



## Staff Report

**To:** Board of Adjustment  
**From:** City of Dickinson Development Team  
**Date:** {8/12/2024}  
**Re:** Front Yard Parking Setback Variance

### Owner/APPLICANT

Applicant  
 Philip Worley  
 972 Dell Avenue  
 Dickinson, ND 58601

**Public Hearings:** {8/12/2024} Board of Adjustment

### REQUEST

- A. Request:** To allow parking within the front yard setback (outside of the permitted driveway) which is not allowable per City of Dickinson Municipal Code.
- B. Project Address/Legal Description/Area:** 972 Dell Avenue-Lot 4 Block 5 Washington Addition.
- C. Project Description:** Unpermitted Parking Pad for front yard setback parking

### STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses: Section 39.09.008 Parking of Certain Vehicles –** Homeowner installed a concrete parking pad in the front yard setback and right-of-way without a permit and without a property locate.
- B. Compliance with Zoning and Subdivision Regulations: Location of Parking: 2.** Parking of personal vehicles is permitted on a paved driveway (outside of an enclosed structure/garage) within the front yard setback but shall in no case encroach upon the public right-of-way.
- C. Public Input:** No Public comment at the time of this report.
- D. Staff Recommendation:** Staff recommends Denial of Parking Pad Permit and removal within 20 days of this meeting.

Table I: Current Zoning and Use

<b>ZONING</b>	R1
<b>FUTURE LAND USE MAP DESIGNATION</b>	R1
<b>GROSS SITE ACREAGE</b>	<b>.198 Acres</b>

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	R1	Residential
East	R1	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 (**Front Yard Setback Parking Variance**), 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 (**Front Yard Setback Parking Variance**) 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."*

- 1. Property Owner to remove concrete pad within 20 days of this denial.*

**ATTACHMENT A –  
APPLICATION MATERIALS**



