

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday May 8, 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) April 10, 2014

IV. Old Business

V. New Business

- 1) Caylee Hertel 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-3) High Density Residential Zoning District, all on Lot 2, Bunsness Subdivision, except the North 8', Block 31, West Aberdeen Addition, a.k.a. 208 Seventh Street S.
- 2) Melissa Webb requests permission, as per site plan submitted, for existing residence to remain 12' from the East property line rather than the required 25', which would be a 13' Building Variance and 4' from the South property line rather than the required 5', which would be a 1' Building Variance and 7.5' from the West property line rather than the required 20', which would be a 12.5' Building Variance in order to 2) construct a 6'x6' wheel chair lift addition 12' from the East property line rather than the required 15', which would be a 3' Building Variance, all on Lot 2, D&G McLaughlin's First Subdivision of the North 80' of Lots 1-2 Foster's Subdivision of Block 24, First Addition, a.k.a. 404 Second Street S.
- 3) Forsyth & Zahn request permission, as per site plan submitted, to permit the open storage of vehicles, equipment, materials and houses built on lot to be moved off-site, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Lots 7-18, Block 66, Hagerty & Lloyd Addition and Vacated Street and Alley ROW's, a.k.a. 405 First Avenue SE.
- 4) Quantum Properties, LLC and Anderson Industries, LLC request permission, as per site plan submitted, to permit the open storage of Steel tubing and parts, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Lot 2, KO Lee Plant First Addition, a.k.a. 1110 First Avenue SE.

- 5) Randall Weber requests permission, as per site plan submitted to 1) construct a 5'x7' digital pricing sign addition to an existing freestanding sign that is 5' from the North and West property lines, which would be two 5' Sign Setback Variances and 2) request permission to install red and green electronic signs rather than the permitted amber light, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Weber First Corner Subdivision, a.k.a. 208 Second Street N.
- 6) Matt Vogel and Gale Gunderson request permission, as per site plan submitted, to permit the open storage, parking and sale of vehicles, semi-trucks and trailers, and pay loaders, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 2, Vogel Subdivision, in the NW¼ Sect. 23-T123N-R63W, a.k.a. 39239 133rd Street.
- 7) HCI Developers, LLC request permission, as per site plan submitted, to 1) permit the installation of 199 off-street parking stalls rather than the required 240, which would be a 41 stall Parking Stall Variance and 2) to permit two off-street loading/unloading stalls rather than the required 10, which would be an 8 stall Loading and Unloading Stall Variance, all on Lot 2A, First Subdivision of Lot A, Aberdeen Motor Hotels Addition to the City of Aberdeen, Being a Subdivision of Bjornson's Outlot A, a.k.a. 2424 Sixth Avenue SE.
- 8) Remax Preferred Choice Realty requests permission, as per site plan submitted, to 1) indefinitely permit a temporary sign at a specified location, which would be an Appeal to the Board of Zoning Adjustment, and 2) to indefinitely permit an inflatable sign at a specified location, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 13-14, Block 9, Nicollet Park Addition, a.k.a. 1011 Sixth Avenue SE.
- 9) Stiles & Byron Partnership requests permission, as per site plan submitted, to 1) permit the installation of a freestanding sign 6' from the North property line rather than the permitted 10', which would be a 4' Freestanding Sign Setback Variance and 2) 9' from the West property line rather than the required 10', which would be a 1' Freestanding Sign Setback Variance, all on The West 8' of Lot 7 and Lots 8-12, Block 14, Smith Addition, a.k.a. 604 Sixth Avenue SE.
- 10) Robert McCormack requests permission, as per site plan submitted, for existing residence to remain 21'7" from the East property line rather than the required 25', which would be a 3'5" Building Variance and for existing unattached garage to remain 0' from the South property line rather than the required 5', which would be a 5' Building Variance in order to 2) replace front steps 14'7" from East property line rather than the required 15', which would be a 5" Building Variance, all on Lot 8 & North 2' of Lot 9, Garden Addition, a.k.a. 616 Eighth Street S.

- 11) Timothy Hanigan requests permission, as per site plan submitted, to construct a 10'x10' shed 5' from the East property line rather than the required 10', which would be a 5' Building Variance, all on Lots 9-12, Block 15, Corrected Plat of the Highlands, a.k.a. 317 Thirteenth Avenue NW.
- 12) Lucian Jones requests permission, as per site plan submitted, to permit the open storage and sale of farm, construction, and truck equipment, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Jones Natural Gold Subdivision, SE¼ Sect. 16-T123N-R63W, a.k.a. 4945 Railroad Avenue NE.
- 13) Clint & Gretchen Rux request permission, as per site plan submitted, for existing residence to remain 22' from the East property line rather than the required 25', which would be a 3' Building Variance and 11' from the South property line rather than the required 15', which would be a 4' Building Variance in order to construct an 8'x12' addition to back of residence that will meet all required setbacks, all on Lots 224-225, Morning Heights Subdivision, a.k.a. 632 Lawson Street S.
- 14) Bill Meidinger and Jack Karst request permission, as per site plan submitted, to 1) construct a mini-storage and commercial rental building, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and 2) to permit the construction of a mini-storage and commercial rental building that is 50' in depth rather than the required 30', which would be a 20' Maximum Depth Variance, and 3) to permit 16' sidewall height rather than the permitted 12', which would be a 4' Maximum Sidewall Height Variance, all on Lot 1, Auditor's Subdivision, SE¼ Sect. 27-T123N-R64W, a.k.a. 2932 Highway 281 S.
- 15) Dixie Mattern and Dakota Motor Sports, LLC request permission, as per site plan submitted to permit the open storage, parking and sale of ATV's, motorcycles and related vehicles, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on The West 200' of the East 1000' of the North 670.16', NW¼ Sect. 23-T123N-R63W, a.k.a. 39233 133rd Street.
- 16) Wagner Holdings, LLC and MJ's Team, LLC request permission, as per site plan submitted, to permit a permanent fireworks stand, which would be a Special Exception in the Zoning Jurisdiction of the City of Aberdeen, all on Rich Brothers Outlot 1, NW¼ Sect. 23-T123N-R63W, a.k.a. 6230 Highway 12 E.

VI. Other Business

VII. Adjournment