

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday August 13, 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) July 9, 2015

**IV. Old Business**

**V. New Business**

- 1) Chelsea Brown 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 the (R-2) Medium Density Residential Zoning District, all on Lot 11, Block 4, Replat of Blocks 3-4, Huffman's Second Addition, a.k.a. 821 Seventeenth Avenue SE.
- 2) Samantha Beyers 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 the (R-2/R-4) Medium Density Residential/Special Density Residential Zoning District, all on Lot 14, Block 12, Sullivan & Easton Addition, a.k.a. 1006 First Street N.
- 3) Nancy Jensen 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, and 4.66' from the West property line rather than the required 20', which would be a 15.33' Building Variance and 11.5' from the South property line rather than the required 15', which would be a 3.5' Building Variance in order to 2) construct a 5'x8' uncovered deck and stairs 14' from the East property line rather than the required 15', which would be a 1' Building Variance, all on The East 71' of Lot 6, Block 34, Bennett & Thomas Addition, a.k.a. 501 First Street N.
- 4) Sheri Gross requests permission, as per site plan submitted, for 1) existing residence to remain 18.4' from the South property line rather than the required 25', which would be a 6.6' Building Variance and 4.7' from the East property line rather than the required 5', which would be a .3' Building Variance, and for existing deck to remain 1' from the West property line rather than the required 5', which would be a 4' Building Variance, and for lot to remain 37' in width rather than the required 50', which would be a 13' Minimum Lot Width Variance in order to 2) construct a 23'x24' unattached garage, that is not aesthetically similar to primary structure, which would be an appeal to the Zoning Board, all on Lot 3, Welch's Replat of Lots 7-8, Block 33,

Bennett & Thomas Addition, a.k.a. 116 Sixth Avenue NW.

- 5) Terry Huffman requests permission, as per site plan submitted, to 1) permit the installation of 2 approaches 320' apart rather than the permitted 500', which would be a 180' Minimum Approach Separation Variance, and 2) to plant a shelterbelt 40' from the North property line rather than the required 150', which would be a 110' Minimum Shelterbelt Setback Variance, and 3) to install two field belts 40' from the North property line rather than the required 100', which would be two 60' Minimum Field Belt Setback Variances, all on Lots 1-3, Huffman's Subdivision of Lot 2, B&J First Subdivision, NE¼ Sect. 15-T123N-R64W, a.k.a. 2411 Eighth Avenue NW.
- 6) Paul Sestak requests permission, as per site plan submitted, for existing residence to remain 20' from the East property line rather than the required 25', which would be a 5' Building Variance, in order to replace front deck that will meet all setback requirements, all on Lot 3, Block 15, Sullivan & Easton's Addition, a.k.a. 815 First Street N.
- 7) Tom Leidholt requests permission, as per site plan submitted, to permit the open storage and parking of vehicles, equipment and materials pertinent to an electrician shop, all on Lot 1, T&J Properties First Consolidated Addition to Aberdeen, a.k.a. 214 Fifteenth Street S.
- 8) Stan Houston Equipment requests permission, as per site plan submitted, to permit the open storage, rental and sale of construction vehicles and equipment, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, B&B East Subdivision in the NW¼ Sect. 23-T123N-R63E, a.k.a. 39213 133<sup>rd</sup> Street.
- 9) Mabel Lout and Longhorn Trucking request permission, as per site plan submitted, to 1) permit the operation of a truck and maintenance terminal in addition to an existing residence, which would be an Appeal to the Board of Adjustment in the (R-2) Medium Density Residential Zoning District, and 2) to permit the open storage and parking of semi-trucks, trailers and related equipment, which would be an Appeal to the Board of Zoning Adjustment in the (R-2) Medium Density Residential Zoning District, all on The South 825' of 327' West of the East 333' and the 165' North of the South 330' of the East 333' of the E½E½ of the NE¼ Sect. 22-T123N-R64W, a.k.a. 1216 Highway 281 S.
- 10) Michael Shannon requests permission, as per site plan submitted, to 1) permit repairs of the front porch and shingling of a residence, which would be a Special Exception in a (C-2) Highway Commercial Zoning District and 2) to permit existing residence to remain 19'5" from the West property line rather than the required 45', which would be a 25'7" Building Variance in order to 3) construct a 30'x32' residential accessory structure, which would be a Special Exception in the (C-2) Highway Commercial Zoning District and 4) to plat a lot in the (C-2) Highway Commercial District that is 50' wide rather than the required 75', which would be a 25' Minimum Lot Width Variance and 5) to plat a lot in the (C-2) Highway Commercial Zoning District that is 7100sf rather than the required 10,650sf, which would be a 3550sf Minimum Lot Size Variance, all on Lots 19-20, Pierce's Subdivision of Block 103, Hagerty & Lloyd Addition, a.k.a. 507 Arch Street S.

**VI. Other Business**

**VII. Adjournment**