

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday September 17, 2009 - 8:00 A.M.**  
**Third Floor Courtroom - Municipal Building**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) August 13, 2009

**IV. Old Business**

**V. New Business**

- 1) Jared Schwartz requests permission, as per site plan submitted, for existing residence to remain 10' from the South property line rather than the required 25', which would be a 15' Building Variance and 4.5' from the West property line rather than the required 5', which would be a .5' Building Variance in order to construct a new deck, all on The 50' East of the West 50' of Lots 13-16, Block 31, Hagerty & Lloyd Addition, a.k.a. 607 Third Avenue NE.
- 2) Ken Fiedler requests permission, as per site plan submitted, to construct a 14'x20' detached garage 25' from the South property line rather than the required 45', which would be a 20' Building Variance, all on Outlot 19, Jobee Acres, NE¼ Sect. 27-T123N-R63W, a.k.a. 5949 Country Lane.
- 3) Rose Mathern requests permission, as per site plan submitted, for 1) existing residence to remain 10'2" from the West property line rather than the required 25', which would be a 14'10" Building Variance and 3' from the East property line rather than the required 20', which would be a 17' Building Variance and 4'9" from the South property line rather than the required 5', which would be a 3" Building Variance, in order to 2) construct a front deck 2'5" from the West property line rather than the required 15', which would be a 12'7" Building Variance, all on The South 33' of Lot 6, Block 45, Second Addition, a.k.a. 711 Third Street S.
- 4) Earl & LaVonne Kruse request permission, as per site plan submitted, for existing residence to remain 23'6" from the West property line rather than the required 25', which would be a 1'6" Building Variance in order to construct a front deck that will meet required setbacks, all on Lot 8, Block 14, First Addition to the Highlands, a.k.a. 1106 State Street N.
- 5) Derwin Kampa requests permission, as per site plan submitted, for 1) existing residence to remain 10.5' from the South property line rather than the required 15', which would be a 4.5' Building Variance in order to 2) construct 30'x82' attached garage addition 10.5' from the South property line rather than the required 15', which would be a 4.5' Building Variance and 3) 18' from the East property line rather than the required 20', which would be a 2" Building Variance, all on Lots 7&8 and the Vacated East 17' of North Congress Street, Block 10, Howard & Hedger Replat of Northwestern Addition, a.k.a. 602 Congress Street N.

- 6) Chad & Shannon Bergan request permission, as per site plan submitted, for 1) existing residence to remain 24'6" from the South property line rather than the required 35', which would be a 10'6" Building Variance in order to 2) construct a 48'x48' attached garage addition 15' from the North property line rather than the required 25', which would be a 10' Building Variance and for garage eave to extend 3' into setback rather than the permitted 2', which would be a 1' Building Variance, all on Lot 1, Bergan Addition, a.k.a. 110 Elizabeth Drive.
- 7) Donna Moen requests permission, as per site plan submitted, to 1) plat a lot in a (M-Ag) Mini-Agricultural Zoning District with 140' of frontage rather than the required 200', which would be a 60' Minimum Lot Width Variance and 2) to allow existing accessory structure to remain on property until a primary structure can be constructed on same property, which would be an Appeal to the Board of Zoning Adjustment, all on proposed Lot 1, Moen – Rudolph Subdivision of Lot 1, Evelo's Outlots in the SE¼ Sect. 35-T123N-R64W, a.k.a. 3602 Fifth Street S.
- 8) Park Village Mobile Home Court and David Jorgenson request permission, as per site plan submitted, to construct a 18'x21' carport 3' from a park road rather than the required 5', which would be a 2' Building Variance, all on BOLS #1236, Park Village Lot 2, Block 1, Park Village, a.k.a. 1623 Tenth Avenue SW #1236.
- 9) 20/20 Properties, LLC request permission, as per site plan submitted, to construct a 5.5'x10.5' freestanding sign 5' from the East property line rather than the required 10', which would be a 5' Sign Setback Variance, all on Lots 10, 11 & 12, Moccasin Plaza Addition, Replat of Block 26, Pierson's Subdivision, a.k.a. 508 Moccasin Drive.
- 10) Bethlehem Evangelical Lutheran Church requests permission, as per site plan submitted, to construct an accessory structure without an aesthetically similar exterior to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Bethlehem Evangelical Lutheran Church Addition, SE¼ Sect. 18-T123N-R63W, a.k.a. 1620 Milwaukee Avenue NE.
- 11) Safe Harbor requests permission, as per site plan submitted, to construct a wheel chair ramp 4.66' from the East property line rather than the required 15', which would be a 10.33' Building Variance, all on Lots 5-6, Block 90, Hagerty & Lloyd Addition, a.k.a. 310 Kline Street S.
- 12) Sunshine Park, LP requests permission, as per site plan submitted, to permit the construction of 5 duplexes with a total of 28 units on one property, which would be a Special Exception to allow a group project in a (R-2) Medium Density Residential Zoning District, all on Block 4, Mel Ros Southview Addition, S½ Sect. 19-T123N-R63W, a.k.a. 1524 Lawson Street S.
- 13) John Carrels requests permission, as per site plan submitted, to construct a stone mailbox stand 1' from the North property line rather than the required 35', which would be a 34' Building Variance, all on Lot 9, Bells Outlots Subdivision of Plat F, Elmwood Acres, a.k.a. 6 Lilac Lane.
- 14) Rolling Hills Golf Development requests permission, as per site plan submitted, to 1) plat a lot in a (R-2) Medium Density Residential Zoning District with 27.83' of frontage rather than the required 60', which would be a 32.17' Minimum Lot Width Variance, and 2) request permission to construct a town home 0' from the East property line rather than the required 8', which would be a 8' Building Variance, all on Proposed Lot 1, Rolling Hills Village Twelfth Addition, a.k.a. 1623 Nicklaus Drive.

- 15) Rolling Hills Golf Development requests permission, as per site plan submitted, to 1) plat a lot in a (R-2) Medium Density Residential Zoning District with 19.52' of frontage rather than the required 60', which would be a 40.48' Minimum Lot Width Variance, and 2) request permission to construct a town home 0' from the East property line rather than the required 8', which would be a 8' Building Variance and 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 2, Rolling Hills Village Twelfth Addition, a.k.a. 1621 Nicklaus Drive.
- 16) Rolling Hills Golf Development requests permission, as per site plan submitted, to 1) plat a lot in a (R-2) Medium Density Residential Zoning District with 19.52' of frontage rather than the required 60', which would be a 40.48' Minimum Lot Width Variance, and 2) request permission to construct a town home 0' from the East property line rather than the required 8', which would be a 8' Building Variance and 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 3, Rolling Hills Village Twelfth Addition, a.k.a. 1619 Nicklaus Drive.
- 17) Rolling Hills Golf Development requests permission, as per site plan submitted, to 1) plat a lot in a (R-2) Medium Density Residential Zoning District with 27.83' of frontage rather than the required 60', which would be a 32.17' Minimum Lot Width Variance, and 2) request permission to construct a town home 0' from the West property line rather than the required 8', which would be a 8' Building Variance, all on Proposed Lot 4, Rolling Hills Village Twelfth Addition, a.k.a. 1617 Nicklaus Drive.
- 18) Rolling Hills Golf Development requests permission, as per site plan submitted, to 1) plat a lot in a (R-2) Medium Density Residential Zoning District with 27.83' of frontage rather than the required 60', which would be a 32.17' Minimum Lot Width Variance, and 2) request permission to construct a town home 0' from the East property line rather than the required 8', which would be a 8' Building Variance, all on Proposed Lot 5, Rolling Hills Village Twelfth Addition, a.k.a. 1615 Nicklaus Drive.
- 19) Rolling Hills Golf Development requests permission, as per site plan submitted, to 1) plat a lot in a (R-2) Medium Density Residential Zoning District with 19.52' of frontage rather than the required 60', which would be a 40.48' Minimum Lot Width Variance, and 2) request permission to construct a town home 0' from the East property line rather than the required 8', which would be a 8' Building Variance and 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 6, Rolling Hills Village Twelfth Addition, a.k.a. 1613 Nicklaus Drive.
- 20) Rolling Hills Golf Development requests permission, as per site plan submitted, to 1) plat a lot in a (R-2) Medium Density Residential Zoning District with 19.52' of frontage rather than the required 60', which would be a 40.48' Minimum Lot Width Variance, and 2) request permission to construct a town home 0' from the East property line rather than the required 8', which would be a 8' Building Variance and 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 7, Rolling Hills Village Twelfth Addition, a.k.a. 1611 Nicklaus Drive.
- 21) Rolling Hills Golf Development requests permission, as per site plan submitted, to 1) plat a lot in a (R-2) Medium Density Residential Zoning District with 19.52' of frontage rather than the required 60', which would be a 40.48' Minimum Lot Width Variance, and 2) request permission to construct a town home 0' from the East property line rather than the required 8', which would be a 8' Building Variance and 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 8, Rolling Hills Village Twelfth Addition, a.k.a. 1609 Nicklaus Drive.

- 22) Rolling Hills Golf Development requests permission, as per site plan submitted, to 1) plat a lot in a (R-2) Medium Density Residential Zoning District with 19.52' of frontage rather than the required 60', which would be a 40.48' Minimum Lot Width Variance, and 2) request permission to construct a town home 0' from the East property line rather than the required 8', which would be a 8' Building Variance and 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 9, Rolling Hills Village Twelfth Addition, a.k.a. 1607 Nicklaus Drive.
- 23) Rolling Hills Golf Development requests permission, as per site plan submitted, to construct a town home 0' from the West property line rather than the required 8', which would be a 8' Building Variance, all on Proposed Lot 10, Rolling Hills Village Twelfth Addition, a.k.a. 1603 Nicklaus Drive.

**VI. Other Business**

**VII. Adjournment**