

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday June 12, 2008 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) May 8, 2008

IV. Old Business

V. New Business

- 1) Jessica Kriech 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 35' of Lot 3 and the North 30' of Lot 4, Block 17, First Addition to the Highlands, a.k.a. 1016 Penn Street N.
- 2) Stacey Weinmeister 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 12, Block 3, Forest Acres Second Addition, a.k.a. 1311 Eighth Street S.
- 3) Nancy N. Gackle 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 The East ½ of Lot 17 & Lot 18, Block 31, Thomas Addition, a.k.a. 223 Seventh Avenue SW.
- 4) Jeff & George Toupal request permission, as per site plan submitted, for existing residence to remain 4' from West property line rather than the required 5', which would be an 1' Building Variance in order to construct a deck on back of residence, all on Lot 7, Block 3, Northview Fourth Addition, a.k.a. 1007 Tenth Avenue NE.
- 5) Homes Are Possible Inc. requests permission, as per site plan submitted, to 1) plat a lot 83' deep rather than the required 100', which would be a 17' Minimum Lot Depth Variance, and 2) to construct a residence 18' from West property line rather than the required 20', which would be a 2' Building Variance, all on The East 83' of Lot 1, Block 3, Pleasant Hill Addition, a.k.a. 702 Eleventh Street S.

- 6) Michael McClure requests permission, as per site plan submitted, to 1) construct a residence 12' from the South property line rather than the required 15', which would be a 3' Building Variance and 2) to construct a detached garage 16' from South property line rather than the required 25', which would be a 9' Building Variance, all on Lot 8, Easton's First Subdivision of Block 40, Bennett & Thomas Addition, a.k.a. 201 Second Street N.
- 7) First Reformed Church requests permission, as per site plan submitted, for 1) existing structure to remain 16.71' from the North property line rather than the required 25', which would be a 8.29' Building Variance, and 8.5' from East property line rather than the required 15', which would be a 5.5' Building Variance, in order to 2) construct an addition at same setbacks, which would be a 8.29' and an 8.5' Building Variance, and 3) request permission to construct an 8'x10' canopy 7.9' from North property line rather than the required 25', which would be a 17.1' Building Variance and 4) request permission to construct addition to building within the 35' corner visibility triangle, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 1-3, Lawson's First Replat of Block 10, Woolverton Addition, a.k.a. 818 Ninth Avenue SE.
- 8) Kenneth Fuhrmann requests permission, as per site plan submitted, to construct a 40'x200' ministorage unit, rather than the permitted, 30'x120', which would be a 10' Maximum Depth and 80' Maximum Width Variance, all on Lot 3, Fuhrmann's Second Addition, a.k.a. 1602 Twelfth Avenue NE.
- 9) Larry Brick 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 2, Auditor's Second Subdivision in the SE¼ Sect. 27-T123N-R64W, a.k.a. 2612 Highway 281 S.
- 10) Ronald Angerhofer 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, Lowary's First Subdivision and the 100' North of the South 33' of the East 300' of NE¼ Sect. 27-T123N-R64W, a.k.a. 2508 Highway 281 S.
- 11) Roger Ormand requests permission, as per site plan submitted, for existing residence to remain 13' from South property line rather than the required 25', which would be a 12' Building Variance in order to replace basement due to flood damage, all on Lot 2 of Schachte's Subdivision of Lots 7&8, Block 36, Bennett & Thomas Addition to Aberdeen, a.k.a. 120 Third Avenue NW.
- 12) The Aberdeen Housing Authority requests permission, as per site plan submitted, to construct 2 freestanding signs rather than the permitted 1, which would be a Second Freestanding Sign Variance on Lot 19, Pierson's Subdivision in the SE¼ Sect. 18-T123N-R63W, a.k.a. 2222 Third Avenue SE.

- 13) Harr Motors requests permission, as per site plan submitted, to 1) plant 7 boulevard trees adjacent to Sixth Avenue SE public ROW, rather than the required 8, which would be a 1 Boulevard Tree Variance, and 2) request permission to install required parking lot landscaping along perimeter of parking area rather than in the required landscape islands, which would be a Parking Lot Landscape Variance, and 3) request permission, to install 0 boulevard trees adjacent to Third Avenue SE Public ROW, rather than the required 16, which would be a 16 Boulevard Tree Variance, and 4) request permission to install a 0% opacity bufferyard adjacent to A-1 zoning district rather than the required 20%, which would be a 20% Minimum Opacity Bufferyard Variance, and 5) request permission to install 0% opacity bufferyard adjacent to I-2 zoning district rather than the required 10%, which would be a 10% Minimum Opacity Bufferyard Variance, all on Lot 3, McIntyre's Subdivision in the SW¼ Sect. 16-T123N-R63W, a.k.a. 4255 Sixth Avenue SE.
- 14) Michael L. Shannon requests permission, as per site plan submitted, for existing residence to remain 22.5' from West property line rather than the required 25', which would be a 2.5' Building Variance, and porch to remain 13.5' from West property line rather than the required 15', which would be a 1.5' Building Variance in order to replace foundation due to flood damage, all on Lots 19-20, Pierce's Subdivision of Block 103, Hagerty & Lloyd Addition, a.k.a. 507 Arch Street S.
- 15) Lust Chevrolet requests permission, as per site plan submitted, to construct a 3' awning 19'4" from South property line rather than the required 45', which would be a 25'8" Building Variance, all on The South 286' of E.T. Taubman's Property, SW¼ Sect. 14-T123N-R64W, a.k.a. 1314 Sixth Avenue SW.
- 16) The Aberdeen Family YMCA requests permission, as per site plan submitted, requests permission, to 1) permit the installation of a 3'x8' multi-color electronic message center sign, which would be an Appeal to the Board of Zoning Adjustment in an I-2(Unrestricted Industrial Zoning District), 2) 10' from the South and West property line rather than the required 20', which would be 2-10' Sign Setback Variances, and 3) request permission to construct a freestanding sign 9' tall rather than the required 12' in a corner visibility triangle, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Hagerty & Lloyd Third Subdivision, a.k.a. 5 State Street S.
- 17) Heartland Grain Fuels requests permission, as per site plan submitted, to waive all landscape requirements, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 4, Wheat Growers West Subdivision and Lot 2, HGF Addition, a.k.a. 38469 133rd Street.
- 18) Don Weigel requests permission, as per site plan submitted, to construct 26'x26' detached garage 13.5' from West property line rather than the required 25', which would be a 11.5' Building Variance, all on Lot 2, Forest Acres US Bank Addition, a.k.a. 1714 Eighth Street S.

- 19) Brent Saylor requests permission, as per site plan submitted, for 1) existing residence to remain 15' from West property line rather than the required 25', which would be a 10' Building Variance, and 3.5' from the North property line rather than the required 5', which would be a 1.5' Building Variance in order to 2) construct a 5'x28' deck 10' from West property line rather than the required 15', which would be a 5' Building Variance, and 3) request permission to construct a wheelchair ramp 0' from West property line rather than the required 15', which would be a 15' Building Variance, all on Lot 10, Block 27, First Addition to the Highlands, a.k.a. 816 State Street N.
- 20) Jay Kusler requests permission, as per site plan submitted, to construct an addition to a residence 7' from East property line rather than the required 10', which would be a 3' Building Variance, all on Lot 9, Block 7, Fifteenth Addition to the Highlands Addition, a.k.a. 401 Twentieth Avenue NE.
- 21) Bill Hinds requests permission, as per site plan submitted, to construct 2-30'x120' ministorage units, which would be a Special Exception on property zoned I-2 (Unrestricted Industrial Zoning District), all on Lot 2, Schwan Electric Second Subdivision, a.k.a. 5 Dakota Street N.
- 22) Rodney Jondahl requests permission, as per site plan submitted, for existing residence to remain 24' from East property line rather than the required 25', which would be a 1' Building Variance in order to construct a 7'x8' deck on front of residence, all on Lot 4, Block 12, Thomas Addition, a.k.a. 916 Arch Street S.

VI. Other Business

VII. Adjournment