



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**

1 Site Plan
 1" = 20'-0"

