

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday July 12, 2018 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) June 14, 2018
- IV. Old Business**
- V. New Business**
 - 1) Christina Flack requests permission, as per site plan submitted, to permit the operation of a daycare as a home occupation, which would be a Special Exception in the (R2) Medium Density Residential Zoning District, all on Lot 5, Roosevelt Estates Second Subdivision, a.k.a. 1738 Mel Ros Drive.
 - 2) New Life Fellowship Church requests permission, as per site plan submitted, to install a 32sf freestanding real estate sign rather than the permitted 8sf, which would be a 24sf Sign Variance, all on Lot 3, Evan's Third Subdivision, a.k.a. 1409 Roosevelt Street N.
 - 3) Michele Gruenstein requests permission, as per site plan submitted, for 1) existing residence to remain .34' from the North property line rather than the required 5', which would be a 4.66' Building Variance, 2) 1.2' from the South property line rather than the required 15', which would be a 13.8' Building Variance and 3) 17.9' from the West property line rather than the required 25', which would be a 7.1' Building Variance, and 4) for existing shed and deck to remain 1.2' from the North property line rather than the required 5', which would be a 3.8' Building Variance, and 5) to permit a lot to remain with 24.96' of frontage rather than the permitted 50', which would be a 20.04' Minimum Lot Width Variance, all on Lot 13 and the South 5' of Lot 14, Block 10, Hagerty & Lloyd Addition to Aberdeen, a.k.a. 602 Kline Street N.
 - 4) 6th Ave Pit Stop, Inc. requests permission, as per site plan submitted, for 1) existing gas canopy to remain 10' from the South property line rather than the required 45', which would be a 35' Building Variance, and 2) for existing convenience store to remain 10' from the East property line rather than the required 25', which would be a 15' Building Variance, and 3) 30' from the North property line rather than the required 45', which would be a 15' Building Variance, in order to 4) construct an 8'x12' addition to casino 30' from the North property line rather than the required 45', which would be a 15' Building Variance, all on Lots 1-7, Block 53, West Aberdeen Addition, Except Lot H-1, a.k.a. 802 Sixth Avenue SW.
 - 5) Gene Kopetsky requests permission, as per site plan submitted, to plat a lot that is 36' wide rather than the required 50', which would be a 14' Minimum Lot Width Variance, all on Proposed Lot 1, Kopetsky Addition to the City of Aberdeen, a.k.a. 518 Kline Street N.

- 6) Fairview Baptist Church and Dakota Estates II, LLC request permission, as per site plan submitted, to 1) permit an off-premise sign in a (R-2) Unrestricted Zoning District, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit 64sf of freestanding signage rather than the permitted 16sf, which would be a 48sf Freestanding Sign Size Variance, all on Lot 10, Gugel's First Subdivision in the SW¼ Sect. 6-T123N-R63W, a.k.a. 901 Twenty-fourth Avenue NE.
- 7) Carrel's Rental Properties I, LLC requests permission, as per site plan submitted, for existing residence to remain 1) 16' from the North property line rather than the required 25', which would be a 9' Building Variance, 2) 14' from the East property line rather than the required 15', which would be a 1' Building Variance, 3) existing steps to remain 7' from the East property line rather than the required 10', which would be a 3' Building Variance and 4) existing detached garage to remain 0' from the South property line rather than the required 5', which would be a 5' Building Variance and 5) 15' from the East property line rather than the required 25', which would be a 10' Building Variance, in order to 6) replace existing stairs 13' from the North property line rather than the required 15', which would be a 2' Building Variance, all on Lot 1, Block 21, Thomas Addition, a.k.a. 324 Ninth Avenue SE.
- 8) Dacotah Bank requests permission, as per site plan submitted, to 1) install two blade signs for The Brass Kettle, rather than the permitted one, which would be a 1 Blade Sign Variance and 2) to install 3 blade signs for Arrow Boutique rather than the permitted one, which would be a 2 Blade Sign Variance and 3) to install 2 blade signs for Pinned rather than the permitted one, which would be a 1 Blade Sign Variance and 4) to install two internally illuminated blade signs, which would be an Appeal to the Board of Zoning Adjustment and 5) to install a 25sf blade sign rather than the permitted 16sf, which would be a 9sf Blade Sign Variance and 6) to install a 33.75sf blade sign rather than the permitted 16sf, which would be a 17.75sf Blade Sign Variance, all on Lot 1, Dacotah Bank Second Addition, a.k.a. 308 Main Street S.
- 9) Dion Dargatz requests permission, as per site plan submitted, to 1) construct a secondary approach 330' West of an existing approach on the same property rather than the required 500', which would be a 170' Approach Separation Variance and 2) to construct a secondary approach 95' East of a neighboring property approach rather than the required 500', which would be a 405' Approach Separation Variance, all on The North 290' of 400' West of the East 455' of the NE¼ of Sect. 32-T124N-R64W, a.k.a. 38393 129th Street.
- 10) Camlin Investments requests permission, as per site plan submitted, for 1) existing residence to remain 2'4" from the West property line rather than the required 5', which would be a 2'8" Building Variance, and 2) 14'3" from the South property line rather than the required 25', which would be a 10'9" Building Variance and 3) deck to remain 9' from the South property line rather than the required 15', which would be a 6' Building Variance, in order to 4) construct a 16'x24' accessory structure in the side yard rather than the required rear yard of the property, which would be an Appeal to the Board of Zoning Adjustment and 5) 20' from the South property line rather than the required 25', which would be a 5' Building Variance, all on The West 15' of Lot 1 & Lot 2, Anderson's Replat of Lots 5-6, Block 5, North Aberdeen Addition, a.k.a. 117 Second Avenue NE.

- 11) Marshall Oster requests permission, as per site plan submitted, for 1) existing residence to remain 12' from the South property line rather than the required 15', which would be a 3' Building Variance, and shed to remain 2.5' from the North property line rather than the required 5', which would be a 2.5' Building Variance and 3) unattached garage to remain 4' from the East property line rather than the required 5', which would be a 1' Building Variance, all on Lot 13, Block 12, Sullivan & Easton Addition, a.k.a. 1004 First Street N.
- 12) Bruce Zeller requests permission, as per site plan submitted, to permit the open storage of fill material and construction equipment, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lots 1-12, Block 52, Bennett & Thomas Addition and Vacated ROW, a.k.a. 101 Third Street N.
- 13) Mikaela Waiflein requests permission, as per site plan submitted, for 1) existing residence to remain 24' from the East property line rather than the required 25', which would be a 1' Building Variance and 2) 10' from the West property line rather than the required 20', which would be a 10' Building Variance, and 3) for existing pergola to remain 3' from the West property line rather than the required 5', which would be a 2' Building Variance, all on Lot 9, Draeger's Rearrangement of Block 10, Draeger & Yeager's Addition, a.k.a. 504 High Street S.
- 14) Mark Selzler requests permission, as per site plan submitted, for existing residence to remain 19' from the West property line rather than the required 25', which would be a 6' Building Variance, all on Lot 11, Block 6, North Aberdeen Addition, a.k.a. 320 Lincoln Street N.
- 15) Matt Koeniguer requests permission, as per site plan submitted, to 1) permit two dwelling units on a lot that is 8400sf in size rather than the required 10,000sf, which would be a 1600sf Minimum Lot Size Variance and 2) to permit a second dwelling unit rather than the permit 1 unit, which would be a one-unit Maximum Lot Density Variance, all on Lot 3, Block 2, Clark's First Addition to Mel Ros Estates, a.k.a. 1614 Twelfth Avenue SE.
- 16) The Aberdeen Development Corporation requests permission, as per site plan submitted, to permit the installation of 47 parking stalls rather than the required 90 stalls, which would be a 43 stall Parking Stall Variance, all on Lot 3, Centennial Commons Second Addition, a.k.a. 3407 Gruman Avenue SE.
- 17) The Aberdeen Development Corporation requests permission, as per site plan submitted, to permit the installation of 101 parking stalls rather than the required 204 stalls, which would be a 103 stall Parking Stall Variance, all on Lot 1, Centennial Commons Fourth Addition, a.k.a. 3502 Gruman Avenue SE.

VI. Other Business

VII. Adjournment