



Staff Report

To: Board of Adjustment
From: City of Dickinson Development Team
Date: 10/2/2023
Re: Request to Reduce Side Yard Setback from 10-feet to 0-feet

OWNER/APPLICANT

Venture Commercial LLC
 Aaron Grinsteinner
 P.O. Box 1316
 Dickinson, ND 58602

Public Hearings: {10/9/2023}

Board of Adjustment

REQUEST

- A. Request:** Reduce Side Yard Setback from 10-feet to 0-feet
- B. Project Address/Legal Description/Area:** 300 West Broadway, Dickinson, County of Stark, ND 58601

STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Current Uses:** This is an existing building which was constructed prior to the ownership of the applicant.
- B. Public Input:** No public comments at the time of this report.

The applicant is requesting to subdivide, utilizing the irregular plat process, a portion of Lot 2 and all of Lots 3 and 4 of Glacier Park Addition, located in the S1/2S1/2SE1/4 of Section 4, Township 139 North, Range 96 West of the 5th Principal Meridian, City of Dickinson, Stark County, North Dakota. During the plat review, Engineering and Community Development staff identified the existing bus barn building is in violation of the side yard setbacks on both the east and west property lines. The irregular plat cannot be approved by the City Engineer until the side yard setback variance is approved.

Table I: Current Zoning and Use

ZONING	GI
FUTURE LAND USE MAP DESIGNATION	Industrial
GROSS SITE ACREAGE	1.92

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	GI	Rail Road ROW
East	GI	Industrial Buildings
South	R3	Residential
West	GI	Industrial Buildings

Attachments:

- A - Application Material

MOTIONS:

*****Approval*****

“I move the City of Dickinson Board of Adjustment recommend Approval of a variance request to reduce the minimum side yard setback from 10-feet to 0-feet, 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 reduce the minimum side yard setback from 10-feet to 0-feet** 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: