

June 11, 2024

REGARDING:  
Harbor Freight Tools  
Dickinson, ND  
ADA Project No: 23315

Dickinson Board of Adjustment  
City of Dickinson City Hall  
38 1st Street West  
Dickinson, ND 58601

To the Dickinson Board of Adjustment,

The following letter is to describe the hardship experienced by the Harbor Freight Tools project located at 446 18th Street West, Dickinson, ND 58601.

At the outset of the project, Harbor Freight had been working with the landlord to demise the building that had been the Family Fare grocery, with the Harbor Freight originally slated to take one of the two loading dock positions at the existing loading area. This is the layout that is depicted in the original set of permit drawings, dated 11/20/23.

After the drawings had been submitted, the landlord was working with another tenant for the remainder of the building. This tenant has a requirement to install a trash compactor, and the side of the building that fronts onto 18th Street West was not large enough for this compactor. The landlord worked with HFT to revise the deal, such that the prospective adjacent tenant would receive both dock positions, and HFT would have to load out the back of the building.

Harbor Freight's loading operations in this revised scheme, depicted in the Bulletin 1 drawings dated 03/13/24, require a concrete platform capable of handling heavy forklift use. Harbor Freight sells various products that are too heavy to be safely unloaded by hand without a forklift, such as car hoists and tool chests. The platform, due to the limitations of the site and delivery truck maneuverability, had to fall within the setbacks from the property line, as the rear wall where the platform is built is the only exterior wall in Harbor Freight's lease extents that a tractor trailer could reach.

The platform also serves as the foundation for a receiving enclosure, which would add walls and a roof over the platform. The primary goal of the enclosure is to keep falling and wind-blown snow off the platform during the heavy snow season. This enclosure works to protect the employees from workplace accidents, and serves one of Harbor Freight's key pillars of being "a great place to work", as well as "a great place to shop." Ultimately, we believe that this loading location and enclosure is the only spot that would allow Harbor Freight to unload in a manner that is safe and efficient.

Respectfully submitted,



Dan Collins  
ADA Architects, Inc.