

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

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) April 10, 2008 – Board of Zoning Adjustment
- 2) April 10, 2008 – Building Code Appeals Board

IV. Old Business

V. New Business

- 1) Heather Kleffman 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 1, D&G Ninth Subdivision of Roosevelt Crystals Subdivision, a.k.a. 1001 Wells Street S.
- 2) Terry Stevens requests permission, as per site plan submitted, to 1) construct a new residence 15' from East property line rather than the required 25', which would be a 10' Building Variance, and 2) to construct new residence 4' from South property line rather than the required 5', which would be a 1' Building Variance, and 3) requests permission for existing detached garage to remain 1'4" from North property line rather than the required 5', which would be a 3'8" Building Variance and 4) 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.
- 3) Gerald Hoven 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 Special Exception in a C-2 (Highway Commercial Zoning District), all on Hoven First Subdivision in the SE¼ Sect. 22-T123N-R64W, a.k.a. 2098 Melgaard Road W.
- 4) Carol Durand requests permission, as per site plan submitted, for existing residence to remain 17.2' from East property line rather than the required 25', which would be an 7.8' Building Variance in order to replace foundation due to flood damage, all on Lots 4&5, Gage's First Replat of Block 43, Bennett & Thomas Addition, a.k.a. 511 Second Street N.
- 5) Kevin & Rita Schipke 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), all on Lot 1 of Schipke First Subdivision in the NE¼ Sect. 22-T123N-R64W, a.k.a. 1220 Highway 281 S.

- 6) Thomas Zerfas requests permission, as per site plan submitted, for 1) existing residence to remain 11' from North property line rather than the required 15', which would be a 4' Building Variance in order to 2) construct a 11'x15' screen room addition 11' from North property line rather than the required 15', which would be a 4' Building Variance, all on Lot 4, Davie's Second Rearrangement of Lots 14-18, Block 24, Bennett & Thomas Addition, a.k.a. 724 Main Street N.
- 7) Matthew Holtznagel and Park Village Mobile Home Court request permission, as per site plan submitted, to 1) construct a second free standing sign, which would be a 2 Freestanding Sign Variance, and 2) to permit 2-64sf signs rather than the permitted 24sf, which would be 2-40sf Sign Variances and 3) request permission to permit 128sf of freestanding signage rather than the permitted 24sf, which would be a 104sf Freestanding Sign Variance, all on Lot 2, Park Village Addition, a.k.a. 1623 Tenth Avenue SW #1600.
- 8) Harr Motors 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 Special Exception in a C-2 (Highway Commercial Zoning District), all on Lot 1, Wagner Subdivision of Lot 4, McIntyre's Subdivision, a.k.a. 4405 Sixth Avenue SE.
- 9) KC and Priscilla Nelson request permission, as per site plan submitted, for existing residence to remain 7' from East and West property lines rather than the required 8', which would be 2-1' Building Variances in order to replace foundation due to flood damage, all on Lot 14, Block 16, Thirteenth Addition to Highlands North Addition, a.k.a. 721 Eighteenth Avenue NE.
- 10) Homes Are Possible, Inc. requests permission, as per site plan submitted, to construct a residence 8' from the North property line rather than the required 15', which would be a 7' Building Variance, all on Lot 1, Easton's First Subdivision, Block 40, Bennett & Thomas Addition, a.k.a. 223 Second Street N.
- 11) Grote Roofing 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, Grote's Second Addition (Block 17, First Addition), a.k.a. 1 Third Street S.
- 12) Stewart Schipke 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, D&S Business Park in the NW $\frac{1}{4}$ Sect. 9-T123N-R63W, a.k.a. 4051 Schipke Lane.
- 13) Darrell Humphries 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 2, D&S Business Park in the NW $\frac{1}{4}$ Sect. 9-T123N-R63W, a.k.a. 4050 Schipke Lane.

- 14) Mark Musel 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 The SW¼ SW¼ Sect. 36-T124N-R64W, a.k.a. The NW corner of the intersection of North Brown County 10 and 130th Street.
- 15) Mark Musel requests permission, as per site plan submitted, to permit the operation of a maintenance terminal for trucks and other equipment, which would be Special Exception in a M-Ag (Mini Agriculture Zoning District), all on Lot 2, Musel Second Subdivision, located in the SE¼ of Sect. 2-T123N-R64W, a.k.a. 3155 Brown County 10.
- 16) Robert Lamont requests permission, as per site plan submitted, to 1) construct a 56sf subdivision sign rather than the permitted 24sf, which would be a 32sf Sign Variance, and 2) to construct sign 4' tall rather than the required 3' in the corner visibility triangle, which would be a 1' Sign Height Variance, and 3) request permission to construct 4'x14' sign 5' from West property line rather than the required 10', which would be a 5' Sign Setback Variance, all on Lot 6, Block 1, Willowood Subdivision, a.k.a. 1102 Larkspur Lane.
- 17) April Werth requests permission, as per site plan submitted, for existing residence to remain 13.5' from South property line rather than the required 25', which would be a 11.5' Building Variance in order to replace foundation due to flood damage, and for existing detached garage to remain 2' from West property line rather than the required 5', which would be a 3' Building Variance, all on The East½ Lot 15 and the West 12.5' of Lot 16, Block 35, Second Addition, a.k.a. 316 Seventh Avenue SW.
- 18) Lynnette Frank requests permission, as per site plan submitted, for existing multifamily residence to remain 15.5' from North property line rather than the required 25', which would be a 9.5' Building Variance in order to 2) construct 2-16'x28' additions 16.5' from the South property line rather than the required 20', which would be 2-3.5' Building Variances, all on The East 55' of Lot 2 and the West 55' of Lot 3, Block 4, Pagonos Second Addition, a.k.a. 2522 Thirteenth Avenue SE.
- 19) Knight Truck & Trailers 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 Special Exception in a C-2 (Highway Commercial Zoning District), all on Lot 1, Gunderson's First Subdivision, a.k.a. 1810 Highway 281 S.
- 20) Eric Brenner requests permission, as per site plan submitted, to allow the operation of a contractor's shop in an accessory structure, which would be an Appeal to the Board of Zoning Adjustment in a M-Ag (Mini-Agricultural Zoning District), all on Lot 7, Block C, Droog First Subdivision, a.k.a. 1733 Droog Court.
- 21) Mike Kost requests permission, as per site plan submitted, to construct twin homes 0' from East property line rather than the required 8', which would be an 8' Building Variance, on Lot 29A, Rolling Hills Village Tenth Addition, a.k.a. 1720 Stewart Drive.
- 22) Mike Kost requests permission, as per site plan submitted to construct twin homes 0' from West property line rather than the required 8', which would be an 8' Building Variance, on Lot 29B, Rolling Hills Village Tenth Addition, a.k.a. 1718 Stewart Drive.

- 23) Mike Jepsen requests permission, as per site plan submitted, to construct 2328sf of accessory structures rather than the required 1680sf, which would be a 648sf Accessory Structure Lot Coverage Variance, all on Lot 5A of Outlot 5 in the NW¼ Sect. 23-T123N-R64W, a.k.a. 1224 Twelfth Street S.
- 24) Keith and Stacy Wilkinson request permission, as per site plan submitted, for existing residence to remain 10' from North property line rather than the required 15', which would be a 5' Building Variance in order to replace foundation due to flood damage, all on Lot 1, Lowe & Dawson's Replat of Block 21, West Hill Addition, a.k.a. 1205 Fourth Avenue SW.
- 25) Jerry Brick requests permission, as per site plan submitted, to 1) construct ministorage units, which would be a Special Exception in an I-2 (Unrestricted Industrial Zoning District), and 2) to construct ministorage building 60' in width rather than the required 30', which would be a 30' Building Variance, all on Lot 1 of DSG Subdivision in the E½ Sect. 13-T123N-R64W, a.k.a. 22 Kline Street N.
- 26) Ray Hollan requests permission, as per site plan submitted, to construct a residence 10' from West property line rather than the required 20', which would be a 10' Building Variance, all on Lot 2, Hollan's Second Subdivision, a.k.a. 516 Fourth Street S.
- 27) Michael Kost requests permission, as per site plan submitted, to 1) permit the installation of a 3'x12' multi-colored electronic message board sign on existing free standing sign structure, which would be an Appeal to the Board of Zoning Adjustment, and 2) request permission to permit the construction of 213.5sf of freestanding signage rather than the permitted 100sf, which would be a 113.5sf Freestanding Sign Variance, all on Lots 1-3, Block 22, First Addition to Aberdeen, a.k.a. 302 Second Street S.
- 28) Dean & Donald Weismantel 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 A-1 (Agricultural Zoning District), all on Lot C of Schumachers Outlots in the NW¼ Sect. 22-123-63, a.k.a. 1810 Highway 281 S.
- 29) Curt Hamre & Hot Rocket Fireworks request 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 Mead's Outlot D in the E½ Sect. 20-T123N-R64W, a.k.a. 38390 Highway 12 West.
- 30) Tara Backer requests permission, as per site plan submitted, to construct a 3'x4' deck with steps 11' from South property line rather than the required 15', which would be a 4' Building Variance, all on Lot 16, Block 22, Hagerty & Lloyd Addition, a.k.a. 209 Fourth Avenue NE.

VI. Other Business

VII. Adjournment