum square footage of a detached structure by 1800 SF, 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 **request to exceed the maximum square footage of a detached structure** 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:

Lot Comparisons

L 1 B 1 ROSHAUS 2ND 26-140-96 LOT 125 X 593

- 74,357 sq. ft.
- Detached structure – steel building 1280 sq. ft.
- Total detached structures: 1280 sq ft (1.72%)

1073 37th St E

- 74, 357 Sq. FT
- Detached structure- Shed 120 Sq. Ft.
- Detached structure- Shed 120 Sq. Ft.
 - Detached structure- Not listed Approx. 1820 Sq. Ft.
 - Detached Structure- Not listed Approx. 280 Sq. Ft.
 - Total detached structures: 2340 sq ft (3.15%)

1121 37th St E

- 74,357 Sq. Ft
- Detached Structure-Shed 192 Sq. Ft.
 - Detached structure- Not listed Approx. 92 Sq. Ft.
 - Total detached structures: 284 sq ft (0.38%)

1171 37th St E

- 74,357 Sq. Ft
 - Detached Structure- Not listed Approx. 130 Sq. Ft.
 - Detached Structure- Not listed Approx. 178 Sq. Ft.
 - Total detached structures: 308 sq ft (0.41%)

1219 37th St E

- 74,357 Sq. Ft
- Detached Structure- Shed 370 sq ft
- Detached Structure- Shed 120 Sq. Ft.
 - Detached Structure- Not listed Approx. 900 Sq. Ft.
 - Total detached structures: 1390 sq ft (1.87%)

1269 37th St E

- 74,357 Sq. Ft.
 - Detached Structure- Not listed Approx. 160 Sq. Ft.
 - Detached Structure- Not listed Approx. 100 Sq. Ft.
 - Detached Structure- Not Listed Approx. 780 Sq. Ft.
 - Total detached structures: 1040 sq ft (1.4%)

1317 37th St E

- 74,357 Sq. Ft.
- Detached Structure – 900 sq ft
- Total detached structures: 900 sq ft (1.21%)

1365 37th St E

- 74,357 Sq. Ft.
 - Detached Structure- Not listed Approx. 690 Sq. Ft.
 - Total detached structures: 690 sq ft (0.93%)

1415 37th St E

- 74,357 Sq. Ft.
- Total detached structures: 0 sq ft (0%)

L 10 B 1 ROSHAUS 2ND 26-140-96 LOT 125 X 593

- 74,357 sq. ft.
- Detached structure – not listed approx. 550 sq. ft.
- Total detached structures: 550 sq ft (0.74%)

1515 37th St E

- 74,357 Sq. Ft.
- Detached Structure- Steel Building 1008 Sq. Ft.
 - Detached Structure- Not listed Approx. 303 Sq. Ft.
 - Total detached structures: 1311 sq ft (1.76%)

1543 37th St E

- 74,052 Sq. Ft.
 - Detached Structure- not listed Approx. 382 Sq. Ft.
 - Total detached structures: 382 sq ft (0.52%)

1575 37th St E

- 53,143 Sq. Ft.
- **Current** Total detached structures: 0 sq ft (0%)
- **Proposed** total detached structures: 3000 sq ft (5.65%)

1601 37th St E

- 138,959 Sq. Ft.
- Detached Structure- Shed (Hay) 504 Sq. Ft.
- Detached Structure- Shed 120 Sq. Ft.
- Total detached structures: 624 sq ft (0.45%)

1631 37th St E

- 74,357 Sq. Ft.
- Detached Structure- 1320 Sq. Ft.
 - Detached Structure- Not listed Approx. 320 Sq. Ft.
 - Total detached structures: 1640 sq ft (2.21%)

1677 37th St E

- 148,670 Sq. Ft.
- Detached Garage- 960 Sq. Ft.
- Detached Garage- 1600 Sq. Ft.
 - Detached Structure- Not listed Approx. 80 Sq. Ft.
 - Detached Structure- Not listed Approx. 150 Sq. Ft.
 - Total detached structures: 2790 sq ft (1.88%)

1717 37th St E

- 74,357 Sq. Ft.
- Detached Structure- Shed 320 Sq. Ft
- Total detached structures: 320 sq ft (0.43%)

1745 37th St E

- 148,540 Sq. Ft.
 - Detached structure – not listed approx. 1425 sq ft
 - Detached Structure- not listed approx. 362 sq ft
 - Detached Structure- not listed approx. 60 sq ft
 - Total detached structures: 1847 sq ft (1.24%)

1716 37th St E

- 148,670 Sq. Ft.
- Machine or Utility Building- 1040 Sq. Ft.
- Steel Utility Building- 2592 Sq. Ft.
 - Detached Structure- Not listed approx. 235 sq ft
 - Detached structure – not listed 40 sq ft
 - Total detached structures: 3907 sq ft (2.63%)

1676 37th St E

- 148,670 Sq. Ft.
- Lean-to 384 Sq. Ft.
- Lean-to 384 Sq. Ft.
- Steel Utility Building- 896 Sq. Ft.
 - Lean-tos attached to steel building
- Detached Structure – not listed approx. 1890 sq. ft.
- Total detached structures: 3554 sq ft (2.39%)

1630 37th St E

- 74,357 Sq. Ft.
 - Detached Structure- Not listed Approx. 480 Sq. Ft.
 - Detached Structure- Not listed Approx. 829 Sq. Ft.
 - Total detached structures: 1309 sq ft (1.76%)

1600 37th St E

- 74,357 Sq. Ft.
- Steel Utility Building- 1320 Sq. Ft.
- Steel Utility Building- 960 Sq. Ft.
 - Detached Structure- Not listed Approx. 315 Sq. Ft.
 - Total detached structures: 2595 sq ft (3.49%)

1572 37th St E

- 223,071 Sq. Ft.
- Shop- 2500 Sq. Ft.
- Steel Utility Building- 900 Sq. Ft.
- Detached Structure – not listed 288 sq. ft.
- Total detached structures: 3688 sq ft (1.65%)

1464 37th St E

- 74,357 Sq. Ft.
- Steel Utility Building- 1536 Sq. Ft
- Total detached structures: 1536 sq ft (2.07%)

1414 37th St E

- 74,357 Sq. Ft.
- Steel Utility Building- 864 Sq. Ft.
- Detached Structure- not listed approx. 1150 sq. ft.
- Total detached structures: 2014 sq ft (2.71%)

1366 37th St E

- 74,357 Sq. Ft.
- Steel Utility Building- 576 Sq. Ft
 - Detached Structure- Not listed Approx. 260 Sq. Ft.
 - Detached Structure- Not listed Approx. 116 Sq. Ft.
 - Total detached structures: 952 sq ft (1.28%)

1318 37th St E

- 74,357 Sq. Ft.
- Detached Structure – not listed approx. 668 sq ft
- Total detached structures: 668 sq ft (0.9%)

L 6 B 4 ROSHAUS 2ND 26-140-96 LOT 125 X 593

- 74,357 sq ft
- Detached structure – approx. 665 sq. ft.
- Total detached structures: 665 sq ft (0.89%)

1220 37th St E

- 74,357 Sq. Ft.
 - Detached Structure- Not listed Approx. 1168 Sq. Ft.
 - Total detached structures: 1168 sq ft (1.57%)

1170 37th St E

- 74,357 Sq. Ft.
- Detached Structure- Garage 1656 Sq. Ft.
 - Detached Structure- Not listed Approx. 170 Sq. Ft.
 - Detached Structure- Not listed Approx. 125 Sq. Ft.
 - Total detached structures: 1951 sq ft (2.62%)

1088 37th St E

- 74,488 Sq. Ft.
- Total detached structures: 0 sq ft (0%)

1036 37th St E

- 74,488 Sq. Ft.
- Total detached structures: 0 sq ft (0%)