

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday January 9, 2014 - 8:00 A.M.
Aberdeen Recreation & Cultural Center
First Floor – Alumni Room
225 Third Ave SE

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) December 12, 2013

IV. Old Business

V. New Business

- 1) Nicole Weisser 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 an (R-2) Medium Density Residential Zoning District, all on Lot 1, Block 1, Homes Are Possible Fifth Subdivision, a.k.a. 1118 Ash Lane.
- 2) Frost Development, Inc. requests permission, as per site plan submitted, to 1) permit a 32sf on premise real estate sign rather than the permitted 8sf, which would be a 24sf Sign Size Variance, and 2) to construct a second off-premise real estate sign, which would be an Appeal for an Off-Premise Sign and 3) to permit 64sf of Freestanding Real Estate Signs rather than the permitted 8sf, which would be a 56sf Real Estate Sign Variance, all on Lot 1, Cambridge Addition, a.k.a. 1501 Eighth Avenue NE.
- 3) B&B Real Estate requests permission, as per site plan submitted, to construct a 30'x70' addition to an existing building 30' from the North property line rather than the permitted 80', which would be a 50' Setback Variance, all on Lot 1, Bellikka's Prairie Tool Addition, NE¼ Sect. 17-T123N-R63W, a.k.a. 723 Commerce Street N.
- 4) First State Bank of Warner and First United Methodist Church request permission, as per site plan submitted, to 1) permit the open parking of vehicles, which would be a Special Exception in the (C3/R4) Central Business/Special Density Residential Zoning District and 2) to construct 22 parking stalls that are 9.5' wide rather than the permitted 10', which would be twenty-two .5' Minimum Parking Stall Width Variances and 3) to construct 22 parking stalls that are 18.5' in length rather than the permitted 20', which would be twenty-two 1.5' Minimum Parking Stall Length Variances, all on Lot 6 & the South 15' of Lot 5, Block 28, First Addition, a.k.a. 422 Washington Street S.

- 5) Todd & Roberta Kolden request permission, as per site plan submitted, for 1) existing residence to remain 11.5' from the West property line rather than the permitted 15', which would be a 3.5' Building Variance and for existing detached garage to remain 2' from the East property line rather than the required 5', which would be a 3' Building Variance, in order to 2) construct a new 26'x26' detached garage 3' from the East property line rather than the permitted 5', which would be a 2' Building Variance and 3) 21' from the West property line rather than the required 25', which would be a 4' Building Setback Variance, all on Lot 6, Block 3, Simmon's First Addition to Aberdeen, a.k.a. 124 Thirteenth Avenue SW.
- 6) Proffutt Limited Partnership requests permission, as per site plan submitted, to 1) construct a third freestanding sign rather than the permitted one freestanding sign, which would be a Two Freestanding Sign Variance, and 2) to permit 348sf of freestanding signage rather than the permitted 300sf, which would be a 48sf Freestanding Sign Size Variance, all on Lot 3, Deere Second Subdivision in the SE¼ Sect. 16-T123N-R63W, a.k.a. 4935 Sixth Avenue SE.
- 7) Terry Sorenson requests permission, as per site plan submitted, to 1) construct a 4'x11' monument sign 8' from the South property line rather than the required 20', which would be a 12' Setback Variance and 2) to construct a 4' tall freestanding sign in the 35' Corner Visibility Triangle, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Gohn's First Addition, a.k.a. 702 Third Avenue SW.
- 8) Family Worship Center requests permission, as per site plan submitted, to 1) construct a second freestanding sign, which would be a One Freestanding Sign Variance, and 2) to construct a freestanding sign that is 121.5sf in size rather than the permitted 16sf, which would be a 105.5sf Freestanding Sign Size Variance, all on Lot A, Church of God Addition, a.k.a. 435 Highway 281 North.
- 9) Mike Carrels requests permission, as per site plan submitted, to construct a 12'x29' addition to residence 7' from the East property line rather than the required 8', which would be a 1' Building Variance, all on Lot 21, Block 12, Prairiewood Village Subdivision, NE¼ Sect. 33-T124N-R63W, a.k.a. 12920 Ironwood Drive.

VI. Other Business

VII. Adjournment