

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

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) July 10, 2008
- 2) July 24, 2008

IV. Old Business

V. New Business

- 1) 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.
- 2) Richard & Karen Ackerman request permission, as per site plan submitted, to plat a lot in an R-3 (High Density Residential) Zoning District with 45.08' of frontage rather than the required 50', which would be a 4.92' Minimum Lot Width Variance, all on Lot 1, Ackerman's Addition to the City of Aberdeen, a.k.a. 1011 Eighth Avenue SW.
- 3) Joe Ludwig requests permission, as per site plan submitted, for 1) existing residence to remain 6' from the East property line rather than the required 10', which would be a 4' Building Variance in order to construct an addition on the South side of residence, and 2) request permission to construct pool and deck 6' from South property line rather than the required 10', which would be a 4' Building Variance, all on Lot 9, Block 9, Fifth Addition to Highlands North Subdivision, a.k.a. 1804 Jay Street N.
- 4) Jim Fettig requests permission, as per site plan submitted, for existing residence to remain 16'9" from the East property line rather than the required 25', which would be a 8'3" Building Variance and 3'2" from the North property line rather than the required 5', which would be a 1'10" Building Variance in order to replace foundation due to flood damage, all on Lot 4, Easton's Subdivision of Lots 1-6, Block 41, Bennett & Thomas Addition, a.k.a. 315 Second Street N.

- 5) Jennifer & Jason Fritz request permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an R-2 (Medium Density Residential Zoning District), all on Lot 3, Block 1, Homes Are Possible Fourth Subdivision, a.k.a. 1106 Plum Lane.
- 6) Kevin & Molly Johnson request permission, as per site plan submitted, for existing residence to remain 5'7" from the West property line rather than the required 8', which would be a 2'5" Building Variance and 20' from the North property line rather than the required 25', which would be a 5' Building Variance in order to construct an addition to back of residence, all on Lot 8, Block 1, Lampert's First Addition, a.k.a. 1230 Gemini Avenue.
- 7) Tim Zinter requests permission, as per site plan submitted, for existing residence to remain 31' from the North property line rather than the required 35', which would be a 4' Building Variance in order to construct a screen room on back of residence, all on Lot 36, Block 7, Nineteenth Addition of the Highlands North Addition, a.k.a. 504 Twenty-first Avenue NE.
- 8) George Sullivan requests permission, as per site plan submitted, for 1) existing residence to remain 5' from the North property line rather than the required 25', which would be a 20' Building Variance in order to 2) construct 4.5'x4.5' deck 6" from North property line rather than the required 15', which would be a 14.5' Building Variance, all on the West 40' of Lot 1, Block 11, Thomas Addition, a.k.a. 414 Tenth Avenue SE.
- 9) Pat Larson requests permission, as per site plan submitted, for existing residence to remain 1'6" from the East property line rather than the required 5', which would be a 3'6" Building Variance and 3'6" from the North property line rather than the required 20', which would be a 16'6" Building Variance, and 3'7" from the West property line rather than the required 5', which would be a 1'5" Building Variance and 19'6" from the South property line rather than the required 25', which would be a 5'6" Building Variance in order to 2) construct a 6'x8' Deck 13' from South property line rather than the required 15', which would be a 2' Building Variance, all on the East 40' of Lots 13-14, Block 90, Hagerty & Lloyd Addition, a.k.a. 311 Fourth Avenue SE.
- 10) Lonnie Anderson requests permission, as per site plan submitted, to install a 40sf real estate sign rather than the allowable 8sf, which would be a 32sf Sign Variance, all on Lot 1, Block 1, Mehlhoff's Twelfth Addition to North Plains Subdivision, a.k.a. 1603 Werth Court.
- 11) David Gackle requests permission, as per site plan submitted, for existing residence to remain 14.5' from the North property line rather than the required 25', which would be a 10.5' Building Variance and 2' from the South property line rather than the required 20', which would be an 18' Building Variance in order to 2) construct a 4'x6' deck 7.5' from North property line rather than the required 15', which would be a 7.5' Building Variance, all on The North 69' of Lot 6, Block 45, Second Addition, a.k.a. 223 Seventh Avenue SW.

- 12) Tim Harms requests permission, as per site plan submitted, to construct a 1088sf detached garage rather than the permitted 668sf, which would be a 420sf Accessory Structure Lot Coverage Variance on Lots 1&28, Gugel's Second Subdivision, SW¼ Sect. 6-T123N-R63W, a.k.a. 1205 Twenty-fourth Avenue NE and 1204 Twenty-fifth Avenue NE.
- 13) Lori Zimbelman requests permission, as per site plan submitted, for existing residence to remain 12' from the West property line rather than the required 25', which would be a 13' Building Variance in order to replace foundation due to flood damage, all on Lot 8, Block 21, Bennett & Thomas Addition, a.k.a. 508 Lincoln Street N.
- 14) Jesse Paulson requests permission, as per site plan submitted, for 1) existing residence to remain 2' from the West property line rather than the required 5', which would be a 3' Building Variance and 21' from the South property line rather than the required 25', which would be a 4' Building Variance and 10.5' from the East property line rather than the required 15', which would be a 4.5' Building Variance in order to 2) construct an addition 4.7' from the West property line rather than the required 5', which would be a 3' Building Variance and 10.5' from the East property line rather than the required 15', which would be a 4.5' Building Variance, all on Lot 19, Lawson's First Replat of Block 6, Woolverton's Addition to Aberdeen, a.k.a. 819 Ninth Avenue SE.
- 15) Dustin & Sandra Tople request permission, as per site plan submitted, request permission, as per site plan submitted, for 1) existing mobile home to remain 5'4" from North property line rather than the required 25', which would be a 19'8" Building Variance in order to 2) construct 12'x15' deck 15' from North property line rather than the required 25', which would be a 10' Building Variance, all on Lot 1-3, Northview Subdivision, a.k.a. 1201 Eighth Avenue NE #90.
- 16) Immanuel Bible Church requests permission, as per site plan submitted, for 1) existing church to remain 7' from the North property line rather than the required 15', which would be an 8' Building Variance and 22' from the West property line rather than the required 25' in order to replace foundation, and 2) request permission to construct wheelchair ramp 2' from the North property line rather than the required 15', which would be a 13' Building Variance, all on Lot 14 of Easton's Subdivision of Block 35, Bennett & Thomas Addition to the City of Aberdeen, a.k.a. 424 Second Street N.
- 17) Dawn Theunissen requests permission, as per site plan submitted, for 1) existing residence to remain 8' from the North property line rather than the required 15', which would be a 7' Building Variance and 2) for deck to remain 4' from the North property line rather than the required 5', which would be a 1' Building Variance in order to construct an addition 8' the North property line rather than the required 15', which would be a 7' Building Variance, all on Lot 1, Theunissen Addition, a.k.a. 820 Jackson Street S.

- 18) The Sundown Motel requests permission, as per site plan submitted, to construct new freestanding sign 0' from the North property line rather than the required 10', which would be a 10' Sign Setback Variance, all on The East 158' of The North ½ of Dayton's Outlot B & Lots 1-2, Block 2, Highland Park Addition and Portion of Vacated Nicollet Avenue Except H-1, a.k.a. 1305 Sixth Avenue SW.
- 19) Verizon Wireless and Aberdeen Development Corp request permission, as per site plan submitted to 1) construct a monopole cellular telephone tower, which would be a Special Exception in an (I-1) Industrial Park Zoning District, and 2) request permission to construct a 76' tall cellular telephone tower rather than the permitted 70', which would be a 6' Maximum Height Variance, all on Lot 1, Safeguard/ADC Subdivision, NE¼ Sect. 17-T123N-R63W, a.k.a. 2830 Industrial Avenue NE.
- 20) David Gonsor requests permission, as per site plan submitted, for existing residence to remain 8.5' from the South property line rather than the required 25', which would be a 16.5' Building Variance in order to replace covered porch and 2) to construct front steps 1.5' from South property line rather than the required 15', which would be a 13.5' Building Variance, all on Lot 2, Moulton's Replat of Lots 7&8, Block 23, First Addition, a.k.a. 318 Fifth Avenue SW.
- 21) Jeremy & Stacie Wasem request permission, as per site plan submitted, for existing residence to remain 5' from East property line rather than the required 25', which would be a 20' Building Variance and 1.8' from South property line rather than the required 5', which would be a 3.2' Building Variance in order to replace foundation due to flood damage and for existing detached garage to remain 3' from South property line rather than the required 5', which would be a 2' Building Variance and 4' from the North property line rather than the required 5', which would be a 1' Building Variance, all on The South 10' of Lot 8 and all of Lot 9, Block 41, Hagerty & Lloyd Addition, a.k.a. 213 Penn Street N.
- 22) Misty Martin requests permission, as per site plan submitted, for 1) existing residence to remain 2' from the North property line rather than the required 5', which would be a 3' Building Variance and for eave to extend to 0' from North property line rather than the required 3', which would be a 3' Building Variance and 14' from the West property line rather than the required 25', which would be an 11' Building Variance in order to replace foundation due to flood damage and for existing detached garage to remain 4' from the North property line rather than the required 5', which would be a 1' Building Variance and 2) request permission to construct deck 5' from West property line rather than the required 15', which would be a 10' Building Variance, all on Lot 6, Swain's First Replat of Lots 7-10 & 12, Block 23, Bennett & Thomas Addition, a.k.a. 708 Lincoln Street N.

- 23) Corey Vanderhoek requests permission, as per site plan submitted, to construct 1400sf of accessory structure rather than the permitted 1328sf, which would be a 72sf Accessory Structure Lot Coverage Variance, all on Lot 13&13A, Volk's Subdivision, NE¼ Sect.4-T123N-R64W, a.k.a. 13009 385th Avenue.
- 24) Tom Rux requests permission, as per site plan submitted, for 1) existing residence to remain 9'8" from the North property line rather than the required 25', which would be a 15'4" Building Variance in order to 2) Construct 5'x8' deck 4'11" from the North property line rather than the required 15', which would be a 10'1" Building Variance, all on The East 12' of Lot 29 & Lot 28, Except the North 42' of the East 12' of Lot 29 & the North 42' of the West 21' of Lot 28, Block 53, Second Addition, a.k.a. 121 Ninth Avenue SW.
- 25) Beef Tech, LLC requests permission, as per site plan submitted, to 1) operate a livestock feedlot, which would be a Special Exception on property zoned I-2 (Unrestricted Industrial Zoning District), and 2) to permit the feeding or maintaining of 600 animal units rather than the permitted 200, which would be a 400 Animal Unit Variance, all on Lot 2, Sanderson Addition in the SE¼ Sect. 34-T123N-R64W, a.k.a. Approximately ½ South and ½ West of Hub City Radio.

VI. Other Business

VII. Adjournment