

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday February 14, 2008 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) January 10, 2008

IV. Old Business

V. New Business

- 1) Kathy Barr 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 17, Block 41, Thomas Addition, a.k.a. 917 First Street S.
- 2) Linda M. Urlacher 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, except the North 5', Block 2, Huffman's Third Addition, a.k.a. 1725 Royal Road.
- 3) Gail L. Stotz 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 The East 67' of Lots 11 & 12, Block 15, First Addition to Highlands, a.k.a. 712 Twelfth Avenue NE.
- 4) Lucille Frazier 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 6, Block 33, Bennett & Thomas Addition, a.k.a. 601 First Street N.
- 5) Diane Zahalka 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 The South 54.2' of Lot 6, Block 6, First Addition to Highlands & The North 16' V/S (13th Ave NE) Between Block 6 & Block 11, a.k.a. 1301 Lloyd Street N.

- 6) Bethesda Sharing Center and Shelly Buckmeier request permission, as per site plan submitted, to operate a daycare in an R-2 (Medium Density Residential District), which would be a Special Exception in a residential zoning district, all on Clarks Second Addition of Mel Ros Estates except Part Deeded to City, a.k.a. 1224 High Street S.
- 7) Terri Peters 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 13, North Aberdeen Addition, a.k.a. 309 First Street N.
- 8) Sarah Tucker 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 Outlot C, Block 6, North Plains First Addition, a.k.a. 1902 Dakota Street N. #201.
- 9) Tami Mielke 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, Block 21, Smith Addition, a.k.a. 523 Ninth Avenue SE.
- 10) Kristin Asleson 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 5, Block 1, Lampert's First Addition, a.k.a. 1218 Gemini Avenue.
- 11) Shelly Moench requests permission, as per site plan submitted, for existing residence to remain 23' from the South property line rather than the required 25', which would be a 2' Building Variance in order to construct an addition on the North side of residence, all on Lots 19-21, Block 35, West Aberdeen Addition, a.k.a. 1116 Third Avenue SW.
- 12) Hank Flack & Northern Valley Communications requests permission, as per site plan submitted, to construct a cell phone tower 32.8' from West property line rather than the required 45', which would be a 12.2' Building Variance and 30.4' from the South property line rather than the required 35', which would be a 4.6' Building Variance, all on Lots 7-12, Block 46, Bennett & Thomas Addition, a.k.a. 319 Eighth Avenue NW.
- 13) Terry Backous requests permission, as per site plan submitted, to construct a detached garage 3'1" from South property line rather than the required 5', which would be a 1'11" Building Variance on Lot 7, Block 25, Simmon's First Addition, a.k.a. 1721 Lincoln Street S.

- 14) Bryan R. Gohn requests permission, as per site plan submitted, for 1) existing residence to remain 22.5' from West property line rather than the required 25', which would be a 2.5' Building Variance in order to replace foundation and 2) request permission for existing detached garage and carport to remain 15' from South property line rather than the required 25', which would be a 10' Building Variance, all on Lot 1, Block 1, Pleasant Hill Addition, a.k.a. 635 Eleventh Street S.
- 15) Stacy Bauer for Ka-Boomer's, Inc. requests permission, as per site plan submitted, to allow the temporary sale of fireworks from a temporary structure within the zoning jurisdiction of the City of Aberdeen, which would be an Appeal to the Zoning Board of Adjustments, all on Lot 1, Schumaker Subdivision in the NW¼ S23-T123N-R63W, a.k.a. 39239 133rd Street (E. Hwy 12).
- 16) John & Colette Carrels request permission, as per site plan submitted, to 1) construct a new residence 10' from North property line rather than the required 35', which would be a 25' Building Variance and 2) to construct new residence 5' from West property line rather than the required 10', which would be a 5' Building Variance, all on Lot 9, Bell Outlots Subdivision of Plat of Elmwood Acres, a.k.a. 6 Lilac Lane.
- 17) Avera St. Lukes 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 an appeal to the Zoning Board of Adjustment, on Lot 1, Avera-Land-O-Lakes Second Subdivision SE¼ S13-T123N-R64W, a.k.a. 702 First Avenue SE.
- 18) Jay & Connie Kusler request permission, as per site plan submitted, to construct an addition 1) 3'10" from East property line rather than the required 10', which would be a 6'2" Building Variance and 2) 32' from South property line rather than the required 35', which would be a 3' Building Variance, all on Lot 9, Block 7, Fifteenth Addition to the Highlands Addition to Aberdeen, a.k.a. 401 Twentieth Avenue NE.
- 19) Alan & Brenda Lanphere request permission, as per site plan submitted, to construct a new residence 14' from North property line rather than the required 20', which would be a 6' Building Variance in order to replace fire damaged home, all on Lot 7, Block 6, Golden Acres First Subdivision, a.k.a. 1407 Fifth Avenue NE.
- 20) 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.

VI. Other Business

VII. Adjournment