

From: [Jotform](#)
To: [Sylvia Miller](#); [Sylvia Miller](#); [Leonard W. Schwindt](#); [Kylee Zastoupil](#)
Subject: Re: Board of Adjustment
Date: Tuesday, July 14, 2026 6:05:10 PM
Attachments: [Tormaschy_BOA_Submittal.pdf](#)
[26-008 Tormaschy Prelim Submittal.pdf](#)
[26-008 Tormaschy Prelim Submittal Image.pdf](#)
[Tormaschy Pre-Application Letter.pdf](#)
[6598830341812611518.pdf](#)
[6598830341812611518_signature_33.png](#)



Board of Adjustment

Who is the applicant	Authorized Personnel
Property Owner	Jason Tormaschy
Property Owner's Phone Number	(701) 690-2115
Property Owner's Email	jhtormas@ndsupernet.com
Applicant Name	Nick Jensen
Applicant's Phone Number	(701) 505-8209
Applicant's Email	nick.jensen@westernedgesurveying.com
Property Location	2845 10th Ave E, Dickinson, ND, 58601
Property Legal Description	A TRACT OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 140 NORTH, RANGE 96WEST OF THE 5TH PRINCIPAL MERIDIAN, STARK COUNTY, NORTH DAKOTA AS DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER 1/4 CORNER OF THE ABOVE SAID SECTION 27, THE POINT OF BEGINNING, THENCE ON A BEARING OF NORTH 89 DEGREES 57 MINUTES 30 SECONDS EAST ON AND ALONG THE 1/4 LINE A DISTANCE OF 2033.7 FEET, THENCE ON A BEARING OF SOUTH ON AND ALONG THE BOUNDARY OF A PREVIOUSLY DEEDED TRACT A DISTANCE OF 155.6 FEET, THENCE ON A BEARING OF EAST ON AND ALONG THE BOUNDARY OF A PREVIOUSLY DEEDED TRACT A DISTANCE OF 600 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 27, THENCE ON A BEARING OF SOUTH ON AND ALONG THE EAST LINE OF SAID SECTION 27 A DISTANCE OF 541 FEET, THENCE ON A BEARING OF SOUTH 89 DEGREES 57 MINUTES 10 SECONDS WEST A DISTANCE OF 2634.2 FEET TO A POINT ON THE 1/4 LINE, THENCE ON A BEARING OF NORTH ON AND ALONG THE

1/4 LINE A DISTANCE OF 697 FEET TO THE POINT OF BEGINNING.

Zoning District AG

Existing Use AG

Zoning/Use

	Adjacent Zoning	Adjacent Use
North	RR	AG
South	AG	AG
East	AG	AG
West	AG	AG

General Description of Request Variance to permit Lot 2 of the Zowie Heights Subdivision to be 8.745 acres, less than the 10-acre AG minimum lot size.

Purpose Statement [Tormaschy_BOA_Submittal.pdf](#)

Site Plan [26-008 Tormaschy_Prelim_Submittal.pdf](#)
[26-008 Tormaschy_Prelim_Submittal_Image.pdf](#)

Describe how the hardship is not shared generally by other properties in the same zoning district and the same vicinity

The property is designated as Rural Reserve under the Future Land Use Map (FLUM), a designation intended to protect the property from counterproductive land uses and reserve it for future annexation. City planning staff has advised maintaining the current AG zoning consistent with the Rural Reserve designation rather than rezoning to Rural Residential.

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

The combination of Rural Reserve FLUM designation, flood hazard limitations, and existing development on the buildable portion is specific to this property and is not shared generally by other AG-zoned properties in the vicinity.

Zoning Code Sections Relevant to this Request Section 62-162, Table 62-162-3a — Development Regulations
Section 62-61 — Variances

Have any previous applications of appeals been filed in connection with this property?

No

Copies of any order, requirement, decision, or determination made by an administrative official of the City of Dickinson that

[Tormaschy Pre-Application Letter.pdf](#)

is relevant to this request.

Applicant/Property Owner
Signature

A handwritten signature in black ink, appearing to be 'HJ' or similar, written on a white background.

Date

07-14-2026

Board of Adjustment

Board of Adjustment

150.00 USD

Total:

\$150.00

Transaction ID: 96q11x68

Payment Information

First Name: Nicholas

Last Name: Jensen

E-Mail: jhtormas@ndsupernet.com

You can [edit this submission](#) and [view all your submissions](#) easily.