

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday January 10, 2008 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) December 6, 2007
 - 2) December 13, 2007
- IV. Old Business**
- V. New Business**
 - 1) Renee Black requests permission, as per site plan submitted, to operate a daycare as a home occupation in an R-3 (High Density Residential District), which would be a Special Exception in a residential zoning district, all on Lots 174&175, Morning Heights Addition, a.k.a. 812 High Street S.
 - 2) Dianne Hammer requests permission, as per site plan submitted, to operate a daycare as a home occupation in an R-2 (Medium Density Residential District), which would be a Special Exception in a residential zoning district, all on Lot 8, Block 29, Hagerty & Lloyd Addition, a.k.a. 324 Penn Street N.
 - 3) Hilary Anderson requests permission, as per site plan submitted, to operate a daycare as a home occupation in an R-3 (High Density Residential District), which would be a Special Exception in a residential zoning district, all on Lot 5, Block 4, Pleasant Hill Addition, a.k.a. 1024 Eighth Avenue SW.
 - 4) Rita & Bruce Zeller request permission, as per site plan submitted, to operate a daycare as a home occupation in an R-2 (Medium Density Residential District), which would be a Special Exception in a residential zoning district, all on Lot 1, North Plains Fourth Addition, a.k.a. 1524 Harrison Street N.
 - 5) Dee Ann Hofer (Kreative Kids Montessori) requests permission, as per site plan submitted, to operate a daycare as a primary use in an R-3 (High Density Residential District), which would be an Appeal to the Zoning Board of Adjustment in a residential zoning district, all on Lot 10, Block 3, Thomas Addition, a.k.a. 519 Eighth Avenue SE.

- 6) The Aberdeen YMCA & After the Bell requests permission, as per site plan submitted, to operate a daycare in a C-3/R-4 (Central Business District/Special Density Residential District), which would be a Special Exception in a commercial zoning district, all on Lot 10, Block 12, Original Plat of Aberdeen, a.k.a. 320 Main Street S.
- 7) The Aberdeen YMCA & The Learning Tree requests permission, as per site plan submitted, to operate a daycare in a C-3/R-4 (Central Business District/Special Density Residential District), which would be a Special Exception in a commercial zoning district, all on Lots 7-12, Block 92 & The South 32' of Lot 44 & Lots 45-47 & The North 16' of Lot 48 First Addition on West Side of Block 92, Hagerty & Lloyd Addition, a.k.a. 405 Washington Street S.
- 8) Joan & Jeff Hanson request permission, as per site plan submitted, to operate a daycare as a home occupation in an R-2 (Medium Density Residential District), which would be a Special Exception in a residential zoning district, all on Lot 3, Block 22, First Addition to Highlands, a.k.a. 915 Lloyd Street N.
- 9) Pam Dutenhoffer requests permission, as per site plan submitted, to operate a daycare as a home occupation in an R-1 (Low Density Residential District), which would be a Special Exception in a residential zoning district, all on Lot 1, Elmwood Acres Second Addition, a.k.a. 9 Fifteenth Avenue NE.
- 10) Darnella Ylitalo requests permission, as per site plan submitted, to operate a daycare as a home occupation in an R-3 (High Density Residential District), which would be a Special Exception in a residential zoning district, all on Lot 21 & 50' East of West 50' of North 16' of Lot 23, Draeger's Rearrangement of Block 11, Draeger's & Yeagers Addition, a.k.a. 1320 Fifth Avenue SE.
- 11) Tara Hunstad requests permission, as per site plan submitted, to operate a daycare as a home occupation in an R-1 (Low Density Residential District), which would be a Special Exception in a residential zoning district, all on Lot 9, Block 5, Gorder's Replat Fourth Addition, a.k.a. 1842 Eisenhower Circle.
- 12) Dana Stillman requests permission, as per site plan submitted, to operate a daycare as a home occupation in an R-2 (Medium Density Residential District), which would be a Special Exception in a residential zoning district, all on Lot 7, Block 2, D&G Third Subdivision of Roosevelt Crystals Subdivision (D&G Second), a.k.a. 1014 Diamond Street S.

- 13) Tara Hixon requests permission, as per site plan submitted, to operate a daycare as a home occupation in an R-2 (Medium Density Residential District), which would be a Special Exception in a residential zoning district, all on Lot 11, Block 49, Howard & Hedgers Replat of Northwest Addition, a.k.a. 120 Dakota Street N.
- 14) Jennifer Huettl requests permission, as per site plan submitted, to operate a daycare as a home occupation in an R-2 (Medium Density Residential District), which would be a Special Exception in a residential zoning district, all on Lot 2, Block 3, Roosevelt Estates First Addition, a.k.a. 2106 Seventeenth Avenue SE.
- 15) Nicole Olson requests permission, as per site plan submitted, to operate a daycare as a home occupation in an R-3 (High Density Residential District), which would be a Special Exception in a residential zoning district, all on Lot 1, Herings Replat of Lots 16-19, Block 36, West Aberdeen Addition, a.k.a. 315 Twelfth Street S.
- 16) World of Fun Preschool & Daycare Center, LLC. requests permission, as per site plan submitted, to operate a daycare in a C-2 (Highway Commercial District), which would be a Special Exception in a commercial zoning district, all on Block A, Super City Corner Subdivision, a.k.a. 2105 Sixth Avenue SE.
- 17) Kari Jensen requests permission, as per site plan submitted, to operate a daycare as a home occupation in an R-5 (Trailers, Trailer Parks and Planned Residential Area) Zoning District, which would be a Special Exception in a residential zoning district, all on BOLS #1215, Park Village, Lot 2, Block 1, Park Village, a.k.a. 1623 Tenth Avenue SW, Lot 1215.
- 18) Mary M. Malsom requests permission, as per site plan submitted, to operate a daycare as a home occupation in an R-3 (High Density Residential District), which would be a Special Exception in a residential zoning district, all on Lot 2, Diver's Rearrangement of Lots 9-10, Block 23, First Addition, a.k.a. 411 Fourth Street S.
- 19) Tara Backer requests permission, as per site plan submitted, for existing residence to remain 3' from West property line rather than the required 5', which would be a 2' Building Variance and 15.5' from South property line rather than the required 25', which would be a 9.5' Building Variance and 1.5' from East property line rather than the required 5', which would be a 3.5' Building Variance in order to replace foundation due to flood damage, all on Lot 16, Block 22, Hagerty & Lloyd Addition, a.k.a. 209 Fourth Avenue NE.
- 20) Ronald D. Hettich requests permission, as per site plan submitted, for existing residence to remain 17.5' from East property line rather than the required 25', which would be a 7.5' Building Variance in order to replace foundation due to flood damage, all on Lot 5 of Kelly's Replat of Block 15, Hagerty & Lloyd Addition, a.k.a. 509 Dakota Street N.

- 21) Sidney & Betty Beckler request permission, as per site plan submitted, to plat a lot in a M-Ag(Mini-Agricultural District) with 112.51' of frontage rather than the required 200', which would be an 87.49' Minimum Lot Frontage Variance, all on Beckler Outlot 1 in the SW¼ Sec. 3-T123N-R64W, a.k.a. 2909 Twenty Fourth Avenue NW.
- 22) Harvey Jewett requests permission, as per site plan submitted, to construct an addition to residence 5' from South property line rather than the required 15', which would be a 10' Building Variance, all on Lot 3, Second Corrected Plat of the Highlands Second Subdivision, a.k.a. 1104 Lincoln Street N.
- 23) Dixie Mattern & Duncan Murdy request permission, as per site plan submitted, to 1) construct a 50'x140' building 22' from South property line rather than the required 30', which would be an 8' Building Variance, and 2) to provide no landscape bufferyard along South property line rather than the required 80% opacity, which would be an 80% landscape bufferyard variance, and 3) permission to install a 10'x10' freestanding sign 3' from the North property line rather than the required 10', which would be a 7' Building Variance, and 4) request permission to install 3 Boulevard Trees along North property line rather than the required 4, which would be a 1 Boulevard Tree Variance, all on Lots 3-8, Block 2, Woolverton Addition and portion of Vacated Penn Street, a.k.a. 804, 812, 814 and 820 Sixth Avenue SE and 611 Penn Street S.
- 24) Real Estate Partnership and Trans Canada Keystone Pipeline Project request permission, as per site plan submitted to temporarily 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 District), all on Lot 5, McIntyre's Subdivision in the SW¼ Sec. 16-T123N-R63W, a.k.a. 4411 Sixth Avenue SE.
- 25) Harr Motors requests permission, as per site plan submitted, to 1) install three freestanding signs rather than the permitted 1 sign, which would be a 2 Freestanding Sign Variance, and 2) to install 316sf of freestanding signage rather than the required 150sf, which would be a 166sf Freestanding Sign Variance, all on Lot 3, McIntyre's Subdivision in the SW¼ Sec. 16-T123N-R63W, a.k.a. 4255 Sixth Avenue SE.
- 26) Jerome & Wendy Opsahl request permission, as per site plan submitted, for existing residence to remain 17'3" from South property line rather than the required 25', which would be a 7'9" Building Variance in order to replace foundation and covered front porch due to flood damage, all on Lots 11&12, Block 17, Coe & Howard Addition, a.k.a. 907 Seventh Avenue SE.

VI. Other Business

VII. Adjournment