

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

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) June 12, 2008

IV. Old Business

V. New Business

- 1) Jessica Anderson requested permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a R-3 (High Density Residential Zoning District), all on The West 45' of Lot 1, Block 24, Bennett & Thomas Addition, a.k.a. 16 Eighth Avenue NE.
- 2) James & Susan Hook request permission, as per site plan submitted, for existing residence to remain 24.5' from the East property line rather than the required 25', which would be a .5' Building Variance and 7' from the North property line rather than the required 8', which would be a 1' Building Variance in order to replace foundation due to flood damage, all on Lot 2, Huffman's Second Addition, a.k.a. 1508 Royal Road.
- 3) Ron Fischer requests permission, as per site plan submitted, to 1) construct a 56'x120' ministorage unit facility, which would be a Special Exception on property zoned C-2 (Highway Commercial Zoning District), and 2) to construct ministorage units 56' wide rather than the required 30', which would be a 26' Building Variance, all on Lot 2, Cambridge Second Addition in the SW¼ Sect.7-T123N-R63W, a.k.a. 1527 Eighth Avenue NE.
- 4) Ron Reff requests permission, as per site plan submitted, for existing residence to remain 15' from the West property line rather than the required 25', which would be a 10' Building Variance in order to construct a deck on the South side of residence, all on Lot 7, Block 14, First Addition to the Highlands, a.k.a. 1102 State Street N.

- 5) Wendy Sampson requests permission, as per site plan submitted, to 1) construct an 18'x26' carport 19' from the South property line rather than the required 25', which would be a 6' Building Variance and 2) for existing residence to remain 20' from the East property line rather than the required 25', which would be a 5' Building Variance and 12.5' from the South property line rather than the required 15', which would be a 2.5' Building Variance, all on The East 83' of Lot 3, First Rearrangement of Lots 20-24, Block 38, West Aberdeen Addition, a.k.a. 324 Ninth Street S.
- 6) Douglas Hoikkala requests permission, as per site plan submitted, for 1) existing residence to remain 19' from the North property line rather than the required 25', which would be a 6' Building Variance in order to construct a 12'x12' covered patio on back of residence, and 2) for existing detached garage to remain 1' from the South property line rather than the required 5', which would be a 4' Building Variance and 2' from the East property line rather than the required 5', which would be a 3' Building Variance, all on The West ½ of Lot 2 and the East 12½' of Lot 3, Block 47, Second Addition to Aberdeen, a.k.a. 307 Eighth Avenue SW.
- 7) Chuck Hodges requests permission, as per site plan submitted, for 1) existing residence to remain 7.5' from the West property line rather than the required 25', which would be a 17.5' Building Variance and front porch to remain 1.5' from the West property line rather than the required 15', which would be a 13.5' Building Variance and for house to remain 10' from the East property line rather than the required 20', which would be a 10' Building Variance in order to 2) construct a 5'x14' deck 5' from the East property line rather than the required 20', which would be a 15' Building Variance, all on Lots 2 & 4, Larson & Schwab's Replat (in Block 8, Hagerty & Lloyd Addition), a.k.a. 624 Washington Street N.
- 8) Mike Kost requests permission, as per site plan submitted, to construct a twin home 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 30A, Rolling Hills Village Tenth Addition, a.k.a. 1708 Stewart Drive.
- 9) Mike Kost requests permission, as per site plan submitted, to construct a twin home 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 30B, Rolling Hills Village Tenth Addition, a.k.a. 1702 Stewart Drive.
- 10) Mike Kost requests permission, as per site plan submitted, to construct a twin home 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 31A, Rolling Hills Village Tenth Addition, a.k.a. 1628 Stewart Drive.
- 11) Mike Kost requests permission, as per site plan submitted, to construct a twin home 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 31B, Rolling Hills Village Tenth Addition, a.k.a. 1622 Stewart Drive.

- 12) Mike Kost requests permission, as per site plan submitted, to construct a twin home 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 32A, Rolling Hills Village Tenth Addition, a.k.a. 1616 Stewart Drive.
- 13) Mike Kost requests permission, as per site plan submitted, to construct a twin home 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 32B, Rolling Hills Village Tenth Addition, a.k.a. 1610 Stewart Drive.
- 14) Jeff Rich requests permission, as per site plan submitted, to permit the open storage, parking or sale of vehicles, machinery, and trailers, building materials and supplies and wholesaling and warehousing goods, which would be a Special Exception in a C-3 (Central Business Zoning District), all on Lots 5-6, Block 10, North Aberdeen Addition, a.k.a. 101 Main Street N.
- 15) Benjamin Barnes requests permission, as per site plan submitted, for existing residence to remain 16' from the North property line rather than the required 25', which would be a 9' Building Variance and 2' from the West property line rather than the required 5', which would be a 3' Building Variance in order to construct deck on back of residence, all on Lot 2, Block 49, Second Addition to Aberdeen, a.k.a. 107 Eighth Avenue SW.
- 16) Jodi Fish requests permission, as per site plan submitted, for existing residence to remain 24.5' from East property line rather than the required 25', which would be a .5' Building Variance in order to construct a 9.5'x12' deck on front of house, all on Lots 278-279, Morning Heights Addition, a.k.a. 802 Merton Street S.
- 17) Tom & Pennie Murray request permission, as per site plan submitted, for existing residence to remain 7.5' from the West property line rather than the required 8', which would be a .5' Building Variance in order to construct a deck on back of residence, all on Lot 5, Block 19, Ganje Addition to Mel-Ros Estates, a.k.a. 1702 Sixteenth Avenue SE.
- 18) Dean & Patty Knie request permission, as per site plan submitted, for 1) existing residence to remain 20' from West property line rather than the required 25', which would be a 5' Building Variance, in order to 2) construct a covered deck 20' from West property line rather than the required 25', which would be a 5' Building Variance, all on Lot 15, Block 42, Thomas Addition, a.k.a. 1011 First Street S.
- 19) First Reformed Church requests permission, as per site plan submitted, to construct a 5'x24' addition to the South side of building 8.5' from the East property line rather than the required 15', which would be a 6.5' Building Variance, all on Lots 1-3, Lawson's First Replat Addition to the City of Aberdeen, a.k.a. 818 Ninth Avenue SE.

- 20) Pam & Scott Berry request permission, as per site plan submitted, to construct a 8'x10' shed 3'1" from the West and North property lines rather than the required 5', which would be two 1'11" Building Variances, all on Lot 12, North Plains First Addition, a.k.a. 1129 Eighteenth Avenue NE.
- 21) Janice & Brad Grieben request 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; contractor's equipment; and concrete, asphalt and ready-mix manufacturing operations, and sales, which would be a Special Exception in an I-2 (Unrestricted Industrial Zoning District), all on Railroad Outlot 3, SW¼ Sect. 13-T123N-R64W, a.k.a. 2 Main Street N.
- 22) Tyler Marken requests permission, as per site plan submitted, to construct a detached garage 20' from the North property line rather than the required 25', which would be a 5' Building Variance, all on Lot 1, Block 2, Park Village Addition, Lot #1210, a.k.a. 1623 Tenth Avenue SW #1210.
- 23) Avera St. Luke's Hospital requests permission, as per site plan submitted, to 1) permit 10 signs rather than the permitted 1 sign in a R-3/HC (High Density Residential/Healthcare Zoning District), which would be an 9 Sign Variance and 2) to permit 666sf of signs rather than the required 36sf, which would be a 630sf Sign Variance, and 3) request permission to install 2 wall signs in a residential district, rather than the required 1, which would be a 1 Additional Wall Sign Variance, and 4) request permission to install 9 free standing signs in a residential district, rather than the required 1, which would be an 8 Additional Freestanding Sign Variance and 5) request permission to install 6'x8' three sided monument sign 10' East and 10' South from the intersection of First Avenue SE and State Street S. within the corner visibility triangle, which would be an Appeal to the Board of Zoning Adjustment and 6) request permission to install 6'x4' freestanding sign within the corner visibility triangle at the intersection of First Avenue SE and Lloyd Street S, which would be an appeal to the Board of Zoning Adjustment, all on Lot 1, Avera St. Luke's Subdivision in the SE¼ Sect. 13-T123N-R64W, a.k.a. 215 State Street S.
- 24) Doug Severson requests permission, as per site plan submitted, for existing residence to remain 16' from the East property line rather than the required 25', which would be a 9' Building Variance, in order to add a 6'x12' 3-season room addition and a 6'x10' Deck on the back of residence, all on Lot 1, Hanson & William Subdivision of Block 15, Thomas Addition, a.k.a. 624 Arch Street S.
- 25) Steve Beare & Christine Stehly request permission, as per site plan submitted, for existing residence to remain 20' from North property line rather than the required 35', which would be a 15' Building Variance in order to construct a stone entrance at same setback, all on Parker Improvement Addition to the City of Aberdeen, a.k.a. 316 Sixteenth Avenue NE.

- 26) Rolling Hills Golf Development, LLC. requests permission, as per site plan submitted, to construct two 30'x120' ministorage units, which would be a Special Exception in the C-2 (Highway Commercial Zoning District), all on Lot 28, Rolling Hills Village Tenth Addition, a.k.a. 703 Palmer Circle W.
- 27) Rolling Hills Golf Development, LLC. requests permission, as per site plan submitted, to 1) plat a lot in a R2/R4 (Medium Density/Special Density Residential Zoning District) with 33.5' of frontage rather than the required 60', which would be a 26.5' Lot Width Variance and 2) to construct twin home 0' from Northwest property line rather than the required 8', which would be an 8' Building Variance, all on Lot 1A, Rolling Hills Village Eleventh Addition, a.k.a. 1707 Nicklaus Drive.
- 28) Rolling Hills Golf Development, LLC. requests permission, as per site plan submitted, to 1) plat a lot in a R2/R4 (Medium Density/Special Density Residential Zoning District) with 37.4' of frontage rather than the required 60', which would be a 22.6' Lot Width Variance and 2) to construct twin home 0' from South property line rather than the required 8', which would be an 8' Building Variance, all on Lot 1B, Rolling Hills Village Eleventh Addition, a.k.a. 1713 Nicklaus Drive.
- 29) Rolling Hills Golf Development, LLC. requests permission, as per site plan submitted, to 1) plat a lot in a 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' Lot Width Variance and 2) to construct twin home 0' from North property line rather than the required 8', which would be an 8' Building Variance, all on Lot 2A, Rolling Hills Village Eleventh Addition, a.k.a. 1714 Nicklaus Drive.
- 30) Rolling Hills Golf Development, LLC. requests permission, as per site plan submitted, to 1) plat a lot in a 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' Lot Width Variance and 2) to construct twin home 0' from West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 2B, Rolling Hills Village Eleventh Addition, a.k.a. 1708 Nicklaus Drive.
- 31) William S. Mount requests permission, as per site plan submitted, to construct an enclosed entryway 21.2' from the South property line rather than the required 25', which would be a 3.8' Building Variance, all on The South 94' of Lots 4&5, and the South 94' of the East 29' of Lot 6, Block 27, Bennett & Thomas Addition, a.k.a. 403 Lincoln Street N.
- 32) Bob Kindle requests permission, as per site plan submitted, for existing residence to remain 8' from the West property line rather than the required 20', which would be a 12' Building Variance and 21'4" from East property line rather than the required 25', which would be a 3'8" Building Variance in order to replace foundation, all on The East 50' of The South 40' of Lot 5, and the East 50' of Lot 6, Block 6, Pleasant Hill Addition, a.k.a. 824 Eleventh Street S.

- 33) Kenneth Simon requests permission, as per site plan submitted, for 1) existing residence to remain 20'8" from the West property line rather than the required 25', which would be a 4'4" Building Variance in order to construct a deck on front of residence and 2) for existing detached garage to remain 2' from the North property line rather than the required 5', which would be a 3' Building Variance, all on Lot 9 and the South ½ of Lot 10, Block 41, Bennett & Thomas Addition, a.k.a. 310 Third Street N.
- 34) The City of Aberdeen requests permission, as per site plan submitted, to plat a lot in a I-2 (Unrestricted Industrial Zoning District) with 24.75' of frontage rather than the required 100', which would be a 75.25' Minimum Lot Width Variance, all on Lot 2, Hub City Livestock Third Subdivision in the E½ Sect. 26-T123N-R64W, a.k.a. approximately ½ East of Highway 281 on the South side of Melgaard Road.

VI. Other Business

VII. Adjournment