

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday June 11, 2009 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) May 14, 2009

IV. Old Business

V. New Business

- 1) Sam Hansen and Mary Pittick 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 10, Block 10, First Addition to Highlands Addition, a.k.a. 1216 Lloyd Street N.
- 2) Katie Nieman requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an (R-3) High Density Residential Zoning District, all on Lot 3, Block 33, Bennett & Thomas Addition, a.k.a. 615 First Street N.
- 3) Tanya Reszler requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an (R-3) High Density Residential Zoning District, all on Lots 17-18 & the South 6' Lot 19, Block 90, Hagerty & Lloyd Addition, a.k.a. 315 Jay Street S.
- 4) Jeff Rich and Amanda Simons request permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an (R-3) High Density Residential Zoning District, all on The South 33' of Lot5, Block 35, Bennett & Thomas Addition, a.k.a. 405 First Street N.
- 5) Maurice Webb & Susan Dallager request permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an (R-3) High Density Residential Zoning District, all on Lot 1, Webb Addition, a.k.a. 702 Harrison Street S.
- 6) Kim Liebelt and DeeAnn Hofer request permission, as per site plan submitted, to operate a preschool/daycare facility as a primary use in an (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.
- 7) Tarah Usselman requests permission, as per site plan submitted, to operate a daycare, which would be an Appeal to the Board of Zoning Adjustment in an (I-2) High Density Residential Zoning District, all on Lot 2, Replat of Hyman Outlot 1, a.k.a. 611 Roosevelt Street N.

- 8) Amy Schock requests permission, as per site plan submitted, to operate a preschool/daycare facility as a primary use in an (R-3) High Density Residential Zoning District, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 323-324 & the North ½ Lot 325, Morning Heights Addition, a.k.a. 620 Merton Street S.
- 9) Heath Johnson requests permission, as per site plan submitted, to construct a 24'x24' attached garage 3' from the North property line rather than the required 15', which would be a 12' Building Variance, all on Lots 1&2, Block 11, Sullivan & Easton's Addition to Aberdeen, a.k.a. 923 Main Street N.
- 10) SD Network, LLC requests permission, as per site plan submitted, to 1) construct a 10'x20' addition to existing structure 23' from the South property line rather than the required 100', which would be a 77' Building Variance and 2) request permission to construct an addition to a Utility Substation, which would be a Special Exception in a (M-Ag) Mini-Agricultural Zoning District, all on Lot 2, Young's Third Subdivision, SE¼ Sect. 26-T123N-R64W, a.k.a. 918 135th Street.
- 11) John Hieb requests permission, as per site plan submitted, requests permission, as per site plan submitted, to 1) construct four mini-storage structures, which would be a Special Exception in an (C-2) Highway Commercial Zoning District, and 2) to construct four mini-storage structures 50' in width rather than the required 30', which would be four 20' Building Variances, and 3) permission to permit the open storage, parking or sale of vehicles, machinery and trailers, building materials and supplies, which would be a Special Exception, all on Lots 14&15, Auditor's Second Subdivision, SE¼ Sect. 27-T123N-R64W, a.k.a. 2826 & 2900 Highway 281 S.
- 12) Healthcare Plus Federal Credit Union, Inc. requests permission, as per site plan submitted, to permit the installation of thirty 10'x20' off street parking stalls rather than the required 35 stalls, which would be a 5 Off Street Parking Stall Variance, all on Lot 1, Healthcare Plus First Addition, a.k.a. 201 Dakota Street S.
- 13) William Sauck and Graham Tire Company of Aberdeen, Inc. request 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, Eastgate First Subdivision, a.k.a. 2320 Sixth Avenue SE.
- 14) BJS Properties requests permission, as per site plan submitted, for 1) existing apartment building to remain 6' from the South property line rather than the required 15', which would be a 9' Building Variance and 9' from the North property line rather than the required 10', which would be a 1' Building Variance in order to 2) replace front canopy 27.5' from the East property line rather than the required 35', which would be a 7.5' Building Variance all on Lots 19-21, Block 6, Corrected Plat of the Highlands Addition, a.k.a. 1101 First Street N.
- 15) Melinda Robertson requests permission, for existing deck to remain 3' from the North property line rather than the required 5', which would be a 2' Building Variance in order to construct an addition to the back of residence, all on Lot 6, Block 6, Garden Park Addition, a.k.a. 721 Ninth Street S.

- 16) Margaret Schwan requests permission, as per site plan submitted, for existing residence to remain 18.5' from the West property line rather than the required 25', which would be a 6.5' Building Variance in order to construct a deck on the back of residence, and for existing detached garage to remain 2' from the North property line rather than the required 5', which would be a 3' Building Variance and 1.5' from the East property line rather than the required 5', which would be a 3.5' Building Variance, all on Lot 21 & the South ½ Lot 22, Block 31, Hagerty & Lloyd Addition, a.k.a. 318 State Street N.
- 17) Kathy Graves requests permission, as per site plan submitted, for existing residence to remain 13' from the North property line rather than the required 25', which would be a 12' Building Variance in order to construct a covered porch on the South side of residence, all on Lot 1 & the East 3.5' Lot 2, Block 6, Thomas Addition, a.k.a. 516 Tenth Avenue SE.
- 18) Lew & Lisa Koch request permission, as per site plan submitted, for existing detached garage to remain 1.3' from the West property line rather than the required 5', which would be a 3.7' Building Variance and 0' from the North property line rather than the required 5', which would be a 5' Building Variance, all on Lot 1, Gohn's First Addition, a.k.a. 714 Third Avenue SW.
- 19) Perry Deutsch requests permission, as per site plan submitted, for 1) existing residence to remain 23' from the East property line rather than the required 25', which would be a 2' Building Variance, and for existing 24'x24' detached garage to remain 1' from the North property line rather than the required 5', which would be a 4' Building Variance and 3' from the West property line rather than the required 5', which would be a 2' Building Variance in order to 2) construct a 16'x16' addition to garage 1' from the North property line rather than the required 5', which would be a 4' Building Variance, all on Lot 6, Block 4, Nicollet Park Addition, a.k.a. 324 Jackson Street S.
- 20) Claude Wahl requests permission, as per site plan submitted, for existing residence to remain 22'2" from the East property line rather than the required 25', which would be a 2'10" Building Variance and 4' from the North property line rather than the required 5', which would be a 1' Building Variance in order to construct a deck on the front of residence, all on The South 24' of Lot 3 & the North 18' of Lot 4, Simmon's First Addition, a.k.a. 1312 First Street S.
- 21) Jerry & Susan Brick request permission, as per site plan submitted, for existing structure to remain 3.5' from the West property line rather than the required 25', which would be a 21.5' Building Variance in order to raise the building to install a 4' tall concrete wall under existing structure, all on Lot 2, Brick's First Addition, a.k.a. 715 State Street S.
- 22) Northwestern Energy Corporation requests permission, as per site plan submitted, to plat a lot with 0' of frontage on a Public Right of Way, rather than the required 100', which would be a 100' Minimum Lot Frontage Variance, all on proposed Lot 2, Steel Structures Third Addition, a.k.a. 13 Harrison Street N.
- 23) GPHC, LLC. requests permission, as per site plan submitted, for existing residence to remain 2' from the West property line rather than the required 15', which would be a 13' Building Variance, and 3.5' from the East property line rather than the required 5', which would be a 1.5' Building Variance in order to replace the foundation, all on The West½ Lot 7, Block 48, Second Addition, a.k.a. 224 Ninth Avenue SW.

- 24) Michael Kulm requests permission, as per site plan submitted, to 1) permit the operation of a mobile home park in a (R-3) High Density Residential Zoning District, which would be an Appeal to the Board of Zoning Adjustment, and 2) request permission for existing mobile homes in park to remain 15', 15', 15', 15', 16' & 11.5' from rear property line rather than the required 20', which would be a 5', 5', 5', 5', 4', and 8.5' Building Variance, and 15', 18', 18.5', 19', 15', 16.5', 18', 12.6', 11.1', 9.1', 14.1' & 11.6' from adjacent mobile homes rather than the required 20', which would be a 5', 2', 1.5', 1', 5', 3.5', 2', 7.4', 8.9', 10.9', 5.9' & 8.4' Building Variance, and for existing mobile homes to remain 4', 13', 4', 5', 5' & 5' from the East property line rather than the required 25', which would be a 21', 12', 21', 20', 20' & 20' Building Variance and for existing mobile home to remain 4' from the North property line rather than the required 5', and 4' from the South property line rather than the required 5', which would be two 1' Building Variances, all on proposed Lot 1, Eisenbeis-Kulm Addition to the City of Aberdeen, a.k.a. 630 & 634 Wells Street S.
- 25) Burgard & Hill, LLC. request permission, as per site plan submitted, to permit the placement of a parking lot and 22'x120' accessory structure within the front setback rather than in the backyard as required by ordinance, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Hedger's Second Subdivision, a.k.a. 1322 Eighth Avenue NE.
- 26) Eric Brenner requests permission, as per site plan submitted, to construct a twin home 0' from the West property line rather than the required 8', which would be an 8' Building Variance, on Lot 3, Block 3, D&G Tenth Subdivision in Roosevelt Crystals Subdivision, a.k.a. 1010 Topaz Court.
- 27) Eric Brenner requests permission, as per site plan submitted, to construct a twin home 0' from the East property line rather than the required 8', which would be an 8' Building Variance, on Lot 2, Block 3, D&G Tenth Subdivision in Roosevelt Crystals Subdivision, a.k.a. 1008 Topaz Court.
- 28) Jack Karst 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, Auditor's Subdivision, SE¼ Sect. 27-T123N-R64W, a.k.a. the NW corner of the intersection of Highway 281 S. and 135th Street.
- 29) Randy Conraads 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 4.7' from the North property line rather than the required 5', which would be a .3' Building Variance in order to repair front deck, 14' from the West property line rather than the required 15', which would be a 1' Building Variance and to replace back deck, all on The North 25' of Lot 9 & the South 39' of Lot 10, Block 2, First Addition to Highlands, a.k.a. 1412 Lloyd Street N.
- 30) Leon Voeller requests permission, as per site plan submitted, for existing residence to remain 21'8" from the South property line rather than the required 25', which would be a 3'4" Building Variance in order to construct a 16'x28' addition to residence 21'8" from South property line rather than the required 25', which would be a 3'4" Building Variance, all on Lot 11, Block 43, Hagerty & Lloyd Addition, a.k.a. 809 First Avenue NE.

- 31) Margaret Van Steenwyk requests permission for 1) existing residence to remain 22'9" from the East property line rather than the required 25', which would be a 2'3" Building Variance in order to 2) construct a wheel chair ramp 9" from the East property line rather than the required 15', which would be a 14'3" Building Variance, all on Lot 5, Block 45, Thomas Addition, a.k.a. 1218 First Street S.
- 32) J and S, LLC requests permission, as per site plan submitted, to permit Wholesale trade, warehousing and commercial storage completely within an enclosed building or structure, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Proposed Lot 3A, Jones Commercial Park Second Subdivision, SE¼ Sect. 16-T123N-R63W, a.k.a. 422 Enterprise Street S.
- 33) Sue Singrey 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, and 3' from the North property line rather than the required 5', which would be a 2' Building Variance in order to construct a 6'x13' deck on back of residence, all on Lot 4, Block 48, Bennett & Thomas Addition, a.k.a. 509 Third Street N.

VI. Other Business

VII. Adjournment