



## Staff Report

**To:** Board of Adjustment  
**From:** City of Dickinson Development Team  
**Date:** {8/11/2025}  
**Re:** Variance to reduce the minimum square footage requirement of a R3 zoned lot

### Owner/APPLICANT

Applicant  
 Eastmore Financial, LLC  
 C/O Heart River Management  
 1156 21<sup>st</sup> Street W  
 Dickinson, ND 58601

**Public Hearings:** {8/11/2025}

Board of Adjustment

### REQUEST

- A. Request:** Reduce the minimum requirement on a R3 zoned lot for multifamily from 16000 square ft. to 10,619 square ft. on proposed L1, B1, SILVERGATE ADDITION and reduce the minimum requirement on a R3 zoned lot for multifamily from 16000 square ft. to 13,619 square ft. on proposed L2, B1, SILVERGATE ADDITION currently defined as S185' N270' E125' BLOCK C, MESSERSMITH & SIMPSON 2ND ADDITION.
- B. Project Address/Legal Description/Area:** 343 & 359 9<sup>th</sup> Avenue E - S185' N270' E125' Block C, Messersmith & Simpson 2<sup>nd</sup> Addition.
- C. Project Description:** Requesting a Variance which would allow the two addresses 343 & 359 to be separated creating two separate lots.

### STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Multifamily to North and East of the project address.
- B. Compliance with Zoning and Subdivision Regulations:** Required R3 zoned lot with multifamily 4 Units would require 16000 sq ft.
- C. Public Input:** None at this time.
- D. Staff Comments:** Existing property is non-conforming based on units to land.

Table I: Current Zoning and Use

|                                 |            |
|---------------------------------|------------|
| ZONING                          | R3         |
| FUTURE LAND USE MAP DESIGNATION | R3         |
| GROSS SITE ACREAGE              | .531 Acres |

Table II: Current Adjacent Land Use/Zoning

| Direction | Zoning | Land Use    |
|-----------|--------|-------------|
| North     | R3     | Residential |
| East      | R3     | Residential |
| South     | R3     | Residential |
| West      | R3     | Residential |

Attachments:

- Provided in packet

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Board of Adjustment recommend Approval of (**Variance to reduce minimum square footage requirement of a R3 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 minimum square footage requirement of a R3 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

