

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday May 14, 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) April 9, 2015

**IV. Old Business**

**V. New Business**

- 1) Jolene Bonn requests permission, as per site plan submitted, to permit the operation of a daycare, which would be an Appeal to the Board of Zoning Adjustment in the (C-2) Highway Commercial Zoning District, all on Lot 1, Bonn's Addition, a.k.a. 920 Sixth Avenue SW.
- 2) Regina Holcomb and Joey Fischer request permission, as per site plan submitted, to permit the operation of a daycare, which would be an Appeal to the Board of Zoning Adjustment in the (C-2) Highway Commercial Zoning District, all on The North 44' of Lots 6-7, Block 2, Garden Park Addition, a.k.a. 901 Sixth Avenue SW.
- 3) Aberdeen School District 6-1 requests permission, as per site plan submitted, to install 47sf wall sign in addition to the existing 162.11sf for a total of 219.11sf of total signage rather than the permitted 36sf, which would be a 183.11sf Maximum Sign Size Variance, all on Lot 1, Aberdeen High School Second Subdivision, a.k.a. 2200 Roosevelt Street S.
- 4) Ron Fischer and Performance Rentals requests permission, as per site plan submitted, to plat a lot with 68' of frontage rather than the required 75', which would be a 7' Minimum Lot Width Variance, all on Proposed Lot B, Fischer-Gross Northside Addition, a.k.a. 1527 Eighth Avenue NE.
- 5) Troy Holtey requests permission, as per site plan submitted, to 1) plat two lots with 47.5' of frontage rather than the required 50', which would be two 2.5' Minimum Lot Width Variances, and 2) to construct four twin homes with 0' setbacks rather than the required 8' between lots 1&2, 3&4, 5&6, and 7&8, which would be Eight 8' Setback Variances, all on Lots D, E, H & I, HAPI First Central Subdivision, a.k.a. 1901 & 1923 Lawson Street S. and 1902 & 1924 Miller Lane.
- 6) Jenna Larson and Joshua Brinkman request permission, as per site plan submitted, for 1) existing lot to remain 3000sf in size rather than the permitted 5000sf, which would be a 2000sf Minimum Lot Size Variance and 2) for existing residence to remain 3' from the South property line rather than the required 25', which would be a 22' Setback Variance and 3) for residence to remain 17' from the North property line rather than the required 20', which would be a 3' Setback Variance and for 4) existing unattached garage to remain 3' from the North property line rather than the required 5', which would be a 2' Building Variance, all on Lot 6, Except the East 82' Thereof, Block 26, Bennett & Thomas Addition, a.k.a. 15 Fifth Avenue NE.

- 7) Jorge Wieting requests permission, as per site plan submitted, for 1) existing residence to remain 4' from the West property line rather than the required 5', which would be a 1' Building Variance and 2) 8' from the North property line rather than the required 25', which would be a 17' Building Variance and 3) for existing lot to remain 35' in width rather than the required 50', which would be a 15' Minimum Lot Width Variance and 4) for existing lot to remain 3500sf in size rather than the required 5000sf, which would be a 1500sf Minimum Lot Size Variance in order to 5) construct a 28'x30' unattached garage 3' from the East property line rather than the required 5', which would be a 2' Building Variance, and 6) 3' from the South property line rather than the required 5', which would be a 2' Building Variance, and 7) 4' from the West property line rather than the required 5', which would be a 1' Building Variance, all on Lot 1, Diver's Fifth Rearrangement of Lots 6-8, Block 34, First Addition, a.k.a. 311 Fifth Avenue SW.
- 8) Vicki Stuchl requests permission, as per site plan submitted, for 1) existing residence to remain 7' from the East property line rather than the required 10', which would be a 3' Setback Variance and 2) for existing (18'x20') unattached garage to remain 1'9" from the West property line rather than the required 10', which would be a 8'3" Building Variance in order to 3) construct a 24'x18' and 12'x18' addition to existing unattached garage 1'9" from the West property line rather than the required 10', which would be a 8'3" Building Variance, all on Lots 19-21, Block 10, Corrected Plat of the Highlands, a.k.a. 117 Twelfth Avenue NE.
- 9) Rivett Building, LLC and Nick Howell and Brandon Johnson request permission, as per site plan submitted, to install a 7'x16' wall sign, which would be an Appeal to the Board of Zoning Adjustment in the Aberdeen Commercial Historic District, all on Lot 3, Dacotah Bank Addition, a.k.a. 322 Main Street S.
- 10) Paul Fisher requests permission, as per site plan submitted, for existing residence to remain 11' from the North property line rather than the required 25', which would be a 14' Building Variance and 3' from the West property line rather than the required 5', which would be a 2' Building Variance and for existing unattached garage to remain 1' from the West property line rather than the required 5', which would be a 4' Building Variance and 4' from the South property line rather than the required 5', which would be a 1' Building Variance in order to construct a deck that will meet all required setbacks, all on The West 50' of Lots 1-4, Block 32, Hagerty & Lloyd Addition, a.k.a. 514 Fourth Ave NE.
- 11) Mark Wattier requests permission, as per site plan submitted, to 1) operate a truck maintenance and operation terminal for trucks and equipment associated with a landscaping and tree service and septic system business, which would be a Special Exception in the (M-Ag) Mini-Agricultural Zoning District and 2) to permit the open storage of brush, wood chips, fill dirt, gravel and related materials associated with landscaping and land clearing, which would be a Special Exception in the M-Ag Zoning District, all on Lot 1, Sunrise Estates Subdivision, NW¼ Sect. 9-T123N-R63W, a.k.a. 2330 Brown County 19 N.
- 12) Dorothy Schwab requests permission, as per site plan submitted, for 1) existing residence to remain 14'8" from the South property line rather than the required 25', which would be a 10'4" Building Variance in order to 2) construct a 5'x10' uncovered deck 9'8" from the South property line rather than the required 15', which would be a 5'4" Building Variance, all on Lot 2, Pepper & Gorder Subdivision of Lots 4-6, Block 11, Thomas Addition, a.k.a. 413 Eleventh Avenue SE.
- 13) Susie Holland requests permission, as per site plan submitted, for existing residence to remain 15' from the East property line rather than the permitted 25', which would be a 10" Setback Variance and existing unattached garage to remain 2' from the West property line rather than the required 5', which would be a 3' Setback Variance and 3' from the North property line rather than the required 5', which would be a 2' Setback Variance in order to construct a deck that will meet all setback requirements, all on Lots 3-4, Block 17, Hagerty & Lloyd Addition, a.k.a. 519 Lloyd Street N.

- 14) Brady Smith requests permission, as per site plan submitted, for 1) existing residence to remain 16' from the South property line rather than the required 25', which would be a 9' Building Variance and for existing unattached garage to remain 0' from the North property line rather than the required 5', which would be a 5' Building Variance in order to 2) construct an uncovered front deck 9'4" from the South property line rather than the required 15', which would be a 5'8" Building Variance, all on Lot 1, Horner Addition, a.k.a. 308 Tenth Avenue SW.
- 15) Mark Shishnia requests permission, as per site plan submitted, for existing unattached garage to remain 2' from the South property line rather than the required 5', which would be a 3' Building Variance in order to construct a 19'x22' addition, all on Lot 5, Block 10, First Addition to Highlands, a.k.a. 1205 Penn Street N.
- 16) Frost Development, Inc. requests permission, as per site plan submitted, to construct twin homes 0' from the shared lot line rather than the required 5', which would be a two 5' Setback Variances, all on Lot 4, Block 3, Heritage Estates Addition, a.k.a. 1515 Cambridge Court.
- 17) Ray Sauerwein requests permission, as per site plan submitted, to permit the construction of two 8 unit apartment buildings on one lot as a group project, which would be a Special Exception in the (R-3) High Density Residential Zoning District, all on Lot 9, Sauerwein First Subdivision, a.k.a. 902 High Street N.
- 18) Mark Musel requests permission, as per site plan submitted, to 1) plat a lot in the (M-Ag) Mini-Agricultural Zoning District that is .87 acres rather than the required 1 acre, which would be a .13 acre Minimum Lot Size Variance, and 2) to construct a new residence 26.5' from the West property line rather than the required 35', which would be an 8.5' Building Variance, all on Lot 2, M&M Musel First Subdivision in the SE¼ Sect. 2-T123N-R64W, a.k.a. 3157 Brown County 10 N.
- 19) Nick Volk requests permission, as per site plan submitted, to 1) permit the operation of an upholstery shop in an accessory structure in the (R-3) High Density Residential Zoning District, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit a 10sf wall sign rather than the required 8sf, which would be a 2sf Sign Variance, and 3) to construct a 7'x7' (49sf) shed in addition to existing 1152sf unattached garage for a total of 1201sf of accessory structures rather than the permitted 1176sf, which would be a 25sf Accessory Structure Lot Coverage Variance, all on Lot 1 & Lot 2, except the South 20.43', Block 2, Draeger's & Yeager's Addition, a.k.a. 1223 First Avenue SE.
- 20) Wagner Holdings, LLC and MJ's Team, LLC request permission, as per site plan submitted, to permit a permanent fireworks stand, which would be a Special Exception in the Zoning Jurisdiction of the City of Aberdeen, all on Rich Brothers Outlot 1, NW¼ Sect. 23-T123N-R63W, a.k.a. 39231 133<sup>rd</sup> Street.
- 21) Richard Turgeon and MJ's Team, LLC request permission, as per site plan submitted, to permit a temporary fireworks stand for the 2014 fireworks season, which would be a Special Exception in the Zoning Jurisdiction of the City of Aberdeen, all on Lot 2, Browning First Addition, NW¼ Sect. 22-T123N-R64W, a.k.a. 2980 Highway 12 W.
- 22) Stiles & Byron Partnership requests permission, as per site plan submitted, to permit the construction of a parking lot, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on The North½ of Lot 13, Block 14, Smith Addition, a.k.a. 613 State Street S.

- 23) Russell Entzel requests permission, as per site plan submitted, for 1) existing unattached garage to remain 2' from the East property line rather than the required 5', which would be a 3' Building Variance and 15' from the North property line rather than the required 25', which would be a 10' Building Variance in order to 2) replace 7'x20' front addition 20' from the West property line rather than the required 25', which would be a 5' Building Variance and 3) 12'4" from the North property line rather than the required 15', which would be a 2'8" Building Variance, all on Lot 4, Davies Second Replat of Lots 14-18, Block 24, Bennett & Thomas Addition, a.k.a. 724 Main Street N.

**VI. Other Business**

**VII. Adjournment**