

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday September 11, 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) August 14, 2014

IV. Old Business

V. New Business

- 1) Jennifer Bruce 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 District, all on The North 16.8' of Lot 7 & the South 16.8' of Lot 6, Block 18, Hagerty & Lloyd Addition, a.k.a. 515 State Street N.
- 2) Rachel Brown 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 District, all on Lot 5, Block 17, Simmon's First Addition, a.k.a. 1518 Lincoln Street S.
- 3) Andrew Radtke requests permission, as per site plan submitted, for existing residence to remain 23' from the North property line rather than the required 25', which would be a 2' Building Variance and 2' from the East property line rather than the required 5', which would be a 3' Building Variance and for existing garage to remain 4' from the South property line rather than the required 5', which would be a 1' Building Variance in order to construct a back deck that will meet all required setbacks, all on Lot 2, Block 48, Second Addition to Aberdeen, a.k.a. 207 Eighth Avenue SW.
- 4) Carol Schumacher requests permission, as per site plan submitted, for existing residence to remain 21' from the East property line rather than the required 25', which would be a 4' Building Variance and 3.5' from the North property line rather than the required 5', which would be a 1.5' Building Variance and for existing garage to remain 1.5' from the South property line rather than the required 5', which would be a 3.5' Building Variance in order to construct a back deck that will meet all required setbacks, all on Lot 4, Block 22, Bennett & Thomas Addition, a.k.a. 613 Washington Street N.
- 5) Ed Bauer requests permission, as per site plan submitted, for 1) existing residence to remain 22' from the East property line rather than the required 25', which would be a 3' Building Variance and 4' from the North property line rather than the required 5', which would be a 1' Building Variance in order to 2) construct a 14'x24' attached garage 22' from the East property line rather than the required 25', which would be a 3' Building Variance, all on Lots 76-77, Morning Heights Addition, a.k.a. 616 Harrison Street S.

- 6) Joan Kelly requests permission for 1) existing residence to remain 12'3" from the East property line rather than the required 25', which would be a 12'9" Building Variance and for garage to remain 0' from the North property line rather than the required 5', which would be a 5' Building Variance and 0' from the West property line rather than the required 5', which would be a 5' Building Variance and for existing 8'x8' shed to remain 2'4" from the South property line rather than the required 5', which would be a 2'8" Building Variance in order to 2) construct a new 10'x14' shed 2'4" from the South property line rather than the required 5', which would be a 2'8" Building Variance, all on Lot 3, Block 23, Bennett & Thomas Addition, a.k.a. 715 Washington Street N.
- 7) Office Building Partnership requests permission, as per site plan submitted, to 1) move a non-fireproof 44'x54' frame building onto a lot that is zoned I-1, which would be an Appeal to the Board of Zoning Adjustment, and 2) that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Outlot 15 in the NE¼ Sect. 17-T123N-R63W, a.k.a. 421 Commerce Street.
- 8) Francis Jensen & Domino's Pizza request permission, as per site plan submitted, to 1) replace a portion of an existing freestanding sign, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit internally illuminated wall signs, rather than the permitted blade sign or channel letter sign, which would be an Appeal to the Board of Zoning Adjustment, and 3) to permit 30" sign letters, rather than the permitted 12", which would be an 18" Sign Variance, and 4) to reside the parapet wall with steel siding, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Jensen's Corner Subdivision, a.k.a. 518 Main Street S.
- 9) Doug Braa requests permission, as per site plan submitted, to 1) construct covered decks on the North side of a proposed apartment building 11' from the North property line rather than the required 15', which would be a 4' Building Variance and 2) to construct covered decks on the West side of a proposed apartment building 17.75' from the West property line rather than the required 20', which would be a 2.25' Building Variance, all on Lot 1A of Lots 1A & 2A in Block 43, of Thomas Addition, a.k.a. 1116 Main Street S.
- 10) Marilyn Maloney requests permission, as per site plan submitted, to construct a shed (200sf or less) on a lot without the necessary primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot D, Maloney Subdivision in the N½ Sect. 11-T123N-R64W, a.k.a. 1717 Olive Drive.
- 11) Stiles & Byron, LLC request permission, as per site plan submitted, to 1) provide 19 (10'x20') parking stalls rather than the required 25 stalls, which would be a 6 Parking Stall Variance and 2) to provide no loading and unloading stalls rather than the required 1, which would be a 1 stall Loading and Unloading Stall Variance, all on The West 8' of Lot 7 and Lots 8-12, Block 14, Smith Addition, a.k.a. 604 Sixth Avenue SE.
- 12) Jerry Markovetz requests permission, as per site plan submitted, to 1) plat a lot in an (R-3) High Density Residential District that is 25' in width rather than the required 50', which would be a 25' Minimum Lot Width Variance and 2) for existing residence to remain 2.1' from the South property line rather than the required 5', which would be a 2.9' Setback Variance, all on Proposed Lot 1, Markovetz First Improvement Subdivision, a.k.a. 313 Eighth Street S.

- 13) Jerry Markovetz requests permission, as per site plan submitted, to 1) plat a lot in an (R-3) High Density Residential District that is 25' in width rather than the required 50', which would be a 25' Minimum Lot Width Variance and 2) for existing residence to remain 3' from the South property line rather than the required 5', which would be a 2' Setback Variance and for residence to remain 22.5' from the West property line rather than the required 25', which would be a 2.5' Building Variance and for existing garage to remain 1' from the South property line rather than the required 5', which would be a 4' Building Variance, all on Proposed Lot 2, Markovetz First Improvement Subdivision, a.k.a. 315 Eighth Street S.
- 14) Jerry Markovetz requests permission, as per site plan submitted, to 1) plat a lot in an (R-3) High Density Residential District that is 42' in width rather than the required 50', which would be an 8' Minimum Lot Width Variance and 2) for existing residence to remain 22' from the West property line rather than the required 25', which would be a 3' Building Variance and for a detached garage to remain 1' from the South property line rather than the required 5', which would be a 4' Setback Variance, all on Proposed Lot 3, Markovetz First Improvement Subdivision, a.k.a. 317 Eighth Street S.
- 15) Presentation College requests permission, as per site plan submitted, to 1) construct a 240'x450' inflatable dome that is not aesthetically similar to the primary structure on the lot, which would be an Appeal to the Board of Zoning Adjustment and 2) to construct a 240'x450' inflatable dome that is 76.5' in height rather than the required 35', which would be a 41.5' Maximum Height Variance and 3) to construct two 50'x60' accessory structures that are not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment and 4) to provide 0 parking stalls rather than the required 1080, which would be a 1080 stall Minimum Parking Stall Variance, all on Lot 1, Russo Addition, NW¼ Sect. 12-T123N-R64W, a.k.a. 26 Twenty Fourth Avenue NW.
- 16) Leslie Dutenhoffer requests permission, as per site plan submitted, to construct a 24'x26' unattached garage 19' from the East property line rather than the required 25', which would be a 6' Building Variance, all on Lot 1, Block 7, Vahldick's Replat of Howard & Hedger's Replat of Northwest Addition & 8' Vacated Alley, a.k.a. 924 Eighth Avenue NE.
- 17) Richard and Nichole Zephier request permission, as per site plan submitted, for 1) existing unattached garage to remain 5' from the South property line rather than the required 10', which would be a 5' Building Variance and for existing residence to remain 6' from the North property line rather than the required 10', which would be a 4' Building Variance, in order to 2) construct a 24'x28' addition to unattached garage 5' from the South property line rather than the required 10', which would be a 5' Building Variance, all on Lot 3, Block 2, Replat of Gorder's Fourth Addition to Addition to Aberdeen, a.k.a. 1815 Lincoln Street S.
- 18) Ryan Hansen requests permission, as per site plan submitted, to permit the open storage, parking and sale of ATV's, boats, personal watercraft, loaders, loader attachments, boats and boat lifts, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Lot 1, Crompton Addition, NW¼ Sect. 23-T123N-R63W, a.k.a. 39205 133rd Street.

- 19) Jon Malsam requests permission, as per site plan submitted, to 1) operate a construction business in an (R-2) Medium Density Residential District, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit the open storage of trailers, materials and equipment, which would be an Appeal to the Board of Zoning Adjustment, and 3) to construct a 1200sf accessory structure (24'x50') in addition to an existing 1080sf of accessory structures for a total of 2280sf of accessory structures rather than the permitted 1000sf, which would be a 1280sf Accessory Structure Lot Coverage Variance, and 4) to construct a 24'x50' accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 8, Auditor's Second Subdivision, SE¼ Sect. 27-T123N-R64W, a.k.a. 2728 Highway 281 S.
- 20) Avera St. Luke's Hospital requests permission, as per site plan submitted, for existing residence to remain 20.3' from the West property line rather than the required 25', which would be a 4.7' Building Variance and for existing unattached garage to remain 3.5' from the North property line rather than the required 5', which would be a 1.5' Building Variance in order to replace 3.5'x7' front deck, all on The North 16' of Lot 17 and Lot 18 & the South 18' of Lot 19, Block 89, Hagerty & Lloyd Addition, a.k.a. 313 Kline Street S.
- 21) Jaela Johnson requests permission, as per site plan submitted, to permit the installation of asphalt shingles on residence and steel roofing on an accessory structure, which would be an Appeal to the Board of Zoning Adjustment, as they are not aesthetically similar materials, all on Lot 27 & the North 10' of Lot 28, Garden Addition, a.k.a. 810 Eighth Street S.
- 22) Lew Raderschadt and Joe Gross request permission, as per site plan submitted, to permit the open storage, display and sale of construction and related equipment, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Lot 2, First Replat of East Highway 12 Addition in the NE¼ Sect. 22-T123N-R63W, a.k.a. 5990 Highway 12 E.

VI. Other Business

- 1) Aberdeen Commercial Historic District Ordinances

VII. Adjournment