

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday August 14, 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) July 10, 2014

**IV. Old Business**

**V. New Business**

- 1) Audra Roettele 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 14, Block 16, Thirteenth Addition to Highlands North Addition, a.k.a. 721 Eighteenth Avenue NE.
- 2) Dwayne Reinhardt requests permission, as per site plan submitted, for 1) existing residence to remain 21' from the East property line rather than the required 25', which would be a 4' Building Variance and 5' from the North property line rather than the required 15', which would be a 10' Building Variance in order to 2) construct a wheelchair ramp 0' from the East property line rather than the required 15', which would be a 15' Building Variance, all on Lots 1-2, Block 12, Hagerty & Lloyd Addition, a.k.a. 623 Lloyd Street N.
- 3) Mickey Schulz requests permission, as per site plan submitted, for existing residence to remain 24' from the North property line rather than the required 25', which would be a 1' Building Variance and for existing detached garage to remain 2.5' from the West property line rather than the required 5', which would be a 2.5' Building Variance and 2' from the South property line rather than the required 5', which would be a 3' Building Variance in order to replace two decks that will meet all setbacks, all on Lots 8-10, Block 38, West Aberdeen Addition, a.k.a. 917 Third Avenue SW.
- 4) John Carlson requests permission, as per site plan submitted, for existing residence to remain 22.5' from the East property line rather than the required 25', which would be a 2.5' Building Variance and for detached garage to remain 2.5' from the South property line rather than the required 5', which would be a 2.5' Building Variance, in order to construct a wheelchair ramp that will meet all setbacks, all on Lot 3, Block 19, First Addition to Highlands, a.k.a. 1015 Lloyd Street N.

- 5) John Gasco requests permission, as per site plan submitted, to 1) plat a lot that is 42' wide rather than the minimum 50', which would be an 8' Minimum Lot Width Variance and 75' in depth rather than the required 100', which would be a 25' Minimum Lot Depth Variance and 2) to construct a new residence 4' within the 35' corner visibility triangle at the intersection of two public R.O.W.s, which would be an Appeal to the Board of Zoning Adjustment, all on Proposed Lot 1, Gasco Consolidation Subdivision, a.k.a. 711 Arch Street S.
- 6) The Aberdeen American News requests permission, as per site plan submitted, to 1) permit the installation of six non ridged projecting banners, which would be an Appeal to the board of Zoning Adjustment, and 2) to permit six projecting banners on one property rather than the permitted 1 banner securely fastened to a structure, which would be a 5 Projecting Banner Variance and 3) to permit banners used for commercial advertising to extend into public R.O.W., which would be an Appeal to the Board of Zoning Adjustment, all on Lots 4-6, Block 18, First Addition to Aberdeen, a.k.a. 124 Second Street S.
- 7) Leonard Suel requests permission, as per site plan submitted, for 1) existing residence to remain 7' from the South property line rather than the required 10', which would be a 3' Building Variance and 9' from the North property line rather than the required 10', which would be a 1' Building Variance in order to 2) construct a 22'x28' addition to attached garage 8'2" from the North property line rather than the required 10', which would be a 1'10" Building Variance, all on Lot 1, Jark's Replat of Block 5, Gorder's Replat Fourth Addition, a.k.a. 1822 Eisenhower Circle.
- 8) Molded Fiberglass and The Aberdeen Development Corporation request permission, as per site plan submitted, to permit the construction of an addition to an existing fiberglass manufacturing facility, which would be a Special Exception in a (I-2) Unrestricted Industrial District, all on Brown County Addition in the SE¼ Sect. 8-T123N-R63W , except the North 33', a.k.a. 1401 Brown County 19.
- 9) Charles Edwards requests permission, as per site plan submitted, for 1) existing residence to remain 14.5' from the West property line rather than the required 25', which would be a 10.5' Building Variance and for detached garage to remain 13.5' from the North property line rather than the required 25', which would be an 11.5' Building Variance and for shed to remain 0' from the South property line rather than the required 5', which would be a 5' Building Variance in order to 2) construct a 9'4"x22'3" addition to the nonconforming detached garage, that will meet all required setbacks, all on Proposed Lot 1, Charles Edward Addition to the City of Aberdeen, a.k.a. 1024 State Street N.
- 10) Eric Archambeau requests permission, as per site plan submitted, to construct an accessory structure with sidewalls that are 10'4½" tall rather than the permitted 10', which would be a 4½" Building Variance, all on Lot 1, Archambeau Addition to the City of Aberdeen, a.k.a. 511 First Street N.

- 11) Terry Marko requests permission, as per site plan submitted, to 1) plat a lot that is 48' wide rather than the permitted 50', which would be a 2' Minimum Lot Width Variance and 2) for existing residence to remain 1'8" from the West property line rather than the required 5', which would be a 3'4" Building Variance and 17'8" from the South property line rather than the required 25', which would be a 7'4" Building Variance in order to replace an attached garage that will meet all required setbacks, all on Lot 1, Marko Addition to the City of Aberdeen, a.k.a. 205 Ninth Avenue SE.
- 12) Wagner Holdings, LLC and Dakota Motor Sports request permission, as per site plan submitted, to permit the open storage and display of ATV's, snowmobiles and related equipment and to permit a test course to test drive said vehicles, which would be a Special Exception in a (C-2) Highway Commercial District, all on Lot 2B, First Subdivision of Lot 2, Auto Plaza Addition, a.k.a. 628 Circle Drive.
- 13) Nick Rayman requests permission, as per site plan submitted, for 1) existing structure to remain 23' from the North property line rather than the required 45', which would be a 22' Building Variance and 24' from the West property line rather than the required 25', which would be a 1' Building Variance and 25.5' from the South property line rather than the required 30', which would be a 4.5' Building Variance in order to 2) replace front porch with an enclosed addition 23' from the North property line rather than the required 45', which would be a 22' Building Variance and to 3) replace front stairway 15' from the North property line rather than the required 45', which would be a 30' Building Variance and 4) to plat a lot in a (C-2) Highway Commercial District that is 92' in depth rather than the required 142', which would be a 50' Minimum Lot Depth Variance, all on The North 92' of Lots 10, 11, and 12, Block 18, Thomas Addition, a.k.a. 304 Sixth Avenue SE.

## **VI. Other Business**

- 1) Letter from Steven D. Sandven re: Hutterville Hutterian Brethern, Inc.

## **VII. Adjournment**