

Note: Before submitting your application please call 701-456-7815 to speak with the Building Official Leonard Schwindt to discuss your application.

Who is the applicant

Authorized Personnel

Property Owner

Carlos Royal

Property Owner's Phone Number

(760) 715-0995

Property Owner's Email

cwroyal@icloud.com

Property Owner's Signature or Authorization Letter



Authorization Letter.docx.pdf

Applicant Name

Dave Bauer

Applicant's Phone Number

(701) 260-2261

Applicant's Email

dave@bauerproperty.com

Note: If the applicant is not the owner of the premises, the owner's signature or separate written permission authorizing the applicant to sign on behalf of the owner, must be attached to this application. The signature of the applicant and owner (or written permission of the owner) certifies that permission is granted by the owner to all authorized City personnel to enter the premises for the purpose of review of this application.

Property Information

Property Location

343 & 359 9th Ave E
Dickinson, ND, 58601

Property Legal Description

S185' N270' E125' BLOCK C, MESSERSMITH & SIMPSON 2ND ADDITION

Zoning District

Residential High Density

Existing Use

Residential

General Description of Request

Requesting to separate lots

Purpose Statement



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- Address the practical difficulties or unnecessary hardships, as distinguished from convenience, profit, or caprice, which would result from the strict application and the relevant regulations;
- Describe how the hardship is not shared generally by other properties in the same zoning district and in the same vicinity;
- Describe the variance or modification of regulations requested;
- Explain how granting the requested relief will observe the spirit and intent of the City of Dickinson Municipal Code, and will maintain the public safety and welfare; and
- State why the granting of this variance would not negatively impact adjoining landowners.

Site Plan



SILVERGATE_PRELIM.pdf

- Overall lot dimensions;
- Location and dimensions of all buildings and structures found on-site;
- Location and dimension of proposed construction; and
- Location and dimension of the variance requested.

Describe how the hardship is not shared generally by other properties in the same zoning district and the same vicinity

Requesting lot 1 be 10,619 square feet and lot 2 to be 13,619 square feet

Have any previous applications of appeals been filed in connection with this property?

No

Applicant/Property Owner Signature

Date

Thursday, July 17, 2025

Board of Adjustment

Payer Information

Maria Renicker
cwroyal@icloud.com

Transaction ID

e3y75ger

Description	Amount
Board of Adjustment \$150.00 x 1	\$150.00
Total	\$150.00