

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

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) October 8, 2009

**IV. Old Business**

**V. New Business**

- 1) Shanna Zantow 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 323-324 & the North ½ of Lot 325, Morning Heights Addition, a.k.a. 620 Merton Street S.
- 2) Vicki Anderson requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an (R-1) Low Density Residential Zoning District, all on Lots 19-21, Block 22, Corrected Plat of Highlands, a.k.a. 1416 Lincoln Street N.
- 3) Tammora Johnson 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, Foster's Second Subdivision of Lots 17-18, Block 42 & 47, Thomas Addition, a.k.a. 17 Tenth Avenue SW.
- 4) Tara Hunstad 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 1, Block 1, Kyburz & Hurlbert Addition, a.k.a. 1403 Dakota Street S.
- 5) Sixth Avenue Plaza Management requests permission, as per site plan submitted, to permit the installation of 678sf of signage rather than the permitted 609sf, which would be a 69sf Maximum Sign Variance, all on Lots 4-12 & the East 52' of Lots 15-17, Shannon's Replat of Lot 25, Pierson's Subdivision, E. Park & Vacated Alley except H-1, a.k.a. 1923 Sixth Avenue SE.
- 6) Charles B. Kornmann requests permission, as per site plan submitted, to 1) construct twin home 0' from the North property line rather than the required 8', which would be a 8' Building Variance and 2) to plat a lot 88' deep rather than the required 100', which would be a 12' Minimum Lot Depth Variance and 3) 59' wide rather than the required 60', which would be a 1' Minimum Lot Width Variance, all on Proposed Lot 2, Kornmann Subdivision of Lot 2, Kornmann-Ivey First Subdivision, a.k.a. 1018 Fifth Street N.

- 7) Charles B. Kornmann requests permission, as per site plan submitted, to 1) construct twin home 0' from the South property line rather than the required 8', which would be a 8' Building Variance and 2) to plat a lot 78' deep rather than the required 100', which would be a 22' Minimum Lot Depth Variance, all on Proposed Lot 1, Kornmann Subdivision of Lot 2, Kornmann-Ivey First Subdivision, a.k.a. 1022 Fifth Street N.
- 8) South Dakota Wheat Growers requests permission, as per site plan submitted, to provide 155 10'x20' parking stalls rather than the required 168 stalls, which would be a 13 Minimum Parking Stall Variance, all on Lot 3, Lamont Seventh Addition, NE¼ 20-123-63, a.k.a. 908 Lamont Street S.
- 9) Christina Rice requests permission, as per site plan submitted, for 1) existing residence to remain 18.5' from the East property line rather than the required 25', which would be a 6.5' Building Variance and 4.6' from the North property line rather than the required 15', which would be a 10.4' Building Variance in order to 2) construct a deck and wheelchair lift 8.5' from the East property line rather than the required 15', which would be a 6.5' Building Variance, all on Lot 24 & the North ½ of Lot 25, Garden Addition, a.k.a. 802 Eighth Street S.
- 10) Morgan Brockel requests permission, as per site plan submitted, for existing residence to remain 22' from the West property line rather than the required 25', which would be a 3' Building Variance in order to replace foundation and construct addition to residence, all on Lot 5, Block 24, First Addition to Highlands Subdivision, a.k.a. 906 Penn Street N.
- 11) Old Apostolic Lutheran Church requests permission, as per site plan submitted, for 1) existing church to remain 5.5' from the North property line rather than the required 25', which would be a 19.5' Building Variance and 14' from West property line rather than the required 15', which would be a 1' Building Variance in order to replace existing wheel chair ramp 8.5' from the West property line rather than the required 10', which would be a 1.5' Building Variance, all on The West 70' of the North 12.75' of Lot 18 & the West 70' of Lots 19-24, Dawson & Lowes Replat of Block 21, West Hill Addition, a.k.a. 1223 Fourth Avenue SW.
- 12) Dakota Storage, Inc. 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 3, Fuhrman's Second Addition, a.k.a. 1602 Twelfth Avenue NE.
- 13) E&T Freedom Properties, LLC requests permission, as per site plan submitted, for existing residence to remain 1' from the North property line rather than the required 5', which would be a 4' Building Variance in order to replace the steps on the South side of residence, all on Lot 8, Nelson-Rohrbachs Replat of Lot C, Lawson Outlot of Lot 8, Bonaccord Heights 19-123-63, a.k.a. 1021 High Street S.

- 14) Dan Burdette requests permission, as per site plan submitted, for 1) existing detached garage to remain 5' from the West property line rather than the required 10', which would be a 5' Building Variance, in order to 2) construct an addition to garage 5' from the West property line rather than the required 10', which would be a 5' Building Variance, all on Lots 1-5, Block 20 of the Corrected Plat of the Highlands Addition to Aberdeen, a.k.a. 1323 Lincoln Street N.
- 15) Mardian Scrap Recycling, Jensen's Rock & Sand, and Loeb's Investments request permission, as per site plan submitted, to plat a lot in a (I-2) Unrestricted Industrial Zoning District with 20' of frontage rather than the required 150', which would be a 130' Minimum Lot Frontage Variance and 86.62' of frontage rather than the required 150', which would be a 63.38' Minimum Lot Frontage Variance, all on Proposed Lot 4, Industrial Addition to the City of Aberdeen, a.k.a. the railroad spur adjacent to Jensen's Rock & Sand.
- 16) Steven Huettl requests permission, as per site plan submitted, for 1) existing residence to remain 65' from the East property line rather than the required 100', which would be a 35' Building Variance in order to 2) replace an attached garage 65' from the East property line rather than the required 100', which would be a 35' Building Variance, all on Lot 1, except the North 105' thereof, Block 1, Moulton's First Subdivision, a.k.a. 13655 387<sup>th</sup> Avenue.
- 17) Bethesda Home of Aberdeen requests permission, as per site plan submitted, to permit 1) 73sf of freestanding signage rather than the required 16sf, which would be a 57sf Maximum Size Variance and 2) to permit 4 existing freestanding signs to remain rather than the required 1 freestanding sign, which would be a 3 Freestanding Sign Variance in order to 3) construct a fifth freestanding sign, which would be a 4 Freestanding Sign Variance and to permit 10sf of new freestanding signage, which would be a 67sf Maximum Size Variance, all on Clark's Second Addition of Mel-Ros Estates, a.k.a. 1224 High Street S.
- 18) Dale Aman requests permission, as per site plan submitted, for existing residence to remain 6' from the North property line rather than the required 15', which would be a 9' Building Variance and 10" from the West property line rather than the required 20', which would be a 19'2" Building Variance and 2.5' from the East property line rather than the required 25', which would be a 22.5' Building Variance in order to replace foundation, all on Lot 1, Block 19, Coe & Howard Addition, a.k.a. 702 Jackson Street S.
- 19) North Plains Estates II, Inc. requests permission, as per site plan submitted, to reduce the required setbacks to construct a new residence to 12' from the East property line rather than the required 20', which would be an 8' Building Variance, all on Proposed Lot 1, Mehlhoff's Fifteenth Addition to North Plains Subdivision, a.k.a. 1602 Werth Court.

## **VI. Other Business**

## **VII. Adjournment**