

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday August 12, 2010 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) July 8, 2010

IV. Old Business

V. New Business

- 1) Melissa Zastrow requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R-3) High Density Residential Zoning District, all on Lot 3, Block 1, Golden Acres First Subdivision, a.k.a. 624 Kettering Drive.
- 2) Heather A. Smith requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R-2) Medium Density Residential Zoning District, all on Lot 11, Block 6, Northview Seventh Addition, a.k.a. 1218 Twelfth Avenue NE.
- 3) April Wirth and Dee Ann Hofer request permission, as per site plan submitted, to operate a daycare as a primary use in a (R-3) High Density Residential Zoning District, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 10, Block 3, Thomas Addition, a.k.a. 519 Eighth Avenue SE.
- 4) Leslie Podoll requests permission, as per site plan submitted, for existing residence to remain 24' from the East property line rather than the required 25', which would be a 1' Building Variance in order to construct a front deck that will meet all required setbacks, all on Lot 1, Block 2, Hyde Park First Addition, a.k.a. 106 Linda Lane.
- 5) Ben Buisker 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 and 10' from the North property line rather than the required 15', which would be a 5' Building Variance in order to replace foundation, all on Lots 23-24, Block 32, Hagerty & Lloyd Addition, a.k.a. 324 Arch Street N.

- 6) David & Tracy Nash request permission, as per site plan submitted, for existing residence to remain 3' from the North property line rather than the required 5', which would be a 2' Building Variance in order to replace enclosed front porch, all on Lot 11, Block 2, Garden Park Addition, a.k.a. 612 Ninth Street S.
- 7) Bryan Delzer requests permission, as per site plan submitted, for 1) existing residence to remain 7.5' from the South property line rather than the required 15', which would be a 7.5' Building Variance in order to replace front deck and 2) for existing detached garage to remain 7.5' from the South property line rather than the required 25', which would be a 17.5' Building Variance in order to 3) construct a 12'x22' addition to detached garage 7.5' from the South property line rather than the required 25', which would be a 17.5' Building Variance, all on Lot 7, Block 5, Gorder's Second Addition to Aberdeen, a.k.a. 1628 Third Street S.
- 8) Sharon Johs requests permission, as per site plan submitted, for existing residence to remain 20' from the West property line rather than the required 25', which would be a 5' Building Variance, and for existing deck to remain 14' from the West property line rather than the required 15', which would be a 1' Building Variance in order to construct new deck on back of residence that will meet all required setbacks, all on Lot 1, of Geary's Replat of Block 5, Pleasant Hill Addition, a.k.a. 819 Eleventh Street S.
- 9) Donald Brick requests permission, as per site plan submitted, for existing mobile home to remain 60' from the West property line rather than the required 100', which would be a 40' Building Variance in order to construct a 14'x18' addition that will meet all required setbacks, all on Lot 1, Kraft's First Addition, NW¼ Sect.22-T123N-R63W, a.k.a. 1023 391st Avenue.
- 10) Timothy L. Pond requests permission, as per site plan submitted, to construct an 8'x10' shed 3' from the South property line rather than the required 10', which would be a 7' Building Variance, all on Lots 8-10, Block 30, Corrected Plat of Highlands Addition, a.k.a. 1308 Washington Street N.
- 11) Michael Dick requests permission, as per site plan submitted, to 1) construct a 12'x12' accessory structure 20' from the East property line rather than the required 35', which would be a 15' Building Variance and 2) 5' from the South property line rather than the required 10', which would be a 5' Building Variance, all on Lot 16, Block 11, Eleventh Addition to Highlands North Subdivision, a.k.a. 522 Seventeenth Avenue NE.

- 12) Leroy Hottman requests permission, as per site plan submitted, to 1) construct ministorage units, which would be a Special Exception in a (I-2) Unrestricted Industrial Zoning District, and 2) to construct two 30'x60' ministorage units 12' from the West property line rather than the required 25', which would be two 13' Building Variances, all on Lot 1, Premack's Second Subdivision, E½ Sect. 14-T123N-R64W, a.k.a. 120 East Drive.
- 13) Ron & Debra Droog request permission, as per site plan submitted, to 1) construct a 20'x32' shed 6' from the East property line rather than the required 35', which would be a 29' Building Variance, and 2) 14' from the South property line rather than the required 15', which would be a 1' Building Variance, all on Block A, Droog First Subdivision, S½ Sect. 22-T123N-R64W, a.k.a. 13356 385th Avenue.
- 14) Paul & Sherry Jung request permission, as per site plan submitted, to construct a 6' addition to existing attached garage 4' from the North property line rather than the required 5', which would be a 1' Building Variance, all on Lot 29, Block 2, Wylie Park Estates Fourth Addition, a.k.a. 1626 Olive Drive.
- 15) Lynn & Candice Gross request permission, as per site plan submitted, to plat a lot in a (M-Ag) Mini-Agriculture Zoning District with 188.79' of frontage rather than the required 200', which would be a 11.21' Minimum Lot Width Variance, all on Proposed Outlot 1, Joe Gross Outlots, NE¼ Sect. 33-T124N-R64W, a.k.a. 12941 385th Avenue.
- 16) Lynn & Candice Gross request permission, as per site plan submitted, to 1) install two 48sf freestanding signs rather than the permitted 1, which would be a one Freestanding Sign Variance, and 2) request permission to install 2 freestanding signs 5' from the East and West property lines rather than the permitted 20', which would be two 15' Sign Setback Variances, all on Lot 4, East Highway 12 Addition, NE¼ Sect. 22-T123N-R63W, a.k.a. 5856 Highway 12 E.
- 17) Jerry Keeley and John Eichinger requests permission, as per site plan submitted, to permit the open storage, parking, or sale of vehicles, which would be a Special Exception in a (I-2) Unrestricted Industrial Zoning District, all on Keeley Outlot B, SW¼ Sect. 14-T123N-R64W, a.k.a. 1900 Sixth Avenue SW.
- 18) W.T. Teigen requests permission, as per site plan submitted, to plat two lots in a (C-2) Highway Commercial Zoning District that are 125' deep rather than the required 142', which would be two 17' Minimum Lot Depth Variances, all on Proposed Lots 6&7, Teigen's Second Subdivision, NW¼ Sect. 29-T123N-R63W, a.k.a. 1805 Roosevelt Street S.

- 19) Michael Shilhanek requests permission, as per site plan submitted, to construct an 8'x1'10" addition to detached garage 3'2" from the East property line rather than the required 5', which would be a 1'10" Building Variance, all on The West 50' of Lots 11-12, Block 47, Thomas Addition, a.k.a. 121 Tenth Avenue SW.
- 20) First Baptist Church requests permission, as per site plan submitted, to 1) install a third freestanding sign, rather than the permitted 1, which would be a 2 Freestanding Sign Variance, install a freestanding sign 32sf in size rather than the permitted 16sf, which would be a 16sf Sign Variance, and 3) to permit 146sf of freestanding signage rather than the permitted 16sf, which would be a 130sf Sign Variance, and 4) request permission to install 32sf freestanding sign 0' from the West property line rather than the permitted 10', which would be a 10' Sign Setback Variance, all on Lot 1, First Replat of South Haven First Addition, a.k.a. 1500 Melgaard Road E.
- 21) K.O. Lee and Stencil Corporation request permission, as per site plan submitted, to 1) construct two detached garages in the front setback of an apartment complex, which would be an Appeal to the Board of Zoning Adjustment, and 2) to provide 81 parking stalls rather than the required 98, which would be a 17 Parking Stall Variance, all on Lot 2, Prairie Springs First Addition to Aberdeen, SW¼ Sect. 18-T123N-R63W, a.k.a. 116 Weber Street S.
- 22) Steve Markley requests permission, as per site plan submitted, to 1) construct a 24'x24' detached garage 1' from the North property line rather than the required 25', which would be a 24' Building Variance, and 2) 3.5' from the West property line rather than the required 5', which would be a 1.5' Building Variance, all on Lot 1, Block 8, Forest Acres Sixth Addition, a.k.a. 1502 Eighth Street S.

VI. Other Business

- 1) Election of Officers

VII. Adjournment