

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday December 10, 2009 - 8:00 A.M.**  
**Third Floor Courtroom - Municipal Building**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) November 12, 2009

**IV. Old Business**

**V. New Business**

- 1) Kimberly Nelson 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 16, Block 2, Forest Acres First Addition, a.k.a. 1403 Seventh Street S.
- 2) Jennifer Rathert 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 12, Block 2, Homes Are Possible Fourth Subdivision, a.k.a. 917 Plum Lane.
- 3) Nicholas Rayman and Tammy L. Pierce-Cerny request permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an (C3/R4) Central Business/Special Density Residential Zoning District, all on Lot 5, Fletcher's First Replat of Lots 12-16, Block 34, Second Addition, a.k.a. 318 Sixth Avenue SW.
- 4) Presentation College requests permission, as per site plan submitted, to 1) construct a wind generator tower, which would be an Appeal to the Board of Zoning Adjustment, and 2) to construct a wind generator tower 80' tall rather than the permitted 35', which would be a 45' Maximum Height Variance, all on Block 1, Presentation Heights Addition, NW¼ Sec. 12-T123N-R64W, a.k.a. 224 Fifteenth Avenue NW.
- 5) Steven Nemmers requests permission, as per site plan submitted, for an existing residence to remain 13' from the North property line rather than the required 15', which would be a 2' Building Variance and 4.5' from the South property line rather than the required 5', which would be a .5' Building Variance in order to construct a front deck, all on Lot 1, Block 34, Thomas Addition, a.k.a. 1002 Washington Street S.

- 6) John & Colette Carrels request permission, as per site plan submitted, to  
1) construct a 6'x8' (48sf) monument sign rather than the 16sf permitted for nonconforming businesses in a (R-3) High Density Residential Zoning District and 2) in addition to the existing 175sf of signage on this location (223sf total), which would be a 187sf maximum signage variance for a non-conforming business, all on The North 115' of Lot 2 & The North 115' of the West 100' of Lot 1, Block 16, Smith Addition, a.k.a. 805 State Street S.
  
- 7) Comfort Hauck requests permission, as per site plan submitted, to construct a second principal structure on the same lot as an existing principal structure, which would be an Appeal to the Board of Zoning Adjustment of Section 905 of Article IX of the Aberdeen Zoning Ordinance, all on the South 60' of Lot 9, Block 3, College Subdivision of Blocks 8-11, Simmon's First Addition, a.k.a. 1409 Main Street S.

**VI. Other Business**

**VII. Adjournment**