

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

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) March 13, 2008

IV. Old Business

V. New Business

- 1) Budget Furniture requests permission, as per site plan submitted, for 1) existing 12'x6' freestanding sign to remain 6' from North property line rather than the required 10', which would be a 4' Building Variance, and 2) for permission to allow two freestanding signs to remain on property rather than the required one, which would be a one freestanding sign variance, and 3) request permission to permit a 720sf freestanding sign rather than the required 300sf, which would be a 420sf freestanding sign variance and 4) request permission for 660sf off premise sign to remain 6" from East property line rather than the required 20', which would be a 19'6" Sign Setback Variance and request permission to allow 660sf of off premise signage rather than the required 400sf, which would be a 260sf Off Premise Sign Variance and 6) and for existing off premise sign to remain 3' from North property line rather than the required 20', which would be a 17' Sign Setback Variance 7) request permission to install a 3'x10' monochrome electronic message center, which would be an appeal to the Zoning Board of Adjustment, and 8) request permission to allow 822sf of Freestanding Signs rather than the required 300sf, which would be a 522sf sign variance and 9) request permission to install electronic message center 7' from North property line rather than the required 10', which would be a 7' Sign Setback, all on Schumaker's Outlot D, NW $\frac{1}{4}$ Sect. 22-T123N-R63W, except land deeded, a.k.a. 5350 Highway 12 E.
- 2) Deon Haak requests permission, as per site plan submitted, for 1) existing residence to remain 24' from South property line rather than the required 25', which would be a 1' Building Variance and 7' from the East property line rather than the required 15', which would be a 8' Building Variance, and 8' from the North property line rather than the required 20', which would be a 12' Building Variance in order to 2) construct a 9'x24' addition 8' from the North property line rather than the required 20', which would be a 12' Building Variance, all on The East 47' of Lots 5&6, Block 14, Highland Park Addition to Aberdeen, a.k.a. 1502 Eighth Avenue SW.

- 3) Bill Welk requests permission, as per site plan submitted, to 1) permit the open storage, parking or sale of vehicles, machinery, and trailers, building materials and supplies, which would be Special Exception in a C-2 (Highway Commercial Zoning District) and 2) requests permission to permit a temporary 30'x30' office building on site until building can be constructed, which would be a Special Exception, all on Lot 1, Gross's Addition in the NE¼ Sect. 21-T123N-R63W, a.k.a. 4856 Sixth Avenue SE.
- 4) Ron Bonn and Jake Jundt request permission, as per site plan submitted, to plat a lot in a R-3 (High Density Residential Zoning District) with 43' of frontage rather than the required 50', which would be a 7' Building Variance, all on The North 12' of Lots 416 & 417, Morning Heights Addition, a.k.a. 811 Merton Street S.
- 5) The Aberdeen Area Humane Society requests permission, as per site plan submitted, for existing structure to remain 57' from the West property line rather than the required 100', which would be a 43' Building Variance in order to construct an addition with same setback, all on Janusz Outlot 1, SW¼ Sect. 27-T123N-R64W, a.k.a. 13452 385th Avenue.
- 6) Jeff & Mark Rich request 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 Special Exception in a C-2 (Highway Commercial Zoning District), on Lots 639-645, Morning Heights Addition, except Lot H-1 of Lot 639, a.k.a. 2220 Sixth Avenue SE.
- 7) Dave & Annette Ochs request permission, as per site plan submitted, for 1) existing residence to remain 68' from East property line rather than the required 100', which would be a 32' Building Variance, and 2) to construct a new deck 56' from East property line rather than the required 90', which would be a 34' Building Variance, all on Lot 3, Block 2, Moulton First Subdivision, SE¼ Sect. 2-T122N-R64W, a.k.a. 13673 387th Avenue.
- 8) Terry Stevens requests permission, as per site plan submitted, to 1) construct a new residence 17' from East property line rather than the required 25', which would be an 8' Building Variance, and 2) requests permission for existing detached garage to remain 1' from North property line rather than the required 5', which would be a 4' Building Variance and 3) requests permission to permit accessory structure lot coverage of 1100sf rather than the required 1008sf, which would be a 92sf Accessory Structure Lot Coverage Variance, all on Lots 926-927 and the South 1' of Lot 925, Morning Heights Extended Addition, a.k.a. 1112 Aldrich Street S.
- 9) Alan & Kathy Peck request permission, as per site plan submitted, to 1) construct a 42'x80' pole barn 63' from North property line rather than the required 100', which would be a 37' Building Variance, and 2) for existing garage to remain 49' from North property line rather than the required 100', which would be a 51' Building Variance, and residence to remain 91' from North property line rather than the required 100', which would be a 9' Building

Variance, and 3) request permission to permit two residences on same lot, which would be an Appeal to the Zoning Board of Adjustment, and 4) for existing mobile home to remain 83' from North property line rather than the required 100', which would be a 17' Building Variance, all on The NW¼ Sect. 15-T123N-R64W, a.k.a. 2505 Eighth Avenue NW.

- 10) Steven Lust requests permission, as per site plan submitted, to 1) construct a decorative wall 22'4" from South property line rather than the required 45', which would be a 22'8" Building Variance and 2) request permission for existing building to remain 24' from South property line rather than the required 45', which would be a 21' Building Variance, and 2" from West property line rather than the required 25', which would be a 24'10" Building Variance, all on The South 286' of ET Taubman's Property in the SW¼ Sect. 14-T123N-R64W, a.k.a. 1314 Sixth Avenue SW.
- 11) Tom Bakken requests permission, as per site plan submitted, to permit the open storage, parking, or sale of vehicles; raw materials; building materials; supplies; wholesaling, warehousing; manufactured goods; contractors' equipment; and concrete, asphalt and ready-mix manufacturing operations, and sales, which would be a Special Exception in a I-2 (Unrestricted Industrial Zoning District), all on Lot 1, Bakken First Subdivision, a.k.a. 909 First Avenue NE.
- 12) Lamont Companies, Inc. request permission, as per site plan submitted, to construct a 2'x12' addition to freestanding, off-premise sign 9' above grade in a 35' Corner Visibility Triangle rather than the required 12', which would be a 3' Sign Height Variance on Lot 5, Lamont Third Addition, a.k.a. 3828 Seventh Avenue SE.
- 14) Super City Mall requests permission, as per site plan submitted, to 1) construct a 3'x7' addition to the fifth freestanding sign, which would be a Fifth Freestanding Sign Addition Variance and 2) request permission to permit 660sf of freestanding signs, rather than the required 300sf, which would be a 360sf Freestanding Sign Variance, all on Block A, Super City Corner Subdivision in the SE¼ Sect. 18-T123N-R63W, a.k.a. 2105 Sixth Avenue SE.
- 15) The Aberdeen YMCA requests permission, as per site plan submitted, 1) to permit a 6'x8' off premise sign 10' from First Avenue SE rather than the 300' required by Ordinance, which would be an Appeal to the Zoning Board of Adjustment, and 2) 10' from South and West property lines rather than the required 20', which would be two 10' Off Premise Sign Setback Variances, and 3) 10' from intersection of two Public R.O.W.'s rather than the required 50', which would be a 40' Off Premise Sign Variance, and 4) permission to install an off premise sign 90' from a residential zoning district rather than the required 150', which would be a 60' Off Premise Sign Setback Variance, and 5) request permission to install a 3'x8' monochrome electronic message center sign in an I-2 (Unrestricted Industrial Zoning District), which would be an appeal to the Zoning Board of Adjustment, all on Lot 1, Hagerty & Lloyd's Third Subdivision, a.k.a. 601 First Avenue SE.

- 16) Lorraine F. Evelo requests permission, as per site plan submitted, to plat a lot in a M-Ag (Mini-Agricultural Zoning District) with 66' of Frontage rather than the required 200', which would be a 134' Minimum Lot Dimension Variance, all on Proposed Lot 1, Evelo's Second Subdivision in the NW $\frac{1}{4}$ and South $\frac{1}{2}$ of Sect. 29-T123N-R63W, a.k.a. 3202 Melgaard Road E.
- 17) East River Electric Cooperative requests permission, as per site plan submitted, to construct an addition to a utility substation, which would be a Special Exception in an A-1 (Agricultural Zoning District), all on Lot 3 in the NW $\frac{1}{4}$ Sect. 23-T123N-R63W, a.k.a. 13320 392nd Avenue.
- 18) Lamont Companies, Inc. requests permission, as per site plan submitted, to 1) construct a building 55' tall rather than the permitted 45', which would be a 10' Maximum Height of Structure Variance and 2) request permission to construct a building across East property line, which would be a Shared Property Line Variance, all on Proposed Lot 2, First Replat of Lot 1, Lamont Fourth Addition, a.k.a. 3310 Seventh Avenue SE.
- 19) Lamont Companies, Inc. requests permission, as per site plan submitted, to construct a building across South property line, which would be a Shared Property Line Variance, all on Proposed Lot 1, First Replat of Lot 1, Lamont Fourth Addition, a.k.a. 3310 Seventh Avenue SE.
- 20) Lamont Companies, Inc. requests permission, as per site plan submitted, to 1) construct a building across North property line and West property line, which would be two Shared Property Line Variances and 2) to permit 125 parking stalls rather than the required 131 stalls, which would be a 6 parking stall variance, all on Proposed Lot 3, First Replat of Lot 1, Lamont Fourth Addition, a.k.a. 3310 Seventh Avenue SE.
- 21) Rolling Hills Golf Development, LLC requests permission, as per site plan submitted, to plat a lot in the R2/R4 (Medium Density/Special Density Residential Zoning District) with 32.92' of frontage rather than the required 60', which would be a 27.08' Minimum Lot Width Variance, all on Lot 36A, Rolling Hills Village Tenth Addition, a.k.a. 1707 Nicklaus Drive.
- 22) Rolling Hills Golf Development, LLC requests permission, as per site plan submitted, to plat a lot in the R2/R4 (Medium Density/Special Density Residential Zoning District) with 37.95' of frontage rather than the required 60', which would be a 22.05' Minimum Lot Width Variance, all on Lot 36B, Rolling Hills Village Tenth Addition, a.k.a. 1713 Nicklaus Drive.
- 23) Rolling Hills Golf Development, LLC requests permission, as per site plan submitted, to plat a lot in the R2/R4 (Medium Density/Special Density Residential Zoning District) with 37.95' of frontage rather than the required 60', which would be a 22.05' Minimum Lot Width Variance, all on Lot 37A, Rolling Hills Village Tenth Addition, a.k.a. 1714 Nicklaus Drive.

- 24) Rolling Hills Golf Development, LLC requests permission, as per site plan submitted, to plat a lot in the R2/R4 (Medium Density/Special Density Residential Zoning District) with 32.92' of frontage rather than the required 60', which would be a 27.08' Minimum Lot Width Variance, all on Lot 37B, Rolling Hills Village Tenth Addition, a.k.a. 1708 Nicklaus Drive.

VI. Other Business

VII. Adjournment