



## STAFF REPORT

**To:** Board of Adjustment  
**From:** City of Dickinson Development Team  
**Date:** {3/11/2024}  
**Re:** **Setback Adjustment Variance**

### OWNER/APPLICANT

Applicant  
 Jared Meduna  
 67 21<sup>st</sup> Street E  
 Dickinson, ND 58601

**Public Hearings:** {3/11/2024}

Board of Adjustment

### REQUEST

- A. Request:** To reduce the required 5ft sign setback on a CC zoned lot by 3ft. (5ft to 2ft)
- B. Project Address/Legal Description/Area:** 640 12<sup>th</sup> Street W – E154.2' W479' S216' Lot 1 less Road Easement (E30')
- C. Project Description:** Existing Sign Remodel

### STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Municipal Code Section 39.10.10 – Basic Design Elements for On-Premises Signs – D. Pole Signs & Pylon Signs (b) Setback: All pole signs and pylon signs shall be set back a minimum of five (5) feet from the property line and/or right of way line and not within the vision clearance area.
- B. Public Input:** No Public comment at the time of this report
- C. Staff Recommendation:** Approval of this request keeps the non-conforming sign the same as its current status. Signs adjacent to this property also have non-conforming signs. Approval shall be on the current sign proposal. Future sign replacement shall meet all current code requirements.

<b>Zoning</b>	CC
<b>FUTURE LAND USE MAP DESIGNATION</b>	CC
<b>GROSS SITE ACREAGE</b>	.764

Table I: Current Zoning and Use

Table II: Current Adjacent Land Use/Zoning

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

**Attachments:**

- A - Application Material

**MOTIONS:**

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

*“I move the City of Dickinson Board of Adjustment recommend Approval of the **setback adjustment 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. Variance is for current sign only. Any Future sign will require meeting all code standards.
2. \_\_\_\_\_.

**\*\*\*Denial\*\*\***

*“I move the Dickinson Board of Adjustment recommend Denial of the **setback adjustment variance** 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**



