



## Staff Report

**To:** Board of Adjustment  
**From:** City of Dickinson Development Team  
**Date:** 7/19/2023  
**Re:** Variance request to reduce the front yard setback

### OWNER/APPLICANT

Owner Representative: Trevor Ernst  
 Calvin & Vicky Steiner  
 694 Park Street, Dickinson, ND

**Public Hearings:** {8/14/2023}

Board of Adjustment

### REQUEST

- A. Request:** Request to reduce the required front yard setback of 25 feet on a R1 zoned lot to 8 feet 9 inches.  
**B. Project Address/Legal Description/Area:** 694 Park Street, Lot 12 Block 2 Park Hill Addition

### STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Use of the property is for a single family detached structure.  
**B. Public Input:** No public comments at the time of this report.  
**C. Staff Recommendation:** The City Development Team staff acknowledges the property does have building challenges. Based on adjacent property setbacks and City of Dickinson infrastructure running through the property staff recommends approval.

Table I: Current Zoning and Use

<b>ZONING</b>	<b>R1</b>
<b>FUTURE LAND USE MAP DESIGNATION</b>	<b>Residential</b>
<b>GROSS SITE ACREAGE</b>	<b>.275</b>

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	R2	Medium Density Residential
East	R1	Low Density Residential
South	R1	Low Density Residential
West	R1	Primary Ed./Religious Assembly

**Attachments:**

- A - Application Material

**MOTIONS:**

**\*\*\*Approval\*\*\***

*"I move the City of Dickinson Board of Adjustment recommend Approval of a variance request to reduce the required front yard setback of 25 feet on a R1 zoned lot to 8 feet 9 inches 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 **request to reduce the front your setback** 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."*

## APPLICATION MATERIALS

### ATTACHMENT A

Aerial Photo:

