



## Staff Report

**To:** Board of Adjustment  
**From:** City of Dickinson Development Team  
**Date:** {6/9/2025}  
**Re:** Variance to exceed maximum square footage of a detached structure

### Owner/APPLICANT

Applicant  
 Christ & Rachael Marshall  
 1036 37<sup>th</sup> St W  
 Dickinson, ND 58601

**Public Hearings:** {6/9/2025}

Board of Adjustment

### REQUEST

- A. Request:** For a variance to exceed the maximum square footage of a detached structure on a RR zoned lot by 1210 sq ft.
- B. Project Address/Legal Description/Area:** Tract A of L1 & 2 B4 Roshaus 2<sup>nd</sup> 26-140-96 188' x 396'.
- C. Project Description:** Building a Detached Structure for storage of personal property that will match building materials of primary home.

### STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Adopted Ordinances Not Yet Codified – Ordinance No. 1809 Note 7: All allowable accessory buildings to a residence shall be limited to a maximum of one thousand eight hundred feet (1,800) and for a maximum of three (3) detached structures for the first one acre or less. The total area of all accessory buildings may be increased by 70 square feet for each additional one-tenth (1/10) acre of land area above one acre. Accessory buildings shall include the following: barns, stable, storage buildings, and detached personal vehicle garages.
- B. Compliance with Zoning and Subdivision Regulations:** Structure will require proper permitting to meet Code Requirements.
- C. Public Input:** Neighbor complaint on noxious weeds.
- D. Staff Recommendation:** Noted within the subdivision are large detached structures. Properties with the larger detached structures are being used for similar purposes.

Table I: Current Zoning and Use

<b>ZONING</b>	RR
<b>FUTURE LAND USE MAP DESIGNATION</b>	RR
<b>GROSS SITE ACREAGE</b>	1.71 Acres

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	RR	Residential
East	RR	Residential
South	RR	Residential
West	RR	Residential

**Attachments:**

- Provided in packet

**MOTIONS:**

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

*"I move the City of Dickinson Board of Adjustment recommend Approval of (**Variance to exceed maximum square footage of a detached structure**), 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 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."*

ATTACHMENTS

North



