

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday March 12, 2009 - 8:00 A.M.**  
**Third Floor Courtroom - Municipal Building**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) February 12, 2009

**IV. Old Business**

**V. New Business**

- 1) Bethlehem Evangelical Lutheran Church requests permission, as per site plan submitted, to operate a preschool, which would be a Special Exception in an R-3 (High Density Residential Zoning District), all on Lot 1, Bethlehem Evangelical Lutheran Church Addition, a.k.a. 1620 Milwaukee Avenue NE.
- 2) Chris Arment and Shanna R.L. Curtis request permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an R-2 (Medium Density Residential Zoning District), all on Lot 19, Block 3, Lampert's First Addition, a.k.a. 1218 Casper Avenue.
- 3) Wanda Reszler and Tanya Reszler request permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an R3/R4 (High Density/Special Density Residential Zoning District), all on The South 45' of the East 101' of Lot 6, Block 34, Thomas Addition, a.k.a. 1024 Washington Street S.
- 4) Mike Beadle requests permission, as per site plan submitted, to allow the temporary sale of fireworks within the zoning jurisdiction of the City of Aberdeen, which would be an Appeal to the Zoning Board of Adjustment, all on Yeoman's Outlots 2&3 & the South 700' of the 50' East of Outlots 2&3, NE¼ Sect. 27-T124N-R64W, a.k.a. 12849 386<sup>th</sup> Avenue.
- 5) The Aberdeen American News requests permission, as per site plan submitted, to 1) Install two 6.5'x9' Multicolor Electronic Message Center Signs, which would be an Appeal to the Board of Zoning Adjustment in a C3/R4 (Central Business/Special Density Residential Zoning District) and 2) request permission to install two Wall/Roof Signs, rather than the permitted one, which would be a 1 Wall/Roof Sign Variance, all on Lots 4-6 & 11-12, Block 18 & Lot 4, Hopkins First Rearrangement of Lots 7-8, Block 18, First Addition to Aberdeen, a.k.a. 124 Second Street S.
- 6) David & Vicki Fransen request permission, as per site plan submitted, for 1) existing residence to remain 16' from North property line rather than the required 25', which would be a 9' Building Variance in order to repair covered porch, all on the West ½ of Lots 1&2, Block 12, Highland Park Addition to Aberdeen, a.k.a. 1307 Seventh Avenue SW.
- 7) Quantum Properties, LLC requests permission, as per site plan submitted, to permit the open storage, parking or sale of vehicles, raw materials, building materials, supplies, wholesaling, warehousing, manufactured goods, contractor's equipment and concrete, asphalt and ready-mix manufacturing operations, and sales, which would be a Special Exception in a I-2 (Unrestricted Industrial Zoning District), all on Lot 2, K.O. Lee Plant First Addition, a.k.a. 1110 First Avenue SE.

- 8) Pam & Tom Brzezinski and Troy & Amy Dinger request permission, as per site plan submitted, to operate a kennel or veterinary clinic, which would be a Special Exception in a M-Ag & A-1 (Mini-Agricultural and Agricultural Zoning District), on Lot 1, Breezy Acres Subdivision, SE¼ Sect.8-T123N-R64W, a.k.a. 38374 132<sup>nd</sup> Street.
- 9) Corey Sauerwein requests permission, as per site plan submitted, to 1) plat a lot in a R-3 (High Density Residential District) with 35' of Frontage rather than the required 50', which would be a 15' Minimum Lot Width Variance and 2) to construct a residence 6' from the West property line rather than the required 15', which would be a 9' Building Variance and 3) and 19' from the North property line rather than the required 20', which would be a 1' Building Variance, all on The West 35' of Lots 7&8, Block 50, Bennett & Thomas Addition, a.k.a. 324 Third Avenue NW.
- 10) Jeff Lamont requests permission, as per site plan submitted, for 1) existing building to remain 9'4" from the South property line rather than the required 45', which would be a 35'8" Building variance in order to replace 3 walls of building and 2) request permission to construct a canopy 6' from the South property line rather than the required 45', which would be a 39' Building Variance and 3) to provide one 10'x23' off-street loading stall rather than the required 12'x40' stall, which would be a 2'x17' Minimum Off-Street Loading Stall Variance and 4) request permission to allow existing freestanding sign to remain 2' from South property line rather than the required 10', which would be an 8' Sign Setback Variance, and 6' from the West property line rather than the required 10', which would be a 4' Sign Setback Variance, all on Lots 15&16, Block 10, Nicollet Park Addition to Aberdeen, a.k.a. 901 Sixth Avenue SE.
- 11) Lamont Office Building, LLC requests permission, as per site plan submitted, to 1) plat a lot in an R-3 (High Density Residential Zoning District) with 47.5' of frontage rather than the required 50', which would be a 2.5' Minimum Lot Width Variance in order to 2) locate a 3 unit apartment building 8.5' from the East property line rather than the required 15', which would be a 6.5' Building Variance and 3) request permission to permit 4 off street parking stalls rather than the required 5 stalls, which would be a 1 Off- Street Parking Stall Variance and 4) request permission to permit a designated parking stall within the front yard setback, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Klabo Addition to Aberdeen, a.k.a. 3 Tenth Avenue SW.
- 12) Eugene Jerke and SWS, LLC request permission, as per site plan submitted, to collocate a cellular phone antenna on existing tower and construct accessory structures, which would be a Special Exception in a I-2 (Unrestricted Industrial Zoning District), all on Lots 6-7, Block 61, Hagerty & Lloyd Addition except the North 17', a.k.a. 421 Railroad Avenue SE.
- 13) James Valley Cooperative and SWS, LLC request permission, as per site plan submitted, to collocate a cellular phone antenna on existing tower and construct accessory structures, which would be a Special Exception in a C-2 (Highway Commercial Zoning District), all on Lot 3, NVC West Addition, a.k.a. 704 Fourth Street N.

## **VI. Other Business**

- 1) Discussion regarding communication towers.

## **VII. Adjournment**