

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday September 10, 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) August 13, 2015
- IV. Old Business**
- V. New Business**
  - 1) Danielle Frazier and Dustin Hendrickson 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-3) High Density Residential District, all on Lots 4-5, Block 21, Hagerty & Lloyd Addition, a.k.a. 218 Sixth Avenue NE.
  - 2) Susan Paye requests permission, as per site plan submitted, for existing residence to remain 19' from the South property line rather than the required 25', which would be a 6' Building Variance and 1.5' from the East property line rather than the required 5', which would be a 3.5' Building Variance and for 10'x10' shed to remain 0' from the East property line rather than the required 5', which would be a 5' Building Variance in order to replace a 10'x12' back deck that will meet all setback requirements, all on Lots 22&23, Block 35, West Aberdeen Addition, a.k.a. 1114 Third Avenue SW.
  - 3) Barry Coughlin requests permission, as per site plan submitted, for existing residence to remain 15.5' from the West property line rather than the required 25', which would be a 9.5' Building Variance in order to construct a 10'x12' deck that meets all setback requirements, all on Lot 18, Block 29, Bennett & Thomas Addition, a.k.a. 524 First Street N.
  - 4) Michael Noonan requests permission, as per site plan submitted, to 1) install steel roofing on an accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment and 2) to construct a 26'x34' unattached garage 2.1' from the West property line rather than the required 5', which would be a 2.9' Building Variance and 3) to construct a 8'x12' storage shed 2' from the West property line rather than the required 5', which would be a 3' Building Variance and 4) 2' from the South property line rather than the required 5', which would be a 3' Building Variance and 5) for existing 8.6'x9.6' storage shed to remain 2.9' from the South property line rather than the required 5', which would be a 2.1' Building Variance and 6) for existing residence to remain 20' from the North property line rather than the required 25', which would be a 5' Building Variance, and 7) for existing 20'x29' unattached garage to remain 1.4' from the West property line rather than the required 5', which would be a 3.6' Building Variance, all on Lot 1, Noonan Addition to the City of Aberdeen, a.k.a. 1504 Tenth Avenue SE.
  - 5) Pat & Lynn Aman request permission, as per site plan submitted, to plat a lot that in the

- (M-Ag) Mini-Agricultural Zoning District that is 118' wide rather than the required 200', which would be an 82' Minimum Lot Width Variance, all on proposed Lot 1, P and L Aman Addition in the SE¼ Sect. 2-T122N-R64W, a.k.a. 13659 387th Avenue.
- 6) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 2, Hogg Addition to Ashwood Heights Subdivision a.k.a. 2626 Oakwood Lane.
  - 7) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 19, Ashwood Heights Ninth Subdivision a.k.a. 2704 Oakwood Lane.
  - 8) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 18, Ashwood Heights Ninth Subdivision a.k.a. 2708 Oakwood Lane.
  - 9) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 17, Ashwood Heights Ninth Subdivision a.k.a. 2714 Oakwood Lane.
  - 10) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 16, Ashwood Heights Ninth Subdivision a.k.a. 2718 Oakwood Lane.
  - 11) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 15, Ashwood Heights Ninth Subdivision a.k.a. 2722 Oakwood Lane.
  - 12) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 14, Ashwood Heights Ninth Subdivision a.k.a. 2726 Oakwood Lane.
  - 13) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 13, Ashwood Heights Ninth Subdivision a.k.a. 2802 Oakwood Lane.
  - 14) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 12, Ashwood Heights Ninth Subdivision a.k.a. 2808 Oakwood Lane.
  - 15) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 11, Ashwood Heights Ninth Subdivision a.k.a. 2814 Oakwood Lane.
  - 16) D&H Development Corporation requests permission, as per site plan submitted, to

construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 10, Ashwood Heights Ninth Subdivision a.k.a. 2820 Oakwood Lane.

- 17) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 9, Ashwood Heights Ninth Subdivision a.k.a. 2904 Oakwood Lane.
- 18) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 8, Ashwood Heights Ninth Subdivision a.k.a. 2903 Oakwood Lane.
- 19) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 7, Ashwood Heights Ninth Subdivision a.k.a. 2819 Oakwood Lane.
- 20) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 2, Ashwood Heights Ninth Subdivision a.k.a. 2721 Oakwood Lane.
- 21) D&H Development Corporation requests permission, as per site plan submitted, to construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 1, Ashwood Heights Ninth Subdivision a.k.a. 2715 Oakwood Lane.
- 22) Frost Development, Inc. requests permission, as per site plan submitted, to 1) permit an extension to previously granted approval for an off-premise sign to remain in place beyond January 9, 2016 and 2) to replace a 4'x6' off-premise sign with a new 4'x6' off-premise sign, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Cambridge Addition in the SW¼ Sect. 7-T123N-R63W, a.k.a. 1501 Eighth Avenue NE.
- 23) Frost Development, Inc. requests permission, as per site plan submitted, to install a 4'x6' off-premise sign advertising lots for sale and construction services, which would be an Appeal to the Board of Zoning Adjustment in the (R-3) High Density Residential District, all on Lot 1, Block 4, Heritage Estates Addition in the SW¼ Sect. 7-T123N-R64W, a.k.a. 1202 Kettering Drive.
- 24) Don Bonn requests permission, as per site plan submitted, to construct a 34'x40' accessory structure 13' from the West property line rather than the required 35', which would be a 22' Building Variance, all on Lot 1, Bonn's Addition, a.k.a. 920 Sixth Avenue SW.
- 25) Jon Swenson 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 (I-2) Unrestricted Industrial District, and 2) to permit the installation of two 30,000 gallon diesel tanks and two 30,000 gallon propane tanks, which would be a Special Exception for Refined Fuels Storage, all on Lot 1, WEB Water Development First Subdivision in the N½ Sect. 21-T123N-R64W, a.k.a. 38462 Highway 12 W.
- 26) Aberdeen School District 6-1 requests permission, as per site plan submitted, to permit the construction of a 21'x48' 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 High School Second Subdivision, a.k.a. 2200 Roosevelt Street S.

- 27) The Aberdeen Development Corporation and Magnum Trucking request permission, as per site plan submitted, to permit the open storage and parking of trucks, vehicles and equipment, which would be a Special Exception in the (I-2) Unrestricted Industrial District, all on Lot B, ADC 2015-1 Subdivision, a.k.a. 504 Corporation Street N.
- 28) Donna Schmidt requests permission, as per site plan submitted, for existing residence to remain 23'6" from the West property line rather than the required 25', which would be a 1'6" Building Variance and unattached garage to remain 1' from the South property line rather than the required 5', which would be a 4' Building Variance, all on Lot 9, Block 23, First Addition to Highlands, a.k.a. 910 Lloyd Street N.
- 29) Dyane Bjordal and Thomas E. Aman request permission, as per site plan submitted, to permit the installation of two flat wall signs (4'x20' and 4'x16'), which would be an Appeal to the Board of Zoning Adjustment in the Aberdeen Commercial Historic District, all on Lots 10-12, Block 10, Original Plat, a.k.a. 120 Main Street S.
- 30) Dyane Bjordal and Stuff, LLC. request permission, as per site plan submitted, to install a 3'x16' flat wall sign, which would be an Appeal to the Board of Zoning Adjustment in the Aberdeen Commercial Historic District, all on Lot 15, Block 6, Original Plat, a.k.a. 207 Main Street S.
- 31) Brian Schultz requests permission, as per site plan submitted, for 1) existing residence to remain 23.5' from the East property line rather than the required 25', which would be a 1.5' Building Variance and for 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 2) construct a 6'8"x 16' covered porch and stairs 12'10" from the East property line rather than the required 25', which would be a 12'2" Building Variance, all on The North 48' of Lot 2, Block 34, Bennett & Thomas Addition to North Aberdeen, a.k.a. 519 First Street N.
- 32) Roger & Lisa Pfeil request permission, as per site plan submitted, for 1) existing residence to remain 14' from the East property line rather than the required 25', which would be an 11' Building Variance and 4' from the North property line rather than the required 5', which would be a 1' Building Variance in order to 2) construct a 8'x28.5' residential addition and 28'x32' attached garage 13' from the South property line rather than the required 15', which would be a 2' Building Variance and 3) to construct a 12'x24' raised patio 4' from the South property line rather than the required 5', which would be a 1' Building Variance, all on Lots 7-8, Block 2, Hagerty & Lloyd Addition, a.k.a. 703 Penn Street N.
- 33) Shawn Score requests permission, as per site plan submitted, for 1) existing structure to remain 25' from the North property line rather than the required 45', which would be a 20' Building Variance and 2) to permit 32 parking stalls rather than the required 36 stalls, which would be a 4 stall Minimum Parking Stall Variance and 3) to permit the open storage and sale of decks, fire pits, hot tubs and related merchandise, which would be a Special Exception in the (C-2) Highway Commercial District, all on Lots 210-218, Morning Heights Addition, except H-1, a.k.a. 601 Riverside Drive.
- 34) Dacotah Bank requests permission, as per site plan submitted, to 1) permit the installation of a 3'4"x14' panel to an existing freestanding sign 3'2" from the West property line rather than the required 5', which would be a 1'10" Sign Setback Variance and 2) to install a 6'8"x8' Electronic Message Center panel to existing freestanding sign, which would be a Special Exception in the (C3/R4) Central Business/Special Density

Residential Zoning District, all on Lot 1, Dacotah Bank Addition, a.k.a. 309 First Street S.

- 35) Corey Wipf requests permission, as per site plan submitted, to 1) construct a 16'x20' unattached garage 2' from the North property line rather than the required 5', which would be a 3' Building Variance and 2) for existing 8'x10' shed to remain 2.5' from the North property line rather than the required 5', which would be a 2.5' Building Variance, all on Lot 26, Block 6, Mel Ros First Addition to Mel Ros Estates, a.k.a. 2023 Thirteenth Avenue SE.
- 36) Pat Jett requests permission, as per site plan submitted, for 1) existing 24'x32' storage shed to remain 0' from the West property line rather than the required 100', which would be a 100' Building Variance and 2) to construct a new 50'x70' Barn with 8'x40' covered porch 28' from the West property line rather than the required 100', which would be a 72' Building Variance, all on The NW<sup>1</sup>/<sub>4</sub> Sect. 32-T124N-R64W, Including lots 2&3, Except Land Platted and Deeded, a.k.a. 12906 383rd Avenue N.
- 37) Sherry Slycord requests permission, as per site plan submitted, for 1) existing residence to remain 4' from the North property line rather than the required 5', which would be a 1' Building Variance and for existing residence to remain 19' from the East property line rather than the required 25', which would be a 6' Building Variance in order to 2) construct a 6'x8' deck and steps 10' from the East property line rather than the required 15', which would be a 5' Building Variance, all on The South 37' of Lot 5, Block 49, Bennett & Thomas Addition, a.k.a. 405 Third Street N.
- 38) David & Peggy Bunsness request permission, as per site plan submitted, to permit the construction of an 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, D&P Bunsness First Subdivision, a.k.a. 1805 Lincoln Street S.
- 39) Dustin Usselman requests permission, as per site plan submitted, to permit the open storage and parking of vehicles, equipment and other items related to existing landscaping business, all on proposed Lot 2, Eiler's Commercial Park Addition, a.k.a. 611 Roosevelt Street N.

**VI. Other Business**

**VII. Adjournment**