

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday November 12, 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) October 8, 2015

IV. Old Business

V. New Business

- 1) Michelle Erdmann 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 13, Block 2, Second Replat of Clark's First Addition to Mel Ros Estates, a.k.a. 1607 Thirteenth Avenue SE.
- 2) Jim Marnette requests permission, as per site plan submitted, for 1) existing residence to remain 23.5' from the North property line rather than the required 25', which would be a 1.5' Building Variance and 3' from the East property line rather than the required 5', which would be a 2' Building Variance, in order to replace front steps, all on The West 13' of Lot 1 and Lot 2, Block 52, Second Addition, a.k.a. 118 Eighth Avenue SE.
- 3) Slacker's Bar, LLC requests permission, as per site plan submitted, to permit the installation of a 4'x8' internally illuminated wall sign, which would be an Appeal to the Board of Zoning Adjustment in the Aberdeen Commercial Historic District, all on Lot 9, Block 5, Original Plat of Aberdeen, a.k.a. 319 Main Street S.
- 4) Dixon Properties 2, LLC and AHR Construction request permission, as per site plan submitted, to permit the open storage of construction equipment, vehicles and similar items, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Dixon's Lot 1, Hoffman's Rearrangement of Lot 2, a.k.a. 1603 Sixth Avenue SW.
- 5) Jung Construction requests permission, as per site plan submitted, to 1) permit the construction of a two family dwelling, which would be a Special Exception in the (R-1) Low Density Residential District, and 2) to construct two twin homes 0' from the center lot line rather than the required 10', which would be two 10' Setback Variances, and 3) to construct two twin homes 6.5' from the East and West property lines, which would be two 3.5' Setback Variances and 4) to construct a two twin homes 25' from the South property line rather than the required 35', which would be two 10' Setback Variances, and 5) to plat two lots that are 6305sf rather than the required 9000sf, which would be two 2695sf Minimum Lot Size Variances and 6) to plat two lots with 48.5' of frontage rather than the required 75', which would be two 26.5' Minimum Lot Frontage Variances and to 7) permit two family units rather than the required one, which would be a one unit Minimum Density Variance, all on Lot 11, Block 12, Replat of Outlot A, Tenth Addition of Highland North, a.k.a. 413 Fifteenth Avenue NE.

- 6) GPHC, LLC and Wah Nay Soe, d.b.a. Kawlah Auto Repair request permission, as per site plan submitted, to permit the open storage, parking or sale of vehicles, which would be a Special Exception in the (C-3) Central Business District, all on Lot 1, GPHC Corner Subdivision, a.k.a. 101 Main Street N.
- 7) Wagner Holdings, LLC requests permission, as per site plan submitted, to 1) permit the open storage and parking of semi-trucks, trailers and related equipment, which would be a Special Exception in the (I-2) Unrestricted Industrial District and 2) to permit the use of existing weigh scales for an off-premise business, which would be an Appeal to the Board of Zoning Adjustment and 3) to permit the reuse of a grain elevator for storage of grain, which would be a Special Exception in the (I-2) Unrestricted Industrial District, all on Lot 1, First Replat of Cargill First Addition, a.k.a. 1610 Sixth Avenue SW.
- 8) Dan Rohrbach requests permission, as per site plan submitted, to permit the open storage, parking and sale of vehicles, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, Nordstrom-Pierson Second Addition, a.k.a. 3035 Eighth Avenue NE.
- 9) Molded Fiberglass Companies requests permission, as per site plan submitted, to permit the construction of a 30'x500' addition to an existing fiberglass manufacturing facility, which would be a Special Exception in the (I-2) Unrestricted Industrial District, all on Lot 1, Brown County Addition, in the SE¼ Sect. 8-T123N-R63W, a.k.a. 1401 Brown County 19.
- 10) Travis Kiefer and The United Way request permission, as per site plan submitted, to 1) permit a 3'x6' face change to an existing internally illuminated projecting wall sign, which would be an Appeal to the Board of Zoning Adjustment and 2) to permit the use of mechanical lighting, which would be an Appeal to the Board of Zoning Adjustment and 3) to permit an internally illuminated projecting wall sign, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 1-2, Block 11, Original Plat, a.k.a. 202 Main Street S.
- 11) Steven Lust Automotive Company requests permission, as per site plan submitted, to 1) construct a 30'x110' automotive servicing building 5' from the North property line rather than the required 30', which would be a 25' Minimum Setback Variance and 2) to permit the installation of 11 parking stalls rather than the required 15, which would be a 4 stall Minimum Parking Stall Variance, all on Lot 2, Kent Second Addition, a.k.a. 1216 Sixth Avenue SW.
- 12) Furniture Outlets USA requests permission, as per site plan submitted, to 1) plat a lot that is .5' in width rather than the required 75', which would be a 74.5' Minimum Lot Width Variance and 2) to permit the installation of a freestanding sign 5' from the North property line rather than the required 10', which would be a 5' Sign Setback Variance, all on Lot 1, Dial Fourth Addition, a.k.a. 401 Norwood Street S.
- 13) Stacy Geffre requests permission, as per site plan submitted, to 1) permit existing residence to remain 4' from the North and South property lines rather than the required 5', which would be two 1' Building Variances and for existing shed and carport to remain 4.5' from the North property line rather than the required 5', which would be two .5' Building Variances in order to 2) permit the construction of a 17'x20' addition to residence 4' from the North property line rather than the required 5', which would be a 1' Building Variance and 3) 4' from the South property line rather than the required 5', which would be a 1' Building Variance, all on Lot 18, Block 25, Hagerty & Lloyd Addition, a.k.a. 412 Arch Street N.

- 14) Verna Trego requests permission, as per site plan submitted, for existing residence to remain 17'2" from the East property line rather than the required 25', which would be a 7'10" Building Variance, all on Lot 6, Block 22, Simmon's First Addition, a.k.a. 1524 Second Street S.
- 15) Darrell Humphries requests permission, as per site plan submitted, for 1) existing residence to remain 9' from the North property line rather than the required 15', which would be a 6' Building Variance in order to 2) construct a 26'x26' unattached garage 19' from the North property line rather than the required 25', which would be a 6' Building Variance, all on Lot 18, Block 12, Sullivan & Easton Addition, a.k.a. 1024 First Street N.
- 16) Barringer Land & Cattle, LP requests permission, as per site plan submitted, to permit the installation of an approach 1) 160' from the nearest approach to the East rather than the required 500', which would be a 340' Minimum Approach Separation Variance and 2) 230' from the next approach to the West rather than the required 500', which would be a 270' Minimum Approach Separation Variance, all on Lot 1, B&J First Subdivision in the NE¼ Sect. 15-T123N-R64W, a.k.a. 2305 Eighth Avenue NW.
- 17) The Aberdeen Housing Authority requests permission, as per site plan submitted to 1) permit the construction of a 5'x7.5' accessory structure, which would be an Appeal to the Board of Zoning Adjustment in the Aberdeen Commercial Historic District and 2) to construct a 5'x7.5' accessory structure that is not consistent with approved building materials or design criteria, which would be an Appeal to the Board of Zoning Adjustment in the Aberdeen Commercial Historic District, all on Lot 1, Aberdeen Housing Authority First Subdivision, a.k.a. 223 Main Street S.
- 18) Avera St. Luke's requests permission, as per site plan submitted, to permit the addition of 45sf of wall signs in addition to the existing 711.03sf, for a total of 756.03sf of signage rather than the required 36sf, which would be a 720.03sf Total Sign Variance, all on Lot 1, Avera St. Luke's Addition, a.k.a. 305 State Street S.
- 19) Sacred Heart Church requests permission, as per site plan submitted, to plat a lot in the (I-2) Unrestricted Industrial District that is 133.79' deep rather than the permitted 150', which would be a 16.21' Minimum Lot Depth Variance, all on proposed Lot 2, Sacred Heart Cemetery Southwest Annex Addition to the City of Aberdeen, a.k.a. 19 Smith Street N.

VI. Other Business

VII. Adjournment