

### **Purpose Statement**

The request is to modify the interior side yard setback to 15 feet and the rear yard setback to 15 feet. Granting of the request would observe the spirit and intent of the Comprehensive Plan adopted in 2013 which identified this location as Commercial in the Future Land Use Map. Construction of the proposed Trade Service Building would allow more tradespeople (electricians, plumbers, painters, etc.) to set up shop in Dickinson. Establishment of a highly qualified workforce is desperately needed in Dickinson to meet existing and future business needs for a highly qualified workforce. Construction of the Trade Service Building will generate tax revenue for the economic welfare of Dickinson compared to the present undeveloped lot.

Granting of this variance will not impact adjoining property owners because the building layout has been designed to mitigate impacts to adjoining property owners, specifically those to the west of the property. Any impacts such as noise will be negligible since the doors will be on the east side of the building 65 feet from the property line instead of 30 feet that would be allowed without a variance.