



Staff Report

To: Board of Adjustment
From: City of Dickinson Development Team
Date: {7/8/2024}
Re: **Setback Variance**

Owner/APPLICANT

Applicant
 Matt Millon
 446 18th St W
 Dickinson, ND 58601

Public Hearings: {7/8/2024} Board of Adjustment

REQUEST

- A. Request:** To reduce the required 10ft setback on a CC zoned lot to a 0ft setback.
- B. Project Address/Legal Description/Area:** 446 18th St W/Lots 4 & 5 Block 2, 2nd Replat Prairie Hills 1st
- C. Project Description:** Build a 360 sq ft Loading Dock Enclosure
- D. Operation:**

STAFF REVIEW AND RECOMMENDATIONS

- A. Compatibility with Local Uses:** Structure does not create a vision concern for the public. Other properties zoned CC within a 1 block radius reflect similar setbacks.
- 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:** The City Development Team staff recommends approval based on the explanation of hardship of the applicant.

Table I: Current Zoning and Use

ZONING	CC
FUTURE LAND USE MAP DESIGNATION	CC
GROSS SITE ACREAGE	2.040

Table II: Current Adjacent Land Use/Zoning

Direction	Zoning	Land Use
North	CC	Commercial
East	CC	Commercial
South	CC	Commercial
West	CC	Commercial

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

