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To: Natalie Birchak – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND
Date: July 7th, 2026

RE: Variance Application — Zowie Heights Subdivision, Lot 2
Zoning District: Agricultural (AG)

Dear Members of the Board of Adjustment:

On behalf of the property owner, we are submitting the enclosed application for a variance from Section 62-162, Table 62-162-3a of the City of Dickinson Zoning Ordinance to permit Lot 2 of the proposed Zowie Heights Subdivision to be established at 8.745 acres, less than the 10-acre minimum lot size required in the Agricultural (AG) zoning district.

Property Overview

The subject property is a 40-acre parent parcel located in the SE¼ of Section 27, Township 140 North, Range 96 West, in the City of Dickinson's Extra-Territorial Zone (ETZ). The property is being subdivided into Lot 1 (30.000 acres) and Lot 2 (8.745 acres), with 0.640 acres dedicated as right-of-way on the west and 0.621 acres dedicated as right-of-way on the east. Lot 2 includes an existing single-family residence and shop.

Basis For The Variance Request

The property is designated as Rural Reserve under the current Future Land Use Map (FLUM). This variance request has been developed under the advisement of city planning staff, who have recommended maintaining the AG zoning consistent with the Rural Reserve designation rather than rezoning to Rural Residential.

The majority of Lot 2 is within a FEMA-designated Special Flood Hazard Area (Zone AE), which restricts development of most of the parcel. The buildable area outside the flood hazard has been developed with the existing residence and shop.

Request

The property owner respectfully requests that the Board of Adjustment grant a variance from the 10-acre AG minimum lot size to permit Lot 2 to be established at 8.745 acres as depicted on the proposed subdivision plat.

Respectfully submitted,

Nicholas R. Jensen, PLS
Western Edge Surveying, PLLC