

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday October 8, 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) September 10, 2015

IV. Old Business

V. New Business

- 1) Devon Rombs 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 District, all on Lot 9, Block 5, Clark's Fourth Addition to Melros Estates and Lot 9A, Francis Evelo Addition, a.k.a. 2213 Twelfth Avenue SE.
- 2) Wagner Holdings, LLC and Matt Vogel request permission, as per site plan submitted to permit the operation of a permanent fireworks stand, which would be a Special Exception in the zoning jurisdiction of Aberdeen, all on Rich Brother's Outlot 1, I the NW¼ Sect. 23-T123N-R63W, except Hwy, a.k.a. 39231 133rd Street.
- 3) Robert Sallee requests permission, as per site plan submitted, to replace a (28'x24') 672sf unattached garage rather than the permitted 624sf, which would be a 48sf Accessory Structure Lot Coverage Variance, all on Lot 19, Garden Addition to the City of Aberdeen, a.k.a. 720 Eighth Street S.
- 4) Phil Eichstadt requests permission, as per site plan submitted, for 1) existing residence to remain 48' from the South property line rather than the required 100', which would be a 52' Building Variance and for existing 30'x37'8" outbuilding to remain 12' from the North property line rather than the required 35', which would be a 23' Building Variance and 7' from the West property line rather than the required 15', which would be an 8' Building Variance in order to 2) construct a new 18'x30' accessory structure 12' from the North property line rather than the required 35', which would be a 23' Building Variance and 3) to construct a 16'x20' addition to residence and 8' wide deck 52' from the South property line rather than the required 100', which would be a 48' Building Variance and 4) to construct a 12'x12' covered porch 36' from the South property line rather than the required 100', which would be a 64' Building Variance and 5) to permit the operation of a contractor's business as a home occupation, which would be an Appeal to the Board of Zoning Adjustment in the (M-Ag) Mini-Agricultural Zoning District, all on Chandler's Outlots 10-11 in the SW¼ Sect. 3-T123N-R64W, a.k.a. 2540 Twenty-fourth Avenue NW.
- 5) S&S Rentals, LLC request permission, as per site plan submitted, to 1) permit the addition of an Accessory Structure as part of a group project, which would be a Special Exception in an (R-3) High Density Residential Zoning District and 2) to construct an accessory structure within the front setback, which would be an Appeal to the Board of Zoning Adjustment and 3) to construct an accessory structure 15'11.5" from the South property line rather than the required 25', which would be a 9'.5" Building Variance, all on Lot 1, HAPI Central Subdivision, a.k.a. 1721 Abby Avenue.
- 6) Ellsbee Properties requests permission, as per site plan submitted, to permit the installation of a real estate sign that is 32sf in size rather than the permitted 8sf, which would be a 24sf Sign Variance, all on Lot 1, HHS Properties Subdivision to Aberdeen, a.k.a. 1604 Miller Lane.

- 7) Florence Deckert and Lester Cummings request permission, as per site plan submitted, construct a 4'x6' deck and stairs 15' from an adjacent structure rather than the required 20' which would be a 5' Building Variance, all on Lot 1, Lakeside Estates First Addition, a.k.a. 107 Second Curve.
- 8) JK Holdings request permission, as per site plan submitted, to permit the open storage of equipment, vehicles and items in process of restoration, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Aberdeen Development Corporation 1997-1 Subdivision, a.k.a. 2911 Industrial Avenue NE.
- 9) Regency Midwest Ventures, LP requests permission, as per site plan submitted, to permit the construction of a 13'x32' 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, Ramkota First Addition, a.k.a. 1400 Eighth Avenue NW.
- 10) Todd Campbell requests permission, as per site plan submitted, for 1) existing residence to remain 20.5' from the West property line rather than the required 25', which would be a 4.5' Building Variance in order to 2) construct a 24'x24' unattached garage 2.5' from the South property line rather than the required 5', which would be a 2.5' Building Variance and 3) to construct a 6'x6' front deck and stairs 10.5' from the West property line rather than the required 15', which would be a 4.5' Building Variance, all on Lot 17, Block 10, Sullivan & Easton Addition, a.k.a. 814 First Street N.
- 11) Russel Brick and Thomas & Misty Wiedeman request permission, as per site plan submitted, to permit the open storage of equipment, materials, vehicles, trailers, tools and items associated with a concrete business, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Brick Tract 1 in the SW¹/₄ Sect. 16-T123N-R64W, a.k.a. 38422 133rd Street.
- 12) Ideal Equity Group, LLC and ProComm Builders request permission, as per site plan submitted, to 1) permit the open storage, display and sale of up to six sheds of various sizes, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and 2) to install a 4'x8' sign on the display home foundation, 5' from the North property line rather than the required 10', which would be a 5' Sign Setback Variance, all on Lot 1, Crompton Addition in the NW¹/₄ Sect. 23-T123N-R63W, a.k.a. 39205 133rd Street.
- 13) Avera St. Luke's requests permission, as per site plan submitted to 1) permit the installation of 9 freestanding signs rather than the permitted 1, which would be an 8 Freestanding Sign Variance and 2) to permit a total of 601sf of freestanding signage rather than the required 16sf, which would be a 585sf Freestanding Sign Variance and 3) to construct a 4.5'x10' freestanding sign in the 35' corner visibility triangle at the corner of 3rd Ave SE and State St S, which would be an Appeal to the Board of Zoning Adjustment and 4) to construct a 4.5'x10' freestanding sign in the 35' corner visibility triangle at the intersection of 5th Ave SE and Penn St S, which would be an Appeal to the Board of Zoning Adjustment and 5) to construct a 5.5'x12' freestanding sign in the 35' corner visibility triangle at the intersection of 3rd Ave SE and Penn St S, which would be an Appeal to the Board of Zoning Adjustment, and 6) to construct a 4.5'x10' freestanding sign 6' from the West property line rather than the required 10', which would be a 4' Sign Setback Variance and 7) to construct a 4.5'x10' freestanding sign 1' from the East property line, which would be a 9' Sign Setback Variance and 8) 3' from the South property line rather than the required 10', which would be a 7' Sign Setback Variance, and 9) to construct a 5.5'x12' freestanding sign 2.3' from the North property line rather than the required 10', which would be a 7.7' Sign Setback Variance and 10) 3.2' from the East property line rather than the required 10', which would be a 6.8' Sign Setback Variance, and 11) to for an existing 6'x11' freestanding sign to remain .02' from the North property line rather than the required 10', which would be a 9.98' Sign Setback Variance, all on Lot 1, Avera St. Luke's Addition, a.k.a. 305 State Street S.

VI. Other Business

VII. Adjournment