

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday July 9, 2009 - 8:00 A.M.**  
**Third Floor Courtroom - Municipal Building**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) June 11, 2009

**IV. Old Business**

**V. New Business**

- 1) Ashley Patterson 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/R-4) High Density/Special Density Residential Zoning District, all on Lot 2, Theeler's Third Addition, (Block 8, Woolverton's Addition), a.k.a. 612 Ninth Avenue SE.
- 2) Robert & Lorissa Goldade requests 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 35, Block 1, Homes Are Possible Seventh Subdivision, a.k.a. 1207 Plum Lane.
- 3) Dave & Carmen Van Veen and Kelly Van Veen 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) High Density Residential Zoning District, all on Lot 14, Block 1, Homes Are Possible Fourth Subdivision, a.k.a. 902 Plum Lane.
- 4) Cynthia Schick requests permission, as per site plan submitted, for existing residence to remain 27' from the East property line rather than the required 35', which would be an 8' Building Variance and for existing back deck to remain 12' from the West property line rather than the required 15', which would be a 3' Building Variance in order to construct a new front deck, all on Lot 1, Block 12, Eighth Addition to Forest Acres Addition, a.k.a. 1702 Eighth Street S.
- 5) Sharon Paranto requests permission, as per site plan submitted, for existing residence to remain 21' from the North property line rather than the required 25', which would be a 4' Building Variance in order to construct an addition to rear of residence, all on #4, Meadowview, West 220' of Lot 1, Block 4, Pagonos First Addition, a.k.a. 2414 Thirteenth Avenue SE.
- 6) Rebecca Tennant requests permission, as per site plan submitted, for existing residence to remain 30' from the South property line rather than the required 35', which would be a 5' Building Variance, in order to construct an 8'x12' deck on the rear of residence, all on The West 80' of Lot 15, Block 11, Ninth Addition to Highlands North Subdivision, a.k.a. 515 Sixteenth Avenue NE.

- 7) Dirk Swanson requests permission, as per site plan submitted, to 1) permit the open storage, parking or sale of vehicles, machinery, and trailers, building materials and supplies in a (C-2) Highway Commercial Zoning District and 2) to permit Wholesale trade, warehousing and commercial storage completely within an enclosed storage building or structure, which would be a Special Exception in a (C-2) zoning district all on Artz Outlot 1, SW¼ Sect. 14-T123N-R64W, a.k.a. 1702 Sixth Avenue SW.
- 8) Mark Haglund requests permission, as per site plan submitted, for 1) existing residence to remain 2' from the North property line rather than the required 5', which would be a 4'10" Building Variance, and 15' from the West property line rather than the required 25', which would be a 10' Building Variance in order to 2) construct a 4'x9' deck 1'9" from the North property line rather than the required 5', which would be a 3'3" Building Variance and 3) 6'10" from the West property line rather than the required 15', which would be a 8'2" Building Variance, all on Lot 6, Hay's Replat of Lots 9-12, Block 19, First Addition to The Highlands, a.k.a. 1008 State Street N.
- 9) 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 2, Eastgate First Subdivision, a.k.a. 624 Roosevelt Street S.
- 10) Stan Lesnar requests permission, as per site plan submitted, to construct a 22'x40' detached garage 3' from the South property line rather than the required 5', which would be a 2' Building Variance and 3' from the West property line rather than the required 5', which would be a 2' Building Variance, all on The North 86' of Lots 1-4, Block 39, West Aberdeen Addition, a.k.a. 801 Third Avenue SW.
- 11) Keith Shishnia requests permission, as per site plan submitted, for 1) existing residence to remain 22' from the East property line rather than the required 25', which would be a 3' Setback Variance and 22' from the North property line rather than the required 30', which would be an 8' Building Variance and for garage to remain 2' from West property line rather than the required 30', which would be a 28' Building Variance and 24' from North property line rather than the required 30', which would be a 6' Building Variance in order to 2) relocate door to North side of residence and install a 4'x6' deck on a residence located in an (I-2) Unrestricted Industrial Zoning District, which would be a Special Exception, all on Lots 1&2, Block 53, Hagerty & Lloyd Addition, a.k.a. 21 State Street N.
- 12) Scott Meier 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 an (I-2) Unrestricted Industrial Zoning District, all on Lots 7-18, Block 66, Hagerty & Lloyd Addition, a.k.a. 405 First Avenue SE.
- 13) Vincent Webb requests permission, as per site plan submitted, for 1) existing residence to remain 4.5' from the South property line rather than the required 15', which would be a 10.5' Building Variance in order to 2) construct a new entry door and deck 4.5' from the South property line rather than the required 10', which would be a 5.5' Building Variance, all on Lots 10-12, Block 34, Corrected Plat of the Highlands, a.k.a. 902 Washington Street N.

- 14) C&J Holdings and Photo Xpress request permission, as per site plan submitted, to install a 3'x8' multi-color electronic message center on an existing freestanding sign, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Haglund's Replat of Block 1, Ackerman's First Addition, NE¼ Sect. 18-T123N-R63W, ex. Hwy, a.k.a. 131 Roosevelt Street N.
- 15) Ophthalmic Associates, LLC requests permission, as per site plan submitted, to repair existing monument sign and to install an additional 5'x6' freestanding sign rather than the permitted 1 freestanding sign, which would be a 1 Freestanding Sign Variance, all on Lot 2, Professional Groups Third Addition, a.k.a. 310 Eighth Avenue NW.
- 16) 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' Maximum Width Variances, all on Lots 14&15, Auditor's Second Subdivision, SE¼ Sect. 27-T123N-R64W, a.k.a. 2826 & 2900 Highway 281 S.
- 17) Bonna Jean Schutz requests permission, as per site plan submitted, for existing residence to remain 7.5' from the North property line rather than the required 15', which would be a 7.5' Building Variance in order to replace front deck, all on Lot 1, Block 28, First Addition to Highlands, a.k.a. 817 State Street N.
- 18) Justin D. Shultis requests permission, as per site plan submitted, to repair existing shared garage 0' from the East property line rather than the required 5', which would be a 5' Building Variance and 3' from the North property line rather than the required 5', which would be a 2' Building Variance, all on The West 71' of Lot 7, Block 47, Thomas Addition, a.k.a. 1023 Second Street S.
- 19) Stu Gulden requests permission, as per site plan submitted, to repair existing shared garage 0' from the West property line rather than the required 5', which would be a 5' Building Variance and 3' from the North property line rather than the required 5', which would be a 2' Building Variance, all on The East 71' of Lot 7, Block 47, Thomas Addition, a.k.a. 114 Eleventh Avenue SW.
- 20) David & Kathryn Fischer request permission, as per site plan submitted, for existing detached garage to remain 7' from the South property line rather than the required 10', which would be a 3' Building Variance in order to construct an addition that will meet all required setbacks, all on The South ½ of Lot 2, and all of Lot 3, Block 1, Second Addition to the Highlands Addition, a.k.a. 1415 Jay Street N.
- 21) Dustin Usselman and 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.
- 22) Dustin Usselman requests permission, as per site plan submitted, to permit the operation of a private club or lodge, which would be a Special Exception in a (R-3) High Density Residential Zoning District, all on Lot 1, North Main Fire Station #2 Subdivision, a.k.a. 604 Main Street N.

## **VI. Other Business**

## **VII. Adjournment**

