

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday May 12, 2016 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) April 14, 2016

IV. Old Business

V. New Business

- 1) Homes Are Possible, Inc. requests permission, as per site plan submitted, to plat a lot with 14' of frontage rather than the required 50', which would be a 36' Minimum Lot Width Variance, all on Proposed Lot 16, Block 2, HAPI Fourth Central Subdivision to Aberdeen, a.k.a. 2210 Merton Street S.
- 2) Grant W. Burgeson requests permission, as per site plan submitted, for existing residence to remain 23' from the West property line rather than the required 25', which would be a 2' Building Variance, all on Lot 9, Block 5, North Aberdeen Addition, a.k.a. 212 Lincoln Street N.
- 3) Doug Roethler requests permission, as per site plan submitted, to 1) construct a 40'x48' (1920sf) accessory structure in addition to an existing 1040sf accessory structure, for a total of 2960sf, rather than the permitted 1040sf, which would be a 1920sf Accessory Structure Lot Coverage Variance and 2) to construct an accessory structure with 12.5' sidewall height rather than the permitted 10', which would be a 2.5' Maximum Sidewall Height Variance and 3) to construct 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 C, SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sect. 21-T123N-R63W, a.k.a. 1519 Melgaard Road S.
- 4) Anthony & Dawn Hieb request permission, as per site plan submitted, to 1) permit the operation of an auto repair business in an accessory structure, which would be an Appeal to the Board of Zoning Adjustment in a (R-3) High Density Residential Zoning District and 2) to permit the open storage of customer vehicles, tow truck, trailer and parts, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 226-228, Morning Heights Addition, a.k.a. 631 High Street S.
- 5) Aberdeen School District 6-1, requests permission, as per site plan submitted, to 1) permit the installation of a 108sf wall sign rather than the permitted 36sf, which would be a 72sf Sign Variance and 2) to install a 39sf freestanding sign rather than the permitted 16sf, which would be a 23sf Freestanding Sign Variance and 3) to permit 149sf of total signage rather than the permitted 36sf, which would be a 113sf Total Sign Size Variance and 4) to permit the installation of a 2'2"x5'2" full color electronic message center sign, which would be a Special Exception in the (R-2) Medium Density Residential Zoning District, all on Lot 1, Mutual of Omaha Seventh Addition, a.k.a. 3010 Milwaukee Avenue NE.

- 6) Walth Safety Service, Inc. requests permission, as per site plan submitted, to permit the open storage of trucks and trailers, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Mead's Outlot C, E½ Sect. 20-T123N-R64W, a.k.a. 38380 Highway 12 W.
- 7) Curt Merkel & Old Hickory Buildings, LLC. requests permission, as per site plan submitted, to permit the open storage, display and sale of accessory structures, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, Haug Subdivision, NE¼ Sect. 22-T123N-R64W, a.k.a. 2323 Highway 12 W.
- 8) Aberdeen Development Corporation requests permission, as per site plan submitted, to 1) permit the construction of a rail spur, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District and 2) to permit the construction of a soybean oil refinery and biodiesel facility, which would be a Special Exception in the (I-2) Zoning District and 3) permit the storage of fuel oil, diesel fuel and natural gas, hexane and methanol and sodium methylete, which would be a Special Exception in the (I-2) Zoning District, all on Proposed Lot 1, AGP First Addition to Aberdeen, a.k.a. 4816 Eighth Avenue NE.
- 9) Justin D. Shultis requests permission, as per site plan submitted, for an existing residence to remain 20' from the West property line rather than the required 25', which would be a 5' Building Variance in order to replace front deck, all on Lot 9, Block 24, First Addition, a.k.a. 413 Third Street S.
- 10) Boys & Girls Club of Aberdeen Area requests permission, as per site plan submitted, to 1) permit the construction of a private recreational/entertainment facility, which would be a Special Exception in the (R-3) High Density Residential Zoning District, and 2) to permit the construction of a parking lot in the front setback of a property in the (R-3) High Density Residential Zoning District, which would be an Appeal to the Board of Zoning Adjustment, and 3) to permit the installation of 54 parking stalls rather than the required 285 stalls, which would be a 231 stall Minimum Parking Stall Variance and 4) to construct a 301sf Freestanding Sign rather than the required 36sf, which would be a 265sf Freestanding Sign Size Variance, all on Lot 2, Brown County Commissioner's First Subdivision, a.k.a. 1121 First Avenue SE.
- 11) 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.
- 12) Jeff Weismantel requests permission, as per site plan submitted, to 1) construct an addition 4' from the East property line rather than the required 30', which would be a 26' Building Variance, or 2) to construct an addition 25' from the West property line rather than the required 35', which would be a 10' Building Variance and 3) 17' from the East property line rather than the required 30', which would be a 13' Building Variance, all on Lot 1, Rent All Addition and Lots 7-9, Easton's First Subdivision of Block 32, Bennett & Thomas Addition, a.k.a. 123 Eighth Avenue NW, 702 & 706 Second Street N.

VI. Other Business

VII. Adjournment