



Staff Report

To: Board of Adjustment
From: City of Dickinson Development Team
Date: {11/12/2024}
Re: Lot Width Variance

Owner/APPLICANT

Applicant
 Darlene Olson & Joe Billman
 587 South Main Avenue
 Dickinson, ND 58601

Public Hearings: {11/12/2024}	Board of Adjustment
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REQUEST

- A. Request:** To reduce the required lot width on a R1 zoned lot from 60 feet to 50 feet
- B. Project Address/Legal Description/Area:** 587 South Main Avenue - S1/2 and E1/2 N1/2 Lot 2, Block 1 Gress's Subdivision, Section 10
- C. Project Description:** To reduce the required lot width in order to complete a lot split

STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Required lot width on R1 zoned lot is 60 feet per **Zoning District Regulations Table 4-3a**
- B. Compliance with Zoning and Subdivision Regulations:** Property will need to have width reduced to complete lot split
- C. Public Input:** One neighboring property inquiry regarding the request.
- D. Staff Comments:** Approval of the request will not change the current use of the property. The reduction will allow for the lot to be split to create two separate lots. The lot directly to the north has similar dimensions.

Table I: Current Zoning and Use

ZONING	R1
FUTURE LAND USE MAP DESIGNATION	R1
GROSS SITE ACREAGE	.172 Acres

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	R1	Residential
East	R1	Residential
South	CC	Commercial
West	R1	Residential

Attachments:

- Provided in packet

MOTIONS:

*****Approval*****

*"I move the City of Dickinson Board of Adjustment recommend Approval of the (**Lot Width 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 the (**Lot Width 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."*

**ATTACHMENT A –
APPLICATION MATERIALS**

