

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday July 11, 2013 - 8:00 A.M.**  
**Third Floor Courtroom - Municipal Building**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) June 13, 2013

**IV. Old Business**

**V. New Business**

- 1) Kari Biel 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 22, Block 3, Northview Fifth Addition, a.k.a. 1018 Eleventh Avenue NE.
- 2) Tessa Schabot 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 10, Block 5, Lampert's First Addition, a.k.a. 1326 Northview Lane.
- 3) Brian and Judy Hatzenbeller request permission, as per site plan submitted, for 1) existing residence to remain 5.8' from the South property line rather than the required 25', which would be a 19.2' Building Variance and 0' from the East property line rather than the required 5', which would be a 5' Building Variance and 3' from the North property line rather than the required 20', which would be a 17' Building Variance in order to 2) construct an uncovered deck 0' from the South property line rather than the required 15', which would be a 15' Building Variance, all on the West 60' of Lots 11&12, Block 30, Bennett & Thomas Addition to Aberdeen, a.k.a. 10 Sixth Avenue NW.
- 4) Btoh, LLC and UPS request permission, as per site plan submitted, for existing structure to remain .4' from East property line rather than the required 25', which would be a 24.6' Building Variance and .4' from the South property line rather than the required 15', which would be a 14.6' Building Variance in order to construct a 14'x48' addition to the North side of building which will meet all required setbacks, all on the East 166' of Lots 4-6, Block 57, Thomas Addition, a.k.a. 932 Fourth Street S.

- 5) Steve Klein requests permission, as per site plan submitted, for 1) existing residence to remain 18' from the West property line rather than the required 25', which would be a 7' Building Variance and 15' from the East property line rather than the required 20', which would be a 5' Building Variance in order to construct a deck on the north side of residence that will meet all required setbacks, all on the West 77' of Lot 12, Block 12, North Aberdeen Addition, a.k.a. 324 First Street N.
- 6) Ron Fischer requests permission, as per site plan submitted, to construct a group project consisting of two apartment buildings on one lot, all on Lot 1 & 2, Arbor Springs Second Addition, a.k.a. 915 Arbor Lane and 904 Harrison Street N.
- 7) Mbc, LLC requests permission, as per site plan submitted, to 1) permit a 7'x12' Electronic Message Center on existing freestanding sign, which would be a Special Exception in a (C-3/R-4) Central Business/Special Density Residential Zoning District, and 2) to permit off-premise advertising on the sign, which would be an Appeal to the Board of Zoning Adjustment, and 3) to permit an existing freestanding sign that is 169sf in size rather than the permitted 100sf, which would be a 69sf Freestanding Sign Size Variance, all on Lots 1-7 & North 118.4' of Lot 8 and North 118.4' of East 5' of Lot 9, Block 39, Second Addition, except H-2, a.k.a. 20 Sixth Avenue SE.
- 8) William Mundhenke and Philip Morrison request permission, as per site plan submitted, to permit the open storage of gravel and raw materials and parking of vehicles and related equipment, which would be a Special Exception in an (A-1) Agricultural Zoning District, all on The NW¼ Sect. 22-T123N-R64W North of the Railroad, except Highway and West 208', a.k.a. 2905 133rd Street NW.
- 9) John Meier requests permission, as per site plan submitted, to 1) plat a lot with 37.5' of frontage rather than the required 50', which would be a 12.5' Minimum Lot Width Variance and 2) for existing residence to remain 15.2' from the North property line rather than the required 25', which would be a 9.8' Building Variance and 3' from the West property line rather than the required 5', which would be a 2' Building Variance in order to 3) replace front deck 6' from the North property line rather than the required 15', which would be an 9' Building Variance, all on the West 25' of Lot 26 & the East 12.5' of Lot 27, Block 53, Second Addition, a.k.a. 115 Ninth Avenue SW.
- 10) Miller & Holmes requests permission, as per site plan submitted, to 1) permit two 3'x18' electronic message center signs on existing fuel canopy, which would be a Special Exception in a (C3/R4) Central Business/Special Density Residential Zoning District, and 2) to permit 1330sf of total signage rather than the permitted 890.4sf, which would be a 439.6sf Total Sign Variance, all on Lot 1, M&H Addition, a.k.a. 202 Sixth Avenue SW.

- 11) Darwin Podoll requests permission, as per site plan submitted, to 1) construct a 16'x26' Accessory Structure 10' from the East property line rather than the required 25', which would be a 15' Building Variance, and 2) to construct an accessory structure that is not aesthetically similar to the primary structure, all on Lot 3, Block 1, Hyde Park Second Addition, a.k.a. 17 Linda Lane.
- 12) Jason Shanley requests permission, as per site plan submitted, for existing residence to remain 12' from the North property line rather than the required 15', which would be a 3' Building Variance in order to construct 2 back decks that will meet all required setbacks and 2) for existing detached garage to remain 12' from the North property line rather than the permitted 25', which would be a 13' Building Variance and 3) to construct a 10'x26.5' Addition on East side of house 12' from the North property line rather than the required 15', which would be a 3' Building Variance, all on Lot 12, Block 44, Bennett & Thomas Addition, a.k.a. 624 Third Street N.
- 13) Dakota Storage, Inc. requests permission, as per site plan submitted, to 1) construct 7 additional mini-storage buildings, which would be a Special Exception in a (C-2) Highway Commercial Zoning District and 2) to construct two 30'x192' buildings rather than the permitted 120' deep, which would be two 72' Maximum Building Depth Variances, and 3) to construct two 30'x168' buildings rather than the permitted 120' deep, which would be two 48' Maximum Building Depth Variances and 4) two buildings that are 40' wide rather than the permitted 30', which would be two 10' Maximum Building Width Variances and 5) to construct a 40'x192' building rather than the permitted 120' long, which would be a 72' Maximum Building Depth Variance and 6) to construct a 40'x168' building rather than the permitted 120' long, which would be a 48' Maximum Building Depth Variance, and 7) to construct three mini-storage buildings 30' from the North property line rather than the permitted 45', which would be three 15' Building Variances, all on Lot 3, Fuhrmann's Second Addition, SE¼ Sect. 7-T123N-R63W, a.k.a. 1602 Twelfth Avenue NE.
- 14) Sunset Memorial Gardens request permission to permit a cemetery, which would be a Special Exception in a (M-Ag) Mini-Agricultural Zoning District, all on Lots A-C, Garden of Honor Sunset Memorial Gardens, Garden of Gethsemane Subdivision of Lot 1, First Addition to Sunset Memorial Gardens, Sunset Memorial Gardens Lot 1, Sunset Memorial Gardens Maintenance Addition, Lots 1&2, Sunset Memorial Gardens Irrigation Pond Addition, a.k.a. 5839, 5843, and 5851 Highway 12 E.

## **VI. Other Business**

## **VII. Adjournment**