



Staff Report

To: Board of Adjustment
From: City of Dickinson Development Team
Date: {11/10/2025}
Re: Variance to exceed the maximum height of a structure in a R1 zoned lot

Owner/APPLICANT

Owner
Dickinson Trustee, INC
C/O Church of Queen of Peace
725 12th ST W
Dickinson, ND 58601

Public Hearings: {11/10/2025} Board of Adjustment

REQUEST

- A. Request: To exceed the maximum height of a structure on a R1 zoned lot from 40 feet to 63 feet.
- B. Project Address/Legal Description/Area: 725 12th Street W – 400’ X 577.5’ Less N33’ Lots 2 & 3, Auditor’s Plat #3.
- C. Project Description: Requesting a Variance which would allow the owner to build a Bell Tower 23’ higher than what is allowed per code.

STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses: Municipal Code Maximum height for a structure on a R1 zoned lot is 40 feet.
- B. Compliance with Zoning and Subdivision Regulations: Bell Tower structure would exceed maximum height requirement by 23 ft.
- C. Public Input: One inquiry with no opposition.
- D. Staff Comments: The noted structure height in relation to the surrounding properties is approximately 250 feet from the north properties and 300 feet from the west and east properties. The property to the south is owned by the applicant. The requested structure height does not have a negative impact on surrounding neighborhood.

Table I: Current Zoning and Use

ZONING	R1
FUTURE LAND USE MAP DESIGNATION	R1
GROSS SITE ACREAGE	5.0 acres

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	R1	Residential
East	R2	Residential
South	R1	Residential
West	R1	Residential

Attachments:

- Provided in packet

MOTIONS:

*****Approval*****

*“I move the City of Dickinson Board of Adjustment recommend Approval of (**Variance to exceed the maximum height of a structure on a R1 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 exceed the maximum height of a structure on a R1 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

