CITY OF Dickinson
North Dakota

Staff Report

To: Board of Adjustment
From: City of Dickinson Development Team
Date: {8/12/2024}
Re: **Setback Variance**

Owner/APPLICANT

Applicant
Raymond Veverka
1420 3rd Avenue East
Dickinson, ND 58601

Public Hearings: {8/12/2024}		Board of Adjustment

REQUEST

A. **Request:** To reduce the required 20ft rear yard setback on a R1 zoned lot to a 12ft setback.

B. **Project Address/Legal Description/Area**: 1420 3rd Ave E/Lots 1 & 2 Block 5, Hewson's 2nd

C. **Project Description: Build an addition onto Main Level Living Room**

STAFF REVIEW AND RECOMMENDATIONS

A. **Compatibility with Local Uses: Rear yard setback has historically been required to be a minimum of 20ft.**

B. **Compliance with Zoning and Subdivision Regulations: Structure will require proper permitting to meet Code Requirements.**

C. **Public Input: No Public comment at the time of this report.**

D. **Staff Recommendation: Rear yard setback for a R1 zoned lot is 20ft for single family detached structures.**

Table I: **Current Zoning and Use**

ZONING	R1
FUTURE LAND USE MAP DESIGNATION	R1
GROSS SITE ACREAGE	.356 Acres

Table II: **Current Adjacent Land Use/Zoning**

Direction	Zoning	Land Use
North	R1	Residential
East	R1	Residential
South	R1	Residential
West	R1	Residential

Attachments:

- Provided in packet

MOTIONS:

Approval

*"I move the City of Dickinson Board of Adjustment recommend Approval of (**Setback 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. _____ ;

2. _____ .

Denial

*"I move the Dickinson Board of Adjustment recommend Denial of (**Setback 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

Site Plan
1" = 20'-0"