



Staff Report

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

Owner/APPLICANT

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

Public Hearings: {11/12/2024}

Board of Adjustment

REQUEST

- A. Request:** To increase the maximum impervious coverage from 50% to 55%
- 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:** Increase impervious coverage to perform a lot split.

STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Maximum Impervious Coverage on a R1 zoned lot is 50% per **Zoning District Regulations Table 4-3a.**
- B. Compliance with Zoning and Subdivision Regulations:** Property will need the increase in impervious coverage to meet code for future permitting.
- C. Public Input:** One neighboring property inquiry.
- D. Staff Comments:** Approval of the request will allow current use of property and allow for the lot to be split into two separate lots. All future permitting will require the property to meet code requirements.

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 (**Impervious Coverage Variance of 55%**), 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 (**Impervious Coverage 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**

