

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday April 14, 2016 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) March 10, 2016

IV. Old Business

V. New Business

- 1) Christiana Moslander and Wendell & Robin Niewenhuis 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-2) Medium Density Residential Zoning District, all on The South 40' of Lot 12 & the North ½ of Lot 13, Block 21, Simmon's First Addition, a.k.a. 1622 First Street S.
- 2) Ed & Diane Golden request permission, as per site plan submitted, for existing residence to remain 25' from the North property line rather than the required 35', which would be a 10' Building Variance in order to 2) construct a wheel chair ramp 20' from the North property line rather than the required 25', which would be a 5' Building Variance, all on Lot 23, Block 7, Replat of Gorder's Fourth Addition to Aberdeen, a.k.a. 113 Church Drive.
- 3) Wayne Harty requests permission, as per site plan submitted, for 1) existing residence to remain 17' from the West property line rather than the required 25', which would be an 8' Building Variance and 4'2" from the North property line rather than the required 5', which would be a 10" Building Variance and for existing garage to remain 0' from the East lot line rather than the required 5', which would be a 5' Building Variance and 2'4" from the South property line rather than the required 5', which would be a 2'8" Building Variance in order to construct a wheel chair ramp, all on Lots 21-22, Block 32, Hagerty & Lloyd Addition, a.k.a. 322 Arch Street N.
- 4) Lamar Marshall requests permission, as per site plan submitted, to 1) permit the installation of two alley entrance signs rather than the permitted one, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit the installation of a 32sf alley entrance sign rather than the permitted 16sf, which would be a 16sf Sign Variance and 3) to permit the installation of an alley entrance sign that is not directly above the alley entrance, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 9, Block 5, Original Plat of Aberdeen, a.k.a. 319 Main Street S.
- 5) Gale Gunderson requests permission, as per site plan submitted, to permit the open storage, sale and rental of shipping containers, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, Gunderson's First Subdivision, NE¼ Sect. 27-T123N-R64W, a.k.a. 1810 Highway 281 S.

- 6) R&M Property Holdings, LLC requests permission, as per site plan submitted, to 1) construct two mini-storage buildings in addition to the existing business on site, which would be a Special Exception in the C-2 Highway Commercial Zoning District for a Group Project, and 2) to construct two mini-storage buildings, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and 3) to construct two mini-storage buildings that are 300' in length rather than the permitted 120', which would be two 180' Maximum Length Building Variances, all on Lot 1, East Highway 12 Addition, NE¼ Sect. 22-T123N-R63W, a.k.a. 5750 Highway 12 East.
- 7) Dennis Gelling requests permission, as per site plan submitted, to 1) permit the construction of a mini-storage building in addition to a previously approved group project, which would be an Appeal in the (I-2) Unrestricted Industrial Zoning District, and 2) to construct a mini-storage building that is 155' in length rather than the permitted 120', which would be a 35' Maximum Length Variance, all on Lot 1 of Hyman Outlot A, in the NE¼ Sect. 18-T123N-R63W, excluding Highway and excluding H-1, a.k.a. 503 Roosevelt Street N.
- 8) Lloyd Companies requests permission, as per site plan submitted, to 1) permit the construction of 8 accessory structures in the front and side yard rather than the permitted rear yard of the property, which would be an Appeal to the Board of Zoning Adjustment and 2) to permit a parking lot in the front yard of the property, which would be an Appeal to the Board of Zoning Adjustment and 3) to construct 8 accessory structures that are not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment and 4) to permit the use of a camper as a residence on the construction site, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Central Villas First Addition to the City of Aberdeen, a.k.a. 1901 Merton Street S.
- 9) Wayne Lenling requests permission, as per site plan submitted, to plat a lot that is 41' wide rather than the required 50', which would be a 9' Minimum Lot Width Variance, all on Lot 184 & the North 10.5' of Lot 185, Morning Heights Addition, a.k.a. 830 High Street S.
- 10) Jon Swenson and Ron Wagner request permission, as per site plan submitted, to permit the open storage, parking and sale of vehicles and trailers, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Wolff's First Addition in the NE¼ Sect. 21-T123N-R64W, a.k.a. 38466 Highway 12 W.
- 11) Jon & Cindy Swenson request 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 Zoning District and 2) to permit the bulk storage and sale of gasoline, diesel fuel and propane, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Hedges Outlot 1, NE¼ Sect 21-T123N-R64W, a.k.a. 38480 Highway 12 W.
- 12) Bill Kirschenmann and Homes Are Possible, Inc. request permission, as per site plan submitted, to 1) Plat a lot that is 34' in width rather than the required 50', which would be a 16' Minimum Lot Width Variance and 2) to construct a new 24'x42' residence 5' from the West property line rather than the permitted 15', which would be a 10' Building Variance and 3) to construct a 4'x4' landing and stairs 1' from the West property line rather than the required 5', which would be a 4' Building Variance, all on the South 28.5' of Lot 1 & Lot 2 & the North 13' of Lot

3, Block 1, North Aberdeen Addition, a.k.a. 201 Third Avenue NE.

- 13) Charles T. Hogg requests permission, as per site plan submitted, to 1) plat a lot with 34.55' of frontage rather than the required 60', which would be a 15.45' Minimum Lot Width Variance and 2) to permit the construction of a twin home 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 2, C&P Addition to Ashwood Heights Subdivision, a.k.a. 2626 Oakwood Lane.
- 14) Erdmann Properties requests permission, as per site plan submitted, for 1) existing residence to remain 15' from the South property line rather than the required 25', which would be a 10' Building Variance and 6' from the East property line rather than the required 15', which would be a 9' Building Variance and for garage to remain 7.5' from the East property line rather than the required 25', which would be a 17.5' Building Variance in order to 2) construct a 3'x6' landing and stairs 7' from the South property line rather than the required 15', which would be an 8' Building Variance, all on Lot 2, Horner Addition to the City of Aberdeen, a.k.a. 302 Tenth Avenue SW.
- 15) Eric Archambeau requests permission, as per site plan submitted, to 1) construct a 6'x16' covered front porch and steps 9' from the East property line rather than the required 25', which would be a 16' Building Variance and 2) 2' from the North property line rather than the required 5', which would be a 3' Building Variance, all on Lot 1, Archambeau Addition, a.k.a. 511 First Street N.
- 16) Maria Meyer requests permission, as per site plan submitted, for existing 50'x40' shop to remain 10' from the West property line rather than the required 15', which would be a 5' Building Variance in order to construct a 36'x40' addition, all on Outlot 23, Jobee Acres, NE $\frac{1}{4}$ Sect. 17-T123N-R63W, a.k.a. 6237 Country Lane.
- 17) Randy and Steph Mages request permission, as per site plan submitted, to 1) permit the construction of a house on an existing foundation 60' from the West property line rather than the required 100', which would be a 40' Building Variance and 69' from the South property line rather than the required 100', which would be a 31' Building Variance, all on Lot 1, Wika Addition, in the SW $\frac{1}{4}$ Sect. 27-T124N-R64W, a.k.a. 12898 385th Avenue.
- 18) GPHC, LLC requests permission, as per site plan submitted, to 1) permit the repair and reuse of an internally illuminated projecting wall sign, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit the repair and reuse of a 60sf projecting sign rather than the permitted 16sf Blade Sign, which would be an Appeal to the Board of Zoning Adjustment, and 3) to permit the repair and reuse of a 18sf changeable copy sign, which would be an Appeal to the Board of Zoning Adjustment, and 4) to permit the repair and reuse of a 78sf projecting wall sign rather than the required 16sf Blade Sign, which would be a 62sf Blade Sign Size Variance, all on Lot 1, Ericka's Corner Subdivision, a.k.a. 420 Main Street S.
- 19) Joe Reinbold requests permission, as per site plan submitted, to permit the installation of a 10,000 gallon bulk fuel tank, which would be an Appeal to the Board of Zoning Adjustment in the (M-Ag) Mini-Agricultural Zoning District, all on Lot 2, Norton-Forkel First Subdivision of Lots 18-23, Auditor's Subdivision in the SE $\frac{1}{4}$ Sect. 27-T123N-R64W, a.k.a. 2334 135th Street SW.

VI. Other Business

VII. Adjournment