

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday April 9, 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) March 12, 2015

IV. Old Business

V. New Business

- 1) Mike Sommers requests permission, as per site plan submitted, for 1) existing structure to remain 3' from the North property line rather than the required 25', which would be a 22' Building Variance in order to construct an addition that will meet all setback requirements and 2) request permission as per site plan submitted, to permit the open storage, parking and sale of up to 6 vehicles, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, Double D Body Shop Addition, a.k.a. 424 Fourth Street N.
- 2) Larry Reinbold requests permission, as per site plan submitted, for 1) existing residence to remain 18' from the West property line rather than the required 25', which would be a 7' Building Variance in order to 2) construct a 10'x31' deck and wheelchair ramp 8' from the West property line rather than the required 15', which would be a 7' Building Variance, all on Lots 17-18, Block 16, Hagerty & Lloyd Addition, a.k.a. 510 Lloyd Street N.
- 3) D&H Development Corporation requests permission, as per site plan submitted, to construct a twin home 0' from the East property line rather than the required 8', which would be an 8' Setback Variance, all on Lot 3, Ninth Addition to Ashwood Heights Subdivision, a.k.a. 2725 Oakwood Lane.
- 4) D&H Development Corporation requests permission, as per site plan submitted, to construct a twin home 0' from the West property line rather than the required 8', which would be an 8' Setback Variance, all on Lot 4, Ninth Addition to Ashwood Heights Subdivision, a.k.a. 2801 Oakwood Lane.
- 5) D&H Development Corporation requests permission, as per site plan submitted, to construct a twin home 0' from the East property line rather than the required 8', which would be an 8' Setback Variance, all on Lot 5, Ninth Addition to Ashwood Heights Subdivision, a.k.a. 2807 Oakwood Lane.
- 6) D&H Development Corporation requests permission, as per site plan submitted, to construct a twin home 0' from the West property line rather than the required 8', which would be an 8' Setback Variance, all on Lot 6, Ninth Addition to Ashwood Heights Subdivision, a.k.a. 2813 Oakwood Lane.

- 7) Jon Peterson requests permission, as per site plan submitted, to 1) construct a 32'x36' addition to residence 7' from the North property line rather than the required 25', which would be an 18' Building Variance and 2) 6' from the South property line rather than the required 20', which would be a 14' Building Variance and 3) to construct a new 24'x36' unattached garage 11.5' from the North property line rather than the required 25', which would be a 13.5' Building Variance, all on Lot 1 & the North 20' of Lot 2, Block 23, Hagerty & Lloyd Addition, a.k.a. 314 Fifth Avenue NE.
- 8) Aberdeen Chrysler Center requests permission, as per site plan submitted, to 1) permit the open storage, parking and sale of vehicles, which would be a Special Exception in the (C-2) Highway Commercial Zoning District and 2) to replace a freestanding sign 6' from the West property line rather than the required 10', which would be a 4' Sign Setback Variance and 3) 8' from the South property line rather than the required 10', which would be a 2' Sign Setback Variance and 4) to construct freestanding sign 10' above grade in the corner visibility triangle rather than the required 12', which would be a 2' Minimum Height Variance, all on The South 92' of Lots 15-16, Block 9, Nicollet Park Addition, except H-1, a.k.a. 1003 Sixth Avenue SE.
- 9) Avera St. Luke's Hospital/State Street Medical Square request permission, as per site plan submitted, to permit the installation of 73.5sf of wall signage in addition to the previously approved 737sf of total signage for a total of 810.5sf of total signage rather than the required 36sf, which would be a 774.5sf Total Sign Size Variance, all on Lot 1, Avera St. Luke's Subdivision, a.k.a. 215 State Street S.
- 10) Aberdeen Pit Stop, Inc. requests permission, as per site plan submitted, to construct a 20'x32' 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 1, Aberdeen Pit Stop Addition, a.k.a. 2323 Eighth Avenue NE.
- 11) James Barringer and Jarrett Jones request permission, as per site plan submitted, to 1) permit the use of a truck mounted sign, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit a 128sf real estate sign rather than the required 8sf, which would be a 120sf Maximum Size Variance, all on the NE¼ of Sect. 15-T123N-R64W, except Land Platted and Highway, a.k.a. 415 Highway 281 N.
- 12) Tom and Nicola Kenny request permission, as per site plan submitted, for existing residence to remain 22' from the North property line rather than the required 25', which would be a 3' Building Variance and 3.5' from the West property line rather than the required 5', which would be a 1.5' Building Variance and for detached garage to remain 4' from the East property line rather than the required 5', which would be a 1' Building Variance in order to construct a front 5'x8' front porch and steps 14' from the North property line rather than the required 15', which would be a 1' Building Variance, all on Lot 3, Ladner's Replat of Block 1, Hagerty & Lloyd's First Addition, a.k.a. 824 Eighth Avenue NE.
- 13) Kenneth and Camille Wolff request permission, as per site plan submitted, to 1) construct a 14'x16' accessory structure 1' from the West property line rather than the required 5', which would be a 4' Minimum Setback Variance and 2) to construct a 14'x16' 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 1, Wolff's Addition a.k.a. 1405 Eighteenth Avenue NE.

- 14) Joseph Gese requests permission, as per site plan submitted, for existing residence to remain 5' from the North property line rather than the required 8', which would be a 3' Building Variance and for existing unattached garage to remain 3' from the South property line rather than the required 5', which would be a 2' Building Variance in order to construct an accessory structure addition that will meet required setbacks, all on Lot 7, Block 1, Huffman's Second Addition, a.k.a. 1536 Lloyd Street S.
- 15) Sandy Nelson requests permission, as per site plan submitted, for 1) existing 8.5'x10' shed to remain 0' from the rear property line rather than the permitted 5', which would be a 5' Building Variance and 2) to construct a 40'x40' attached garage 8' from the rear property line rather than the required 20', which would be a 12' Setback Variance, all on Lots 7-10, South of the Railroad ROW, Block 19, Highland Park Addition and a portion of Vacated Street, a.k.a. 1320 Ninth Avenue SW.

VI. Other Business

VII. Adjournment