

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday June 11, 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) May 14, 2015

**IV. Old Business**

**V. New Business**

- 1) Erin Rogenes request permission, as per site plan submitted, to permit the operation of a daycare as a home occupation, which would be a Special Exception in the (R-2) Medium Density Residential Zoning District, all on Lot 17, Block 4, Northview Sixth Addition, a.k.a. 1118 Twelfth Avenue NE.
- 2) Daniel Hepper requests permission, as per site plan submitted, for 1) existing unattached 16'x24' garage to remain 1' from the South property line rather than the required 5', which would be a 4' Building Variance in order to 2) construct a 10'x12' shed 2' from the North property line rather than the required 5', which would be a 3' Building Variance, all on The North 10' of Lots 865 and all of Lot 866 and the South 5' of Lot 867, Morning Heights Extended Addition, a.k.a. 1105 Aldrich Street S.
- 3) Chow Main Properties II, Inc. requests permission, as per site plan submitted, to permit the construction of four apartments on the main floor of an existing building within the Aberdeen Commercial Historic District, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 14&15, Block 7, Original Plat, a.k.a. 107 & 109 Main Street S.
- 4) TSRG Properties II, LLC requests permission, as per site plan submitted, to 1) plat together 2 Lots with 3 rental houses and apartment buildings, which would be a Special Exception to permit a group project, and 2) for existing structures to remain 10.5' and 10' from the West property line rather than the required 25', which would be a 14.5' and a 15' Building Variance, 8' and 12' from the North property line rather than the required 15', which would be a 7' and a 3' Building Variance and 0' from the South property line rather than the required 5', which would be a 5' Building Variance in order to 3) construct necessary steps and landings .5' and 2' from the West property line rather than the required 15', which would be a 14.5' and a 13' Building Variance and 12' from the North property line rather than the required 15', which would be a 3' Building Variance and 4) to permit a lot that is 14,200sf rather than the required 15,000sf, which would be a 800sf Minimum Lot Size Variance and 5) to permit 13 off street parking stalls rather than the required 20, which would be a 7 stall Minimum Parking Stall Variance, all on Lots 11&12, Block 34, Thomas Addition, a.k.a. 1001&1005 Lincoln Street S. and 108 Tenth Avenue SE.

- 5) Stan Jung requests permission, as per site plan submitted, to 1) plat a lot that is 37.5' wide rather than the required 50', which would be a 12.5' Minimum Lot Width Variance and 2) to construct a 22'x22' unattached garage 3' from the West property line rather than the required 5', which would be a 2' Building Variance, all on Lot 10 & the East 12.5' of Lot 11, Block 41, West Aberdeen Addition, a.k.a. 617 Third Avenue SW.
- 6) Mark & Penny Krogstrand request permission, as per site plan submitted, for existing residence to remain 2'4" from the North property line rather than the required 5', which would be a 2'8" Building Variance in order to construct a deck that will meet all required setbacks, all on Lot 4, Block 13, Sullivan & Easton Addition, a.k.a. 1011 First Street N.
- 7) Anthony & Melisa Wachs request permission, as per site plan submitted, for existing residence to remain 3' from the South property line rather than the required 5', which would be a 2' Building Variance and for existing unattached garage to remain 3' from the North property line rather than the required 5', which would be a 2' Building Variance in order to construct an addition to the residence that will meet all required setbacks, all on Lot 3, Block 17, Simmon's First Addition, a.k.a. 1512 Lincoln Street S.
- 8) Bryan Syhre requests permission, as per site plan submitted, for 1) existing residence to remain 21.5' from the East property line rather than the required 25', which would be a 3.5' Building Variance and 1' from the South property line rather than the required 5', which would be a 4' Building Variance in order to 2) replace a 7'x12' Deck 14'8" from the East property line rather than the required 15', which would be a 4" Building Variance, all on Lot 5, Block 55, Thomas Addition, a.k.a. 1020 Third Street S.
- 9) Pat Preston requests permission, as per site plan submitted, for existing apartment building to remain 19'10" from the South property line rather than the required 25', which would be a 5'2" Building Variance in order to replace stairs to second floor apartments, all on The West 46' of Lot 13 & a 34'x142' strip on West Side Adjacent to Block 31, Thomas Addition, a.k.a. 203 Seventh Avenue SE.
- 10) Darrell Humphries requests permission, as per site plan submitted, to 1) construct a mini-storage building, which would be an Appeal to the Board of Zoning Adjustment in the (I-2) Unrestricted Industrial Zoning District, and 2) to construct a mini-storage building that is 50' wide rather than the permitted 30', which would be a 20' Maximum Building Width Variance and 3) 180' in length rather than the permitted 120', which would be a 60' Maximum Building Length Variance, all on Lot 2, D&S Business Park First Addition, NW¼ Sect 9-T123N-R63W, a.k.a. 4050 Schipke Lane.
- 11) Darwin Kane requests permission, as per site plan submitted, to 1) plat a lot in the (M-Ag) Mini-Agricultural Zoning District that is 1.38 acres rather than the required 2.5 acres, which would be a 1.12 acre Minimum Lot Size Variance and 2) for existing residence to remain 61' from the South property line rather than the required 100', which would be a 39' Setback Variance in order to construct a 40'x60' outbuilding that will meet all setback requirements, all on Lots 3-4, Auditor's Subdivision, SE¼ Sect. 27-T123N-R64W, a.k.a. 1946 135<sup>th</sup> Street SW.

- 12) Glenn Wegehaupt requests permission, as per site plan submitted, for 1) existing freestanding sign to remain 0' from the North property line rather than the required 5', which would be a 5' Sign Setback Variance and 2.5' from the East property line rather than the required 5', which would be a 2.5' Sign Setback Variance and 2) for the sign to remain 8.25' above grade rather than the permitted 12', which would be a 3.75' Minimum Height Variance and for 3) existing freestanding sign to remain 153.5sf in size rather than the required 100sf, which would be a 53.5sf Maximum Sign Size Variance in order to 4) permit the installation of a 3'5"x6'11" Electronic Message Center in existing freestanding sign structure, which would be a Special Exception in the (C-3) Central Business District, all on Lots 1-6, Block 38, Second Addition, excluding H-2, a.k.a. 602 Main Street S.
- 13) Wagner Holdings, LLC and Crossroads Trucking request permission, as per site plan submitted to permit the open storage and sale of semi-trucks, trailers and related vehicles, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, First Replat of Cargill First Addition, a.k.a. 1610 Sixth Avenue SW.
- 14) William Freitag requests permission, as per site plan submitted, for 1) existing residence to remain 19.5' from the North property line rather than the required 25', which would be a 5.5' Building Variance and unattached garage to remain 2' from the East property line rather than the required 5', which would be a 3' Building Variance in order to 2) construct a wheel chair ramp 14.5' from the North property line rather than the required 15', which would be a .5' Building Variance, all on Lot 5, Block 46, Second Addition, a.k.a. 317 Seventh Avenue SW.
- 15) Keeley Lumber and Mike Brown request permission, as per site plan submitted, to permit the open storage and sale of agricultural equipment, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Keeley's Outlot B, SW¼ Sect. 14-T123N-R64W, a.k.a. 1900 Sixth Avenue SW.
- 16) Dustin Tople requests permission, as per site plan submitted, to permit the construction of a 10'x20' accessory without a primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Fulker's Homestead Subdivision in the SE¼ Sect. 17-T123N-R64W, a.k.a. 38382 133<sup>rd</sup> Street.
- 17) Wayne Arneson requests permission, as per site plan submitted, for 1) existing residence to remain 4' from the East property line rather than the required 5', which would be a 1' Building Variance and to permit a 40' wide lot, rather than the required 50' in the (R-3) High Density Residential Zoning District, which would be a 10' Minimum Lot Width Variance in order to 2) construct a wheel chair ramp 1.5' from the South property line rather than the required 15', which would be a 13.5' Setback Variance, all on The East 40' of Lot 9, Block 47, Second Addition, a.k.a. 316 Ninth Avenue SW.

## **VI. Other Business**

## **VII. Adjournment**