

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday March 12, 2015 - 8:00 A.M.
Aberdeen City Hall, First Floor Council Chambers
123 Lincoln St S (South Entrance)

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) February 12, 2015
- IV. Old Business**
- V. New Business**
 - 1) Marleena Smith 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 Lot 1, Horner Addition, a.k.a. 308 Tenth Avenue SW.
 - 2) Ideal Equity Group, LLC and Christopher Frost request permission, as per site plan submitted, to permit the open storage and parking of vehicles and construction equipment, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, Crompton Addition, in the NW¼ Sect. 23-T123N-R63W, a.k.a. 39205 133rd Street.
 - 3) K&F Properties, LLC requests permission, as per site plan submitted, to 1) plat a lot that is 45' in width rather than the required 50', which would be a 5' Minimum Lot Width Variance and 2) to plat a lot that is 38.6' in width rather than the required 50', which would be an 11.4' Minimum Lot Width Variance and 3) for existing residence on the East lot to remain 6.2' from the East property line rather than the required 15', which would be an 8.8' Setback Variance and for existing shed to remain 6' from the East property line rather than the required 25', which would be a 19' Building Variance and for existing garage to remain 1.6' from the West property line rather than the required 5', which would be a 3.4' Setback Variance and 1' from the South property line rather than the required 5', which would be a 4' Setback Variance and 4) to replace 8'x16' front addition on East residence 12' from the South property line rather than the required 25', which would be a 13' Setback Variance, and 5) for existing West residence to remain 20.7' from the South property line rather than the required 25', which would be a 4.3' Setback Variance, all on Lot 2, Block 21, Smith's Addition to Aberdeen, a.k.a. 521 and 523 Ninth Avenue SE.
 - 4) Jacobs Holdings, LLC and James C. Harr request permission, as per site plan submitted, to permit the open storage, parking and sale of vehicles, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 2, Artz Addition, a.k.a. 1116 Sixth Avenue SE.
 - 5) Travis Heuer requests permission, as per site plan submitted, for 1) existing residence to remain 20.5' from the East property line rather than the required 25', which would be a 4.5' Building Variance in order to construct a 10'x24' addition to back of residence and 2) to construct a 4'x12' addition 20.5' from the East property line rather than the required 25', which would be a 4.5' Building Variance, and 3) to construct a 896sf accessory structure rather than the permitted 873.3sf, which would be a 22.7sf Maximum Lot Coverage Variance, all on Lot 3 and the North 16' of Lot 4, Block 6, Hagerty & Lloyd Addition, a.k.a. 715 Kline Street N.

- 6) Jane Gerber requests permission, as per site plan submitted, to construct a 28'x29' unattached garage 2' from the North property line rather than the required 5', which would be a 3' Setback Variance, all on Lot 44, Block 1, Gorder's First Addition to Aberdeen, a.k.a. 1756 Second Street S.
- 7) CWD Real Estate, LLC and Emily Heintzman request permission, as per site plan submitted, to permit the open storage, parking and sale of portable storage containers and related equipment, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Mardian Fourth Subdivision in the SW¼ of Sect. 13-T123N-R64W, a.k.a. 318 First Avenue SW.
- 8) Rod Eikamp and Holy Cross Lutheran Church request permission, as per site plan submitted, to 1) permit the installation of a new 3'x5' off-premise sign as an accessory land use, which would be an Appeal to the Board of Zoning Adjustment and 2) to construct an off-premise sign 105' from a residential zoning district, rather than the permitted 150', which would be a 45' Minimum Separation Variance and 3) to construct an off-premise sign 5' above grade rather than the required 12', which would be a 7' Minimum Sign Height Variance and 4) to construct an off-premise sign 39' from the intersection of two public ROW's rather than the required 50', which would be an 11' Sign Setback Variance and 5) 48' from the intersection of two public ROW's rather than the required 50', which would be a 2' Sign Setback Variance, all on Lot 2, Pheasant Run Second Subdivision, a.k.a. 1626 Eighth Avenue NW.
- 9) Prairie's Edge Development, LLC requests permission, as per site plan submitted, to permit the construction of a twin home 0' from the South property line rather than the required 8', which would be an 8' Building Variance, all on Lot 1, Block 2, Prairie's Edge Eleventh Addition, a.k.a. 2402 Prairie Creek Drive.
- 10) Prairie's Edge Development, LLC requests permission, as per site plan submitted, to permit the construction of a twin home 0' from the North property line rather than the required 8', which would be an 8' Building Variance, all on Lot 2, Block 2, Prairie's Edge Eleventh Addition, a.k.a. 2406 Prairie Creek Drive.
- 11) Prairie's Edge Development, LLC requests permission, as per site plan submitted, to permit the construction of a twin home 0' from the South property line rather than the required 8', which would be an 8' Building Variance, all on Lot 3, Block 2, Prairie's Edge Eleventh Addition, a.k.a. 2410 Prairie Creek Drive.
- 12) Prairie's Edge Development, LLC requests permission, as per site plan submitted, to permit the construction of a twin home 0' from the North property line rather than the required 8', which would be an 8' Building Variance, all on Lot 4, Block 2, Prairie's Edge Eleventh Addition, a.k.a. 2414 Prairie Creek Drive.
- 13) Douglas Braa and Fred & Janel Ludwig request permission, as per site plan submitted, to permit the open storage of construction equipment and sand, gravel and miscellaneous material, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Proposed Lot 1, F&J Ludwig Consolidation Addition, a.k.a. 1311 Ninth Avenue SW.

VI. Other Business

VII. Adjournment