

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday July 12, 2012 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) June 14, 2012

IV. Old Business

V. New Business

- 1) April Clark 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 The South 10' of Lot 9 and Lot 10, Block 2, Kyburz & Hurlbert Addition to Aberdeen, a.k.a. 1522 Squire Lane.
- 2) Wagner Holdings, LLC requests permission, as per site plan submitted, to permit the open storage, parking and sale of vehicles, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Lot 1, Second Overpass Subdivision in the NW¼ Sect. 13-T123N-R64W, a.k.a. 103 Second Street N.
- 3) Beare Rentals, LLC requests permission, as per site plan submitted, to construct a 26'x36' detached garage 19' from the North property line rather than the permitted 25', which would be a 6' Building Variance, all on Lot 1, Block 8, Sullivan and Easton Addition, a.k.a. 923 Lincoln Street N.
- 4) Dennis Gelling requests permission, as per site plan submitted, to 1) construct 4 ministorage buildings, which would be an Appeal to the Board of Zoning Adjustment in an (I-2) Unrestricted Industrial Zoning District, and 2) to construct four ministorage buildings that are 40' wide rather than the required 30', which would be four 10' Maximum Width Variances, and 3) to construct a 40'x40' storage building 20' from the North property line rather than the required 25', which would be a 5' Building Variance, all on Lot 1 of Hyman Outlot A, a.k.a. 503 Roosevelt Street N.
- 5) Keeley's Inc. and Stan Houston Equipment request permission, as per site plan submitted, to permit the open storage, parking or sale of construction machinery and equipment, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Keeley's Outlot B in the SW¼ Sect. 14-T123N-R64W, a.k.a. 1900 Sixth Avenue SW.
- 6) Raphael Duncan requests permission, as per site plan submitted, to store chemicals and operate an insect control business, which would be an Appeal to the Board of Zoning Adjustment in a (C-2) Highway Commercial Zoning District, all on the South 316.5' of the East 183' of Lot 20, Pierson's Subdivision, except H-2 and Hwy, S½ Sect. 18-T123N-R63W, a.k.a. 2319 Sixth Avenue SE.

- 7) Gale Gunderson requests permission, as per site plan submitted, to 1) permit the open storage, parking and sale of rental vehicles and storage containers, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and 2) to permit ministorage, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Lot 1, Gulden's Frist Subdivision, a.k.a. 1804 Highway 281 S.
- 8) Bonnie McElhone requests permission, as per site plan submitted, for existing residence to remain 4.5' from the North property line rather than the required 5', which would be .5' Building Variance in order to replace deck that will meet all required setbacks, all on Lots 6-7, Block 46, Hagerty & Lloyd Addition, a.k.a. 113 State Street N.
- 9) Keeley's, Inc. and Double Duty Storage requests permission, as per site plan submitted, to permit the open storage of storage containers for rent and for sale, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Keeley Outlot B in the SW¼ Sect. 14-T123N-R64W, a.k.a. 1900 Sixth Avenue SE.
- 10) Mark Marion requests permission, as per site plan submitted, for existing residence to remain 19'3" from the West property line rather than the required 25', which would be a 5'9" Building Variance and 6'7" from the South property line rather than the required 15', which would be a 8'5" Building Variance in order to construct an addition on East side of residence that will meet all required setbacks, all on Lot 13, Block 11, Sullivan & Easton Addition, a.k.a. 902 First Street N.
- 11) Prairie House, LLP requests permission, as per site plan submitted, for existing apartment building to remain 22' from the West property line rather than the permitted 25', which would be a 3' Building Variance in order to replace steps on South side of building that will meet all required setbacks, all on The North ½ of Lot 17 & Lots 18-19, and South ½ of Lot 20, Block 40, Hagerty & Lloyd Addition, a.k.a. 212 State Street N.
- 12) Daniel Remily requests permission, as per site plan submitted, for 1) existing residence to remain 17.5' from the North property line rather than the required 25', which would be a 7.5' Building Variance and 4.5' from the East property line rather than the permitted 5', which would be a .5' Building Variance in order to 2) construct a 3'x9' deck 14.5' from the North property line rather than the required 15', which would be a .5' Building Variance, all on The West 35' of Lot 16 and the East 10' of Lot 17, Block 28, Thomas Addition, a.k.a. 214 Ninth Avenue SE.
- 13) Shane Franks requests permission, as per site plan submitted, for 1) existing residence to remain 22.5' from the East property line rather than the required 25', which would be a 2.5' Building Variance 12.5' from the South property line rather than the required 15', which would be a 2.5' Building Variance, in order to 3) construct deck 0' from the South property line rather than the required 5', which would be a 5' Building Variance, all on Lot 7, Block 4, Garden Park Addition, a.k.a. 724 Tenth Street S.

- 14) Lyle and Connie Johnson request permission, as per site plan submitted, for 1) existing residence to remain 23' from the West property line rather than the required 25', which would be a 2' Building Variance and 13' from the East property line rather than the required 20', which would be a 7' Building variance in order to 2) construct a deck and wheelchair ramp 11' from the West property line rather than the required
- 15) Ashley Bennett requests permission, as per site plan submitted, for existing residence to remain 20' from the East property line rather than the required 25', which would be a 5' Building Variance and 1' from the North property line rather than the required 5', which would be a 4' Building Variance in order to construct an uncovered deck that will meet all required setbacks, all on Lots 7-8, Block 25, Hagerty & Lloyd Addition, a.k.a. 411 State Street N.
- 16) Tom Howes requests permission, as per site plan submitted, to 1) permit 5 freestanding signs rather than the permitted 1 freestanding sign, which would be a 4 Freestanding Sign Variance, and 2) to permit the installation of 600sf of freestanding signage rather than the permitted 300sf, which would be a 300sf Freestanding Sign Variance and 3) to permit the installation of a 40' tall freestanding sign rather than the permitted 30' in height, which would be a 10' Maximum Height Variance, and 4) to permit the installation of a freestanding sign in Highway R.O.W., which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2 in the NE¼ NE¼ Sect. 22-T123N-R64W, a.k.a. 602 Highway 281 S.
- 17) Rick Grieben requests permission, as per site plan submitted, to permit the open storage of a shipping container for the purpose of enclosed storage, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, and 2) to place a storage container 1' from the East property line rather than the required 30', which would be a 29' Setback Variance, all on Lot 3, Heritage Business Plaza Subdivision, a.k.a. 225 Dakota Street S.
- 18) Janine Rathert requests permission, as per site plan submitted, to construct a residence on an existing foundation 81' from the North property line rather than the required 100', which would be a 19' Building Variance, all on Lot 1, Wahlen's First Subdivision, a.k.a. 2329 Brown County 19 N.
- 19) Ron Fischer requests permission, as per site plan submitted, to construct a subdivision sign that is 56sf rather than the permitted 24sf, which would be a 32sf Sign Variance, all on Lot 1, Arbor Springs Addition, a.k.a. 903 Harrison Street N.
- 20) The City of Aberdeen, SD and Roosevelt Apartments, LLC request permission, as per site plan submitted, to provide 0 parking stalls per apartment unit rather than the required 1.5 stalls per unit, which would be a 1.5 Parking Stall Per Unit Variance, all on Lot 4, Aberdeen Central Complex Addition to Aberdeen, a.k.a. 204 Kline Street S.

VI. Other Business

VII. Adjournment