

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday June 14, 2012 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) May 10, 2012

IV. Old Business

V. New Business

- 1) Kaylee Herreid 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 a (R-3) High Density Residential Zoning District, all on Lot 4, Narregang's Second Resubdivision of Lots 7-10, Block 46, Second Addition, a.k.a. 316 Eighth Avenue SW.
- 2) Bethany Wigdahl 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 a (R-2) Medium Density Residential Zoning District, all on Lot 27, Block 2, Homes Are Possible Seventh Subdivision, a.k.a. 1208 Plum Lane.
- 3) Tara Hunstad 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 a (R-3) High Density Residential Zoning District, all on The West 2' of Lot 7 and Lot 8, Block 4, Draeger's & Yeager's Addition, a.k.a. 1309 Third Avenue SE.
- 4) David Eckert requests permission, as per site plan submitted, for existing detached garage to remain 2' from the North property line rather than the required 5', which would be a 3' Building Variance, all on Lot 10, Block 21, Simmon's First Addition, a.k.a. 1616 Main Street S.
- 5) Brandon and Sheri Engleking request permission, as per site plan submitted, for existing residence to remain 21' from the South property line rather than the required 25', which would be a 4' Building Variance and 3' from the North property line rather than the required 20', which would be a 17' Building Variance in order to construct a front deck that will meet all required setbacks, all on The South 72' of Lot 7 and strip on West side of Block 30, Thomas Addition, a.k.a. 203 Eighth Avenue SE.
- 6) Aberdeen GSRS, LLC requests permission, as per site plan submitted, to construct a hotel that will be 52' in height rather than the permitted 45', which would be a 7' Maximum Height Variance, all on Lot 1, Lafayette Park Third Subdivision, a.k.a. 402 Norwood Street S.

- 7) Josh Fettig requests permission, as per site plan submitted, for existing residence to remain 10' from the South property line rather than the permitted 15', which would be a 5' Building Variance in order to construct a 20'x28' addition on North side of residence that will meet all required setbacks, all on Lot 1, Malsam Addition, a.k.a. 203 Jackson Street N.
- 8) Pierson Ford requests permission, as per site plan submitted, to construct an accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 3, Auto Plaza Addition, a.k.a. 701 Auto Plaza Drive.
- 9) Shaun Mathiason requests permission, as per site plan submitted, to construct a detached garage that is 528sf, rather than the permitted 525sf, which would be a 3sf Building Variance, all on Lot 1, Diver's First Rearrangement, a.k.a. 418 Fourth Street S.
- 10) Bridgestone/Firestone North American Tire, LLC. requests permission, as per site plan submitted, for existing freestanding sign to remain 9' from the North property line rather than the required 10', which would be a 1' Building Variance in order to add additional sign panel, all on Lot 1, Firestone Addition, a.k.a. 622 Sixth Avenue SE.
- 11) Roby Johnson requests permission, as per site plan submitted, for 1) existing residence to remain 7.5' from the South property line rather than the required 10', which would be a 2.5' Building Variance and 12' from the North property line rather than the required 15', which would be a 3' Building Variance in order to construct a deck that will meet all required setbacks and 2) to construct a 24'x27' detached garage 5' from the North property line rather than the required 35', which would be a 30' Setback Variance, all on the North 75' of Lots 1-6, Block 4, Corrected Plat of Highlands, a.k.a. 1123 Third Street N.
- 12) Border States Paving requests permission to operate a temporary asphalt batch plant, which would be an Appeal to the Board of Zoning Adjustment in the (A-1) Agricultural Zoning District, all on NW¼ Sect. 2-T123N-R64W, except Road and Land Deeded, a.k.a. 1415 130th Street NW.
- 13) Victor B. Fischbach and William K. Sauck, Jr. request permission, as per site plan submitted, to permit the open storage, parking or sale of vehicles, machinery and trailers, building materials and supplies, which would be an Appeal to the Board of Zoning Adjustment in the (R-3) High Density Residential Zoning District, all on Lots 688-689, Morning Heights Subdivision in the N½ Sect. 19-T123N-R63W, a.k.a. 630 Roosevelt Street S.
- 14) Mark Alan, Inc. requests permission, as per site plan submitted, to permit the operation of a temporary fireworks stand within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 1, Browning First Addition, NW¼ Sect. 22-T123N-R64W, a.k.a. 717 385th Avenue.

- 15) Ryan and Carrie Olson request permission, as per site plan submitted, to construct a deck 1' from the South property line rather than the required 5', which would be a 4' Building Variance, all on the North 25' of Lot 864 and South 20' of Lot 865, Morning Heights Extended Addition, a.k.a. 1107 Aldrich Street S.
- 16) Paul R. Meyers requests permission to 1) permit an operation and maintenance terminal for trucks and related large equipment, which would be a Special Exception in an (A-1) Agricultural Zoning District, and 2) to permit the open storage of vehicles and machinery, which would be a Special Exception and 3) to permit the construction of a rail spur with loading and unloading facility, which would be a Special Exception, all on Luke's Farm Outlot 2, in the N½ Sect. 13-T123N-R63W, a.k.a. 39375 132nd Street.
- 17) Daniel Higgins and Park Village Mobile Home Court requests permission, as per site plan submitted, for 1) existing mobile home to remain 18.5' from mobile home to the South rather than the required 20', which would be a 1.5' Building Variance and 17.4' from the mobile home to the North rather than the required 20', which would be a 2.6' Building Variance in order to 2) construct 12.3'x12.2' addition 14'9" from mobile home to South rather than the required 20', which would be a 5'3" Building Variance, all on Lot 1, Park Village Mobile Home Court Addition, Lot # 109, a.k.a. 1623 Tenth Avenue SW #109.
- 18) Stu Gulden and Kit Donley request permission, as per site plan submitted, to permit the operation of a temporary fireworks stand within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 1, Gulden's First Subdivision, NE¼ Sect. 22-T123N-R64W, a.k.a. 2203 Highway 12 W.
- 19) S&S Rentals, LLC. requests permission, as per site plan submitted, to 1) to permit the construction of 14 total units rather than the permitted 13.65, which would be a .35 unit Variance, and 2) to permit the construction of a 7 unit building 25' from the South property line rather than the permitted 35', which would be a 10' Setback Variance, all on Lot 1, Kuhfeld's First Addition, a.k.a. 1916 Prospect Avenue SE.
- 20) Lew and Dan Raderschadt request permission, as per site plan submitted, to 1) permit the construction of an off-premise sign as an accessory land use, which would be an Appeal to the Board of Zoning Adjustment, and 2) to replace existing 8'x28' off-premise sign with a 10'x40' off-premise sign, rather than the permitted 150sf on-premise freestanding sign, which would be a 250sf freestanding sign variance, all on Lot 5, East Highway 12 Addition, NE¼ Sect. 22-T123N-R63W, a.k.a. 5990 Highway 12 East.
- 21) Jeffrey Hieb requests permission, as per site plan submitted, to permit the open storage, sale and display of boats, boat docks, boat lifts and pontoon trailers on a property in an (I-2) Unrestricted Industrial Zoning District, all on Lots 7-12, Block 39, Bennett & Thomas Addition, a.k.a. 102 Third Street N.
- 22) Mohr's Fencing, Inc. requests permission, as per site plan submitted, to permit the operation of a temporary fireworks stand within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 1, East Highway 12 Addition, NE¼ Sect. 22-T123N-R63W, a.k.a. 5750 Highway 12 East.

- 23) Darwin and Kyra Kern request permission, as per site plan submitted, to permit the operation of a home occupation in an accessory structure rather than in the permitted primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Melcher's Subdivision and South 456.6' of Lot 7, in the NE $\frac{1}{4}$ Sect. 34-T124N-R64W, a.k.a. 12949 386th Avenue.
- 24) Todd and Barb Rosebrock request permission, as per site plan submitted, to 1) construct an accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, and 2) to construct a 26'x34' accessory structure 5' from West property line rather than the required 10', which would be a 5' Building Variance and 3) 5' from the North property line rather than the required 10', which would be a 5' Building Variance, all on Lot 6 and the Triangular Piece in SW corner of Lot 7, Block 2, Fifth Addition to Highland North Addition, a.k.a. 1803 Jay Street N.
- 25) Lew Raderschadt requests permission, as per site plan submitted, to permit the operation of a temporary fireworks stand within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 10 and the 330' South of the North 330' West of the East 36' of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Sect. 22-T123N-R64W, a.k.a. West of Starlite Motors.
- 26) CWD Real Estate, LLC. requests permission, as per site plan submitted, to 1) operate a truck maintenance terminal, which would be a Special Exception in a (I-2) Unrestricted Industrial Zoning District and 2) to permit the construction of storage units, which would be an Appeal to the Board of Zoning Adjustment, and 3) to construct storage units that are 50' in width rather than the permitted 30', which would be a 20' Maximum Width Variance, and 4) 40' in width rather than the required 30', which would be a 10' Maximum Width Variance, all on Lot 1, Mardian Fourth Subdivision, a.k.a. 116 Fourth Street S.
- 27) Quantum Properties, LLC. and Head Start request permission, as per site plan submitted, to operate a school in a (I-2) Unrestricted Industrial Zoning District, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, K.O. Lee Plant First Addition, a.k.a. 1110 First Avenue SE.
- 28) The City of Aberdeen requests permission, as per site plan submitted, to 1) plat a lot line between two existing attached structures on the North property line of proposed Lot 3, and South property line of proposed Lot 2, which would be two Shared Lot Line Variances, and 2) to plat a lot between two existing attached structures on the East property line of proposed Lot 2 and the West property line of proposed Lot 4, which would be two Shared Lot Line Variances, all on Proposed Lots 2-4, Aberdeen Central Complex Addition to Aberdeen, S $\frac{1}{2}$ Sect. 13-T123N-R64W, a.k.a. 225 Third Avenue SE.

VI. Other Business

VII. Adjournment