



## Staff Report

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

### Owner/APPLICANT

Applicant  
 Brandon & Kori Stockie  
 3650 115G Avenue SW  
 Dickinson, ND 58601

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

### REQUEST

- A. Request:** To reduce the required minimum width of a Manufactured Home from 20 feet to 18 feet.
- B. Project Address/Legal Description/Area:** 3650 115G Ave SW – Tract in SE Portion of NE4, Plus 60' Access & Utility Easement 2-139-97 40.45 Acres.
- C. Project Description:** Place a manufactured home on an Ag zoned un-platted tract with a reduction of the required width of the Structure.

### STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Minimum width requirement for a Manufactured Home outside of a Mobile Home Park is 20 feet. Section 39.12.016
- B. Compliance with Zoning and Subdivision Regulations:** Structure will require permitting to meet Code Requirements.
- C. Public Input:** No Public comment at the time of this report.
- D. Staff Comments:** The Manufactured Home on the noted property was set prior to any permitting. Approval of the request will allow the owner to apply for all required permits and use the structure as a permanent residential structure.

Table I: Current Zoning and Use

ZONING	Ag
FUTURE LAND USE MAP DESIGNATION	Ag
GROSS SITE ACREAGE	40.45 Acres

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	Ag	Agricultural
East	Ag	Agricultural
South	Ag	Agricultural
West	Ag	Agricultural

## MOTIONS:

### \*\*\*Approval\*\*\*

*"I move the City of Dickinson Board of Adjustment recommend Approval of the (**Reduce the minimum width of a Manufactured home by 2 feet**), 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 (**Reduce the minimum width of a Manufactured home by 2 feet**) 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



