

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

IV. Old Business

V. New Business

- 1) Amie Mount request permission, as per site plan submitted, to 1) permit the operation of a daycare as a home occupation, which would be a Special Exception in the (R-3) High Density Residential Zoning District and 2) for existing residence to remain 17' from the North property line rather than the required 25', which would be an 8' Building Variance and for existing front deck to remain 10.5' from the North property line rather than the required 15', which would be a 4.5' Building Variance and 4' from the West property line rather than the required 5', which would be a 1' Building Variance, and 8'x8' shed to remain 3' from the West property line rather than the required 5', which would be a 2' Building Variance, all on Lot 2, Block 6, Draegers & Yeagers Addition, a.k.a. 1322 Third Avenue SE.
- 2) Northeastern Mental Health Center requests permission, as per site plan submitted, for existing residence to remain 21' from the East property line rather than the required 25', which would be a 4' Building Variance and unattached garage to remain 4' from the West property line rather than the required 5', which would be a 1' Building Variance in order to replace deck on South side of residence, all on Lots 9-10, Block 23, Hagerty & Lloyd Addition, a.k.a. 407 Kline Street N.
- 3) Delbert Bierman requests permission, as per site plan submitted, for 1) existing residence to remain 6' from the South property line rather than the required 25', which would be a 19' Building Variance and 4' from the West property line rather than the required 5', which would be a 1' Building Variance and 16.4' from the North property line rather than the required 20', which would be a 3.6' Building Variance and for 8'x8' shed to remain 1' from the North property line rather than the required 5', which would be a 4' Building Variance in order to 2) replace 4'x12' front deck 4' from the South property line rather than the required 15', which would be a 11' Building Variance, all on The West 50' of the South 5' of Lot 5 & the West 50' of Lot 6, & the East 2' of Vacated Alley, Anderson Replat of Block 45, West Aberdeen Addition, a.k.a. 712 Fifth Avenue SW.

- 4) GPHC, LLC requests permission, as per site plan submitted, for 1) existing apartment building to remain 21' from the East property line rather than the required 25', which would be a 4' Building Variance, and existing unattached garage to remain .5' from the North property line rather than the required 5', which would be a 4.5' Building Variance and 1.5' from the West property line rather than the required 5', which would be a 3.5' Building Variance in order to 2) construct an exterior staircase 3' from the South property line rather than the required 5', which would be a 2' Building Variance and 3) to provide 4 off-street parking stalls rather than the required 6 stalls, which would be a 2 stall Minimum Parking Stall Variance, all on Lot 6, Block 21, Thomas Addition, a.k.a. 920 Kline Street S.
- 5) Janelle Trottier requests permission, as per site plan submitted, for existing 12'x16' shed to remain .5' from the East property line rather than the required 25', which would be a 24.5' Building Variance, all on Lot 7, Block 1, Melros Sixth Addition to Melros Estates, a.k.a. 1603 Wells Street S.
- 6) Scott J. Malsom 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 in order to construct a 10'x12' back deck that will meet all setback requirements, all on Lots 15-16, Block 21, Hagerty & Lloyd Addition, a.k.a. 207 Fifth Avenue NE.
- 7) Rich Voegeli requests permission, as per site plan submitted, for 1) existing residence to remain 2' from the West property line rather than the required 5', which would be a 3' Building Variance and 14' from the North property line rather than the required 25', which would be an 11' Building Variance and for garage to remain 4.5' from the West property line rather than the required 5', which would be a .5' Building Variance and for shed to remain 1' from the East property line rather than the required 5', which would be a 4' Building Variance, in order to 2) construct a 8'x16' Deck 6' from the North property line rather than the required 15', which would be a 9' Building Variance, all on The West 37.5' of Lot 3, Block 47, Second Addition, a.k.a. 309 Eighth Avenue SW.
- 8) Avera St. Luke's requests permission, as per site plan submitted, to permit the installation of an off-premise sign as an accessory land use, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Avera St. Luke's Addition, except H-2, a.k.a. 710 Fifth Avenue SE.
- 9) Banner Engineering Corporation requests permission, as per site plan submitted, to 1) construct a 10'x14' wood frame accessory building, which would be an Appeal to the Board of Zoning Adjustment in the (I-1) Industrial Park District, and 2) to construct a 10'x14' accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Outlot 2, NE¼ Sect. 17-T123N-R63W, a.k.a. 715 Brown County 19 N.
- 10) Bruce Kieffer requests permission, as per site plan submitted, to construct a 15'x20' addition to residence 6'7" from the North property line rather than the required 20', which would be a 13'5" Building Variance, all on Lot 24, Block 3, Huffman's First Addition, a.k.a. 823 Fifteenth Avenue SE.

- 11) Ron Fischer requests permission, as per site plan submitted, to 1) construct a mini-storage building, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and 2) to construct a mini-storage building that is 32' wide rather than the permitted 30', which would be a 2' Maximum Width Variance and 3) 156' in length rather than the permitted 120', which would be a 36' Maximum Length Variance and 4) to construct building 18' from the South property line rather than the required 45', which would be a 27' Setback Variance, all on Lot B, Replat of Cambridge Second Addition, a.k.a. 1527 Eighth Avenue NE.
- 12) Ralph D. Johnson requests permission, as per site plan submitted, for existing residence to remain 4' from the North property line rather than the required 5', which would be a 1' Building Variance and for unattached garage to remain 2.5' from the South property line rather than the required 5', which would be a 2.5' Building Variance in order to construct a 10'x12' addition to back of residence which will meet all setback requirements, all on The North 5' of Lot 8, and all of Lot 9 and the South 10' of Lot 10, Block 7, Gorder's Third Addition, a.k.a. 1745 Fourth Street S.
- 13) Avera St. Luke's requests permission, as per site plan submitted, to permit the installation of 123.33sf of new signage in addition to the existing 587.7sf of signage, which would be a total of 711.03sf of signage rather than the permitted 36sf, which would be a 675.03sf Total Sign Size Variance, all on Lot 1, Avera St. Luke's Addition, a.k.a. 305 State Street S.
- 14) Jade T. Weideman and Thomas J. Weideman request permission, as per site plan submitted, to 1) permit the warehousing and enclosed storage of equipment for a concrete business, which would be a Special Exception in the (C3/R4) Central Business/Special Density Residential Zoning District, and 2) to permit the open storage and parking of vehicles, equipment, concrete forms and related items, which would be a Special Exception in the C3/R4 Zoning District and 3) to permit an existing off-premise sign to remain on the property, which would be a Special Exception in the C3/R4 Zoning District, all on Lot 1, Draeger & Daniel Replat of Lots 1-4, Block 56, Second Addition, a.k.a. 602 Fourth Street S.
- 15) Patrick Weiss requests 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 and 4'2" from the South property line rather than the required 5', which would be a 10" Building Variance and for unattached garage to remain 1' from the North property line rather than the required 5', which would be a 4' Building Variance, and .5' from the South property line rather than the required 5', which would be a 4.5' Building Variance in order to replace front steps that meet setback requirements, all on Lot 6, Block 37, Thomas Addition and the North 2' of Lot 9, Block 1, Simmon's First Addition, a.k.a. 1217 Main Street S.

VI. Other Business

VII. Adjournment