

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

IV. Old Business

V. New Business

- 1) Darci Withers 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 3, Block 1, D&G Second Subdivision of Roosevelt Crystals Subdivision, a.k.a. 2002 Sapphire Avenue SE.
- 2) Jodi Fish 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 29, Block 2, Gorder's First Addition, a.k.a. 1749 Second Street S.
- 3) Carl Antanitis requests permission, as per site plan submitted, for 1) existing unattached garage to remain 0' from the East property line rather than the required 5', which would be a 5' Building Variance and .5' from the North property line rather than the required 25', which would be a 24.5' Building Variance and 0' from the South property line rather than the required 5', which would be a 5' Building Variance and for existing residence to remain 21.5' from the West property line rather than the required 25', which would be a 3.5' Building Variance and 3.5' from the North property line rather than the required 15', which would be an 11.5' Building Variance and 0' from the South property line rather than the required 5', which would be a 5' Building Variance in order to 2) construct a 6'x7' shed 14' from the North property line rather than the required 25', which would be an 11' Building Variance, all on Lot 24, Block 46, Hagerty & Lloyd Addition, a.k.a. 124 Arch Street N.
- 4) Dave Usselman requests permission, as per site plan submitted, to construct a 14'x28' accessory structure that does not match the brick exterior of the primary structure, which would be an Accessory Structure Aesthetically Similar Variance, all on Lot 1, North Main Fire Station #2 Subdivision, a.k.a. 604 Main Street N.
- 5) David Fischer requests permission, as per site plan submitted, to construct a 26'x40' accessory structure that does not match the exterior of the primary structure, which would be an Accessory Structure Aesthetically Similar Variance, all on Lot 28, Block 2, Wylie Park Estates Fourth Addition, a.k.a. 1632 Olive Drive.

- 6) Stuart Himes requests permission, as per site plan submitted, for 1) existing residence to remain 4.5' from the South property line rather than the required 5', which would be a .5' Setback Variance and 23' from the East property line rather than the required 25', which would be a 2' Building Variance in order to construct a front deck that will meet setback requirements, all on Lots 280-281, Morning Heights Addition, a.k.a. 806 Merton Street S.
- 7) Nickolas & Bobbie Fesler request permission, as per site plan submitted, to 1) replace a 6.5'x22' front addition with a 12'x24' front addition that is 15'4" from the North property line rather than the required 25', which would be a 9'8" Building Variance and to 2) construct a 4'x5' landing and steps 7'4" from the North property line rather than the required 15', which would be a 7'8" Building Variance, all on Lot 2, Block 12, Thomas Addition, a.k.a. 418 Ninth Avenue SE.
- 8) Brookes Geary requests permission, as per site plan submitted, for 1) existing residence and attached garage to remain 4'9" from the West property line rather than the required 5', which would be a 3" Building Variance in order to 2) construct a 20'x26' attached garage addition 4'9" from the West property line rather than the required 5', which would be a 3" Building Variance, all on Lot 18, Block 3, Northview Fifth Addition, a.k.a. 1112 Eleventh Avenue NE.
- 9) Frank Benoit requests permission, as per site plan submitted, for existing residence to remain 14' from the East property line rather than the required 25', which would be an 11" Building Variance and uncovered front deck to remain 12' from the East property line rather than the required 15', which would be a 3' Building Variance in order to construct a 15'x15' back deck that will meet all setback requirements, all on Lots 394-395, Morning Heights Addition, a.k.a. 816 McCoy Street S.
- 10) William J. Hoar requests permission, as per site plan submitted, for existing residence to remain 23.5' from the East property line rather than the required 25', which would be a 1.5' Building Variance and 5' from the South property line rather than the required 8', which would be a 3' Building Variance in order to construct a 12'x27' back deck that will meet all required setbacks, all on Lot 8, Block 3, Replat of Blocks 3-4, Huffman's Second Addition, a.k.a. 1534 Dick Drive.
- 11) Terry Goldade requests permission, as per site plan submitted, for 1) existing residence to remain 5' from the North property line rather than the required 10', which would be a 5' Building Variance and for existing attached garage to remain 5'4" from the South property line rather than the required 10', which would be a 4'8" Building Variance, if it is not demolished and to 2) construct a 24'x30' unattached garage 6' from the South property line rather than the required 10', which would be a 4' Building Variance, all on The South 75.33' of Lots 1-6, and the East 7' of the South 75' of Lot 7, Block 5, Corrected Plat of Highlands, a.k.a. 1115 Second Street N.
- 12) Terry Larson requests permission, as per site plan submitted, to 1) construct a mini-storage building, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and 2) to construct a 44'x54' mini-storage building that is 55' deep rather than the required 30', which would be a 25' Maximum Depth Variance and 3) to construct a 44'x54' mini-storage building that is 20' in height rather than the required 16', which would be a 4' Building Variance and 3) request permission to permit an off-premise warehouse for an adjacent property, which would be an Appeal to the Board of Zoning Adjustment, and 4) to plat a lot that is 125' deep rather than the required 142', which would be a 17' Minimum Lot Depth Variance, all on Lots 8-10, Block 43, Roches East Side Addition and North ½ of Vacated Fifth Avenue SE, a.k.a. 402 Illinois Street S.

- 13) Mark Rich requests permission, as per site plan submitted, to permit the installation of vinyl window signs in two adjacent businesses that are located within the Aberdeen Historical Commercial District, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 8 and Lot 9, Block 11, Original Plat, a.k.a. 218 and 216 Main Street S.
- 14) Midwest Business Condos requests permission, as per site plan submitted, to 1) construct a 60sf freestanding sign 7' from the South property line rather than the required 10', which would be a 3' Freestanding Sign Setback Variance and 2) request permission to permit the installation of off-premise advertising on a freestanding sign to advertise for adjacent properties, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Nordstrom-Pierson Second Addition to Aberdeen, a.k.a. 3011 Eighth Avenue NE.
- 15) Bart Walker and Jacob Bosmoe request permission, as per site plan submitted, to permit the installation of a 4'x8' flat mounted wall sign within the Aberdeen Commercial Historic District, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 7-8, Block 7, Original Plat, a.k.a. 121 Main Street S.

VI. Other Business

VII. Adjournment