

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

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) June 10, 2010

IV. Old Business

V. New Business

- 1) Jodi Myburgh requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R3/R4) High Density Residential/Special Density Residential Zoning District, all on Lot 11, Block 5, Thomas Addition, a.k.a. 515 Tenth Avenue SE.
- 2) Jarrett O. Jones requests permission, as per site plan submitted, to permit the open storage, parking or sale of vehicles, machinery and trailers, building materials and supplies, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Lot 1, Block 1, Jones Commercial Park Subdivision, SE¼ Sect. 16-T123N-R63W, a.k.a. 515 Jones Street S.
- 3) Jarrett O. Jones requests permission, as per site plan submitted, to 1) construct an addition to residence 30' from the East property line rather than the required 100', which would be a 70' Building Variance, and 71' from the South property line rather than the required 100', which would be a 29' Building Variance, and 2) to replace a 14'x20' carport addition 48' from the South property line rather than the required 100', which would be a 52' Building Variance and 3) to permit an operation and maintenance terminal for trucks and other equipment, which would be a Special Exception in a (M-Ag) Mini-agricultural Zoning District, all on Lots 1&2, Shishnia First Addition, SE¼ Sect. 14-T123N-R63W, a.k.a. 13295 & 13297 393rd Avenue.
- 4) Julie Brownell requests permission, as per site plan submitted, to construct a 28'x35' detached garage 10' from the South property line rather than the required 25', which would be a 15' Building Variance, all on Lot 8, Block 13, Simmons First Addition, a.k.a. 1429 Second Street S.
- 5) Gary Reis requests permission, as per site plan submitted, for existing residence to remain 57' from the West property line rather than the required 100', which would be a 43' Building Variance, in order to construct an addition that will meet all required setbacks, all on Lot 2, First Replat of Schelhaas First Addition, NW¼ Sect. 31-T123N-R62W, a.k.a. 13506 394th Avenue.

- 6) Lee Klitzke requests permission, as per site plan submitted, to 1) replace a front deck on a residence located in a (C-2) Highway Commercial Zoning District, which would be a Special Exception, and 2) for existing residence to remain 15' and deck to remain 11' from the East property line rather than the required 45', which would be a 30' and 34' Building Variance, in order to replace existing front deck, all on Lot 5, Block 48, Bennett & Thomas Addition, a.k.a. 507 Third Street N.
- 7) Ron & Emily Hettich request permission, as per site plan submitted, for existing residence to remain 23.5' from the East property line rather than the required 25', which would be a 1.5' Building Variance in order to construct a deck, all on Lots 788-789, Morning Heights Extended Addition, a.k.a. 914 Lawson Street S.
- 8) John Hieb requests permission, as per site plan submitted, to 1) construct a mini-storage building, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and 2) to construct a mini-storage 50' in depth rather than the permitted, 30', which would be a 20' Maximum Depth Variance and 3) 150' in length rather than the permitted 120', which would be a 30' Maximum Width Variance, all on Lot 15, Auditor's Second Subdivision, SE¼ Sect. 27-T123N-R64W, a.k.a. 2900 Highway 281 S.
- 9) Patrick Russell requests permission, as per site plan submitted, for existing uncovered deck to remain 1.5' from the South property line rather than the required 5', which would be a 3.5' Building Variance in order to construct a new uncovered deck 4' from the South property line rather than the required 5', which would be a 1' Building Variance, all on The East 99.58' of Lot 2, Block 5, Subdivision of North Plains First Addition & North ½ Vacated 16th Avenue, a.k.a. 1605 Jackson Street N.
- 10) Chad Weber requests permission, as per site plan submitted, to 1) construct a 10'x12' shed 5' from the North property line rather than the required 10', which would be a 5' Building Variance, and 2) 5' from the West property line rather than the required 10', which would be a 5' Building Variance, and 3) permission for existing residence to remain 25' from the East property line rather than the required 35', which would be a 10' Building Variance, all on The East 10' of Lot 15 and all of Lot 17, Block 11, Ninth Addition to Highland North Subdivision, a.k.a. 1603 State Street N.
- 11) Terry Hettich requests permission, as per site plan submitted, to operate a mineral extraction operation in a (R-2) Medium Density Residential Zoning District, which would be an Appeal to the Board of Zoning Adjustment, all on The SW¼ and W½ SE¼ NE¼ and the East 990' of the South 660' NW¼ NE¼ Sect. 22-T123N-R64W, a.k.a. the unplatted property in the SW corner of the intersection of Highway 281 and Highway 12.
- 12) Jacob W. Bosmoe requests permission, as per site plan submitted, for an existing residence to remain 2' from the North property line rather than the required 5', which would be a 3' Building Variance and 17' from the West property line rather than the required 25', which would be an 8' Building Variance in order to replace foundation wall, all on Lots 13 & 14, Block 20, Hagerty & Lloyd Addition, a.k.a. 502 Jay Street N.

- 13) Culver's Restaurant and Mark Rich request permission, as per site plan submitted, to install a 3'x11'10" electronic message center on existing freestanding sign, which would be an Appeal to the Board of Zoning Adjustment, on Lot 3, First Replat of Lamont's First Replat of Lamont's First Addition, a.k.a. 616 Centennial Street S.
- 14) Justin D. Shultis requests permission, as per site plan submitted, to construct new residence 1) 20' from the East property line rather than the required 25', which would be a 5' Building Variance and 2) to construct an uncovered deck 11' from the East property line rather than the required 15', which would be a 4' Building Variance, all on Lot 3, Kelley's Replat of Block 15, Hagerty & Lloyd Addition, a.k.a. 517 Dakota Street N.
- 15) Rolling Hills Golf Development requests permission, as per site plan submitted, to 1) plat 24 lots with frontages of 27.83', 19.52', 19.52', 27.83', 27.83', 19.52', 19.52', 27.83', 27.83', 19.52', 19.52', 27.83', 44.45', 40.90', 20.14', 25.14', 21.7', 21.08', 21.08', 21.39', 19.93', 45.49', 45.85', 45.04' of frontage rather than the required 60', which would be a 32.17', 40.48', 40.48', 32.17', 32.17', 40.48', 40.48', 32.17', 32.17', 40.48', 40.48', 32.17', 15.55', 19.1', 39.86', 34.86', 38.3', 38.92', 38.92', 38.61', 40.07', 14.51', 14.15', and 14.96' Minimum Lot Width Variances, in order to 2) construct twin homes 0' from the lot line rather than the required 8', which would be thirty 8' Building Variances and 3) request permission to construct 2 twin homes 13.96' from the South property line rather than the required 20', which would be two 6.04' Building Variances, all on Lots 40B, 40A, 39B, 39A, 38B, 38A, 2B, 2A, 1B, 1A, 35B and 35A, Rolling Hills Village Tenth Addition, a.k.a. 1604, 1610, 1616, 1622, 1628, 1702, 1708, 1714, 1713, 1707, 1701 and 1627 Nicklaus Drive.

VI. Other Business

- 1) Election of Officers

VII. Adjournment