



## Staff Report

**To:** Board of Adjustment  
**From:** City of Dickinson Development Team  
**Date:** December 11, 2023  
**Re:** Setback Adjustment Variance

### OWNER/APPLICANT

Applicant  
 Jared Meduna (DRS Enterprises LLC)  
 67 21<sup>st</sup> St E  
 Dickinson, ND 58601

**Public Hearings:** {12/11/2023}

Board of Adjustment

### REQUEST

- A. Request:** To reduce the required 5ft. sign setback on a CC zoned lot by 1ft. on the North & West property line.
- B. Project Address/Legal Description/Area:** 188 W Museum Drive/1.43 Acres Block 1, Interstate Addition.
- C. Project Description:** replace unused existing signs with new sign fixtures.

### STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Section 39.10.40 – Basic Design Elements for On-Premises Signs – D. Pole Signs and 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 comments at the time of this report.
- C. Staff Comments:**

Table I: Current Zoning and Use

ZONING	CC
FUTURE LAND USE MAP DESIGNATION	CC
GROSS SITE ACREAGE	1.43

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 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:

