

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday May 9, 2013 - 8:00 A.M.**  
**Third Floor Courtroom - Municipal Building**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) April 11, 2013

**IV. Old Business**

**V. New Business**

- 1) Janis McDaniel 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 19, Hay's Replat of Block 40 and the East 12' of the North 53' of the West½ of Lot 17, Block 40, Second Addition to Aberdeen, a.k.a. 614 Washington Street S.
- 2) Chasity Jones 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 4, Block 30, First Addition to Highlands, a.k.a. 811 Kline St N.
- 3) Tom Pitz requests permission, as per site plan submitted, to 1) plat a lot with 45' of frontage rather than the required 75', which would be a 30' Minimum Lot Width Variance, and 2) request permission for existing residence on proposed Lot 1 to remain 5.5' from the North property line rather than the required 10', which would be a 4.5' Building Variance and 29.5' from the East property line rather than the required 35', which would be a 5.5' Building Variance and 4' from the South property line rather than the required 10', which would be a 6' Building Variance and 12.33' from the West property line rather than the required 25', which would be a 12.67' Building Variance, and 3) request permission, as per site plan submitted, for existing residence on proposed Lot 2 to remain 29.5' from the South property line rather than the required 35', which would be a 5.5' Building Variance and 4.5' from the North property line rather than the required 25', which would be a 20.5' Building Variance, all on Proposed Lots 1 & 2, Thomas Pitz First Subdivision, a.k.a. 19 Twelfth Avenue NE and 1209 Lincoln Street N.

- 4) Leslie Dutenhoffer requests permission, as per site plan submitted, for 1) existing residence to remain 4' from the West property line rather than the permitted 5', which would be a 1' Building Variance in order to 2) construct a home addition and attached garage 4' from the West property line rather than the permitted 5', which would be a 1' Building Variance and 3) 7' from the South property line rather than the required 20', which would be a 13' Building Variance, all on Lot 1, Block 7, Vahldick's Replat of Howard and Hedger's Replat of Northwest Addition & 8' Vacated Adjacent Alley, a.k.a. 924 Eighth Avenue NE.
- 5) Ron Wagner and Keith Shishnia request permission, as per site plan submitted, to permit the open storage and display of stone monuments, slabs and related merchandise, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Outlot A in the SE¼ of Sect. 15-T123N-R63W, a.k.a. 5485 Highway 12 E.
- 6) Jeffrey L. Kiesz requests permission, as per site plan submitted, to 1) construct a 4 unit warehouse, which would be a Special Exception in a (C-3/R-4) Central Business/Special Density Residential Zoning District and 2) to construct a 34'x80' warehouse 8' from the North property line rather than the required 30', which would be a 22' Setback Variance, all on The South½ of Lots 7-10, Block 57, Second Addition to Aberdeen, a.k.a. 524 Fourth Street S.
- 7) Hub Area Habitat for Humanity requests permission, as per site plan submitted, to 1) plat a lot that is 63.17' deep rather than the required 100', which would be a 36.83' Minimum Lot Depth Variance and 2) to construct a residence 15' from the East property line rather than the required 20', which would be a 5' Building Variance, all on Lot 8, Ward's First Subdivision, a.k.a. 1725 Ward Drive.

## **VI. Other Business**

## **VII. Adjournment**