

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday November 13, 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) October 9, 2014

IV. Old Business

V. New Business

- 1) Doris Nelson 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-1) Low Density Residential District, all on Lot 13, Block 11, Ninth Addition to Highland North Subdivision, a.k.a. 509 Sixteenth Avenue NE.
- 2) Craig Mickelson requests permission, as per site plan submitted, for existing residence to remain 21.5' from the South property line rather than the required 25', which would be a 3.5' Building Variance and 3.7' from the West property line rather than the required 15', which would be a 11.3' Building Variance in order to replace entire foundation, all on Lot 7, Block 20, Thomas Addition to Aberdeen, a.k.a. 301 Ninth Avenue SE.
- 3) Janine Rathert requests permission, as per site plan submitted, for 1) existing 40'x75' shop to remain 60' from the South property line rather than the required 100', which would be a 40' Building Variance in order to 2) construct a 60'x100' addition to existing accessory structure 50' from the South property line rather than the required 100', which would be a 50' Building Variance, all on Lot 1, Rathert Addition in the SE¼ Sect. 4-T123N-R63W, a.k.a. 2405 391st Avenue N.
- 4) Matt Biegler requests permission, as per site plan submitted, to construct a 20'x22' 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 14, Block 3, Hyde Park First Addition, a.k.a. 123 Weber Street S.
- 5) Inman Irrigation requests permission, as per site plan submitted, to permit the open storage, parking and display of irrigation equipment, trailers, vehicles, and related items, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on a parcel described as Beginning at the SW Corner or the SW¼ of Sect. 14-T123N-R63W, East 600' along Highway and North 726' & West 600' and South 726' to point of beginning, a.k.a. 421 392nd Avenue S.

- 6) The Aberdeen Mall requests permission, as per site plan submitted, to 1) permit the installation of six freestanding signs rather than the permitted one freestanding signs, which would be a Five Freestanding Sign Variance, and 2) to permit the installation of 1322.2sf of Freestanding Signage rather than the permitted 300sf, which would be a 1022.2sf Freestanding Sign Size Variance, all on Lot 2A, Dial Third Addition to the City of Aberdeen, in the SE¼ Sect. 17-T123N-R63W, a.k.a. 3315 Sixth Avenue SE.
- 7) H.F. Jacobs and Son Construction requests permission, as per site plan submitted, to 1) permit the expansion of an operation and maintenance terminal for a construction business, which would be a Special Exception in a (M-Ag) Mini-Agricultural Zoning District, and 2) request permission, to plat a lot with 0' of frontage on a Public ROW rather than the required 200', which would be a 200' Minimum Lot Frontage Variance, all on The East 400' of the South 400' of Outlot 3, in the NW¼ Sect. 26-T123N-R64W, a.k.a. 1201 Melgaard Road W.
- 8) Quest Hospitality requests permission, as per site plan submitted, to repurpose an existing off-premise sign structure to advertise adjacent businesses as an Area Identification Sign, which would be an Appeal to the Board of Zoning Adjustment to allow off-premise advertising as an accessory land use, all on Lot 2, Rivett Sixth Addition, a.k.a. 524 Harvard Street S.
- 9) Adam Burgaard requests permission, as per site plan submitted, for existing residence to remain 16' from the West property line rather than the required 25', which would be a 9' Building Variance and 2' from the North property line rather than the required 5', which would be a 3' Building Variance in order to 2) construct a front staircase 11' from the West property line rather than the required 15', which would be a 4' Building Variance, all on Lot 23, Block 13, Hagerty & Lloyd Addition, a.k.a. 622 Lloyd Street N.

VI. Other Business

VII. Adjournment