

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday November 13, 2008 - 8:00 A.M.**  
**Third Floor Courtroom - Municipal Building**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) October 9, 2008

**IV. Old Business**

**V. New Business**

- 1) St. Paul's Lutheran Church requests permission, as per site plan submitted, to operate a preschool in the parish parsonage, which would be a Special Exception in an R-3 and C3/R4 (High Density Residential Zoning District and Central Business/Special Density Residential Zoning District), all on Lot 4 and the West 10' of Lot 3, Block 45, Second Addition, a.k.a. 215 Seventh Avenue SW.
- 2) Christina Petrik requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an A-1 (Agricultural Zoning District), all on Lot 1, Schumacher Outlots, NW¼ Sect. 22-T123N-R63W, a.k.a. 13310 391<sup>st</sup> Avenue.
- 3) Bill Meidinger and Dean Rogers request permission, as per site plan submitted, to plat a lot in an I-2 (Unrestricted Industrial Zoning District) with 12,516sf, rather than the required 15,000sf, which would be a 2,484sf Minimum Lot Size Variance, all on Lot C of the Replat of a portion of Block 51, Thomas Addition, a.k.a. 1116 Second Street S.
- 4) Bill Meidinger and Dean Rogers request permission, as per site plan submitted, to permit the open storage, parking, or sale of vehicles, which would be a Special Exception in an I-2(Unrestricted Industrial Zoning District), all on Lot C of the Replat of a portion of Block 51, Thomas Addition, a.k.a. 1116 Second Street S.
- 5) Ronald Gage requests permission, as per site plan submitted for 1) existing residence to remain 21'6" from the East property line rather than the required 25', which would be a 3'6" Building Variance, in order to 2) construct a covered porch addition 21'6" from the East property line rather than the required 25', which would be a 3' 6" Building Variance, all on Lot 2, Nelson-Rohrbach's Replat of Lot C, Lawson's Outlot of Lot 8, Bonaccord Heights Subdivision, a.k.a. 1022 Lawson Street S.
- 6) Dakota Lodging (Ramada Inn) requests permission, as per site plan submitted, to install an 80sf roof sign, which would be a third wall/roof sign or freestanding sign, rather than the permitted one, which would be a 2 Wall/Roof Sign or Freestanding Sign Variance and 2) request permission to permit 512sf of freestanding signage rather than the permitted 300sf, which would be a 212sf Wall/Roof Sign/Freestanding Sign Area Variance, on Lot 2, Block 1, LHL Subdivision of Block 1, LHL First Subdivision, a.k.a. 2727 Sixth Avenue SE.

- 7) Rachael Junck 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 a Special Exception in a C-2 (Highway Commercial Zoning District), all on Lot 1, Wuebker Addition (Lot 1B2, Woolverton Addition), a.k.a. 826 Sixth Avenue SE.
- 8) Bill & Jennifer Wall and Timothy Wall request permission, as per site plan submitted, to replace stairs and landing 4' from North property line rather than the required 5', which would be a 1' Building Variance on Lot 13, Block 21, Thomas Addition, a.k.a. 913 Jay Street S.
- 9) Neil Bellikka requests permission, as per site plan submitted, for 1) existing structure to remain 75' from the North property line rather than the required 100', which would be a 25' Building Variance and 58' from the East property line rather than the required 100', which would be a 42' Building Variance, in order to 2) construct a 6'x7' compressor enclosure 69' from the North property line rather than the required 100', which would be a 31' Building variance, all on Lot 1, Bellikka's Prairie Tool Addition, a.k.a. 723 Commerce Street North.
- 10) Chris Gross requests permission, as per site plan submitted, for existing residence to remain 4' from the South property line rather than the required 5', which would be a 1' Building Variance and 2' from the North property line rather than the required 5', which would be a 3' Building Variance in order to replace front steps, all on Lot 14, Block 18, Simmon's First Addition to Aberdeen, a.k.a. 1607 Main Street S.
- 11) H&H Rentals requests permission, as per site plan submitted, to provide thirty-two 10'x20' parking stalls rather than the required 36, which would be a 4 Parking Stall Variance, all on Lot 1, H&H First Consolidation Subdivision, a.k.a. 505 Second Avenue SE.
- 12) Jeff and Sara Goldade request permission, as per site plan submitted, to 1) operate a home occupation out of an accessory structure on a property without a primary structure, which would be an Appeal to the Board of Zoning Adjustment and 2) request permission to operate an operation and maintenance terminal for trucks and other equipment, which would be a Special Exception in a M-Ag (Mini-Agricultural Zoning District) all on proposed Lot 2 of Goldade First Replat of Goldade Tract 1, NE¼ Sect. 35-T123N-R64W, a.k.a. 38661 135<sup>th</sup> Street.
- 13) C&J Holdings 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 units 60' deep rather than the permitted 30', which would be a 30' Maximum Depth Variance, all on Lot 2, M&M First Subdivision, a.k.a. 1111 Second Street S.
- 14) Central Storage 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) 45' deep rather than the permitted 30', which would be a 15' Maximum Width Variance and 3) 125' wide rather than the permitted 120', which would be a 5' Maximum Width Variance, and 4) request permission to construct 45'x125' ministorage building 14' from the South property line rather than the required 25', which would be an 11' Building Variance, all on Lot 1, Central Storage Second Addition, a.k.a. 8 State Street N.
- 15) Melvin & Betty Imbery request permission, as per site plan submitted, to construct twin homes 0' from the South property line of Lot 1A, rather than the required 8', which would be an 8' Building Variance and 0' from the North property line of Lot 1B, rather than the required 8', which would be an 8' Building Variance all on Lots 1A and 1B, Melvin Imbery Replat of Lot 1, Block 3, D&G Tenth Subdivision in Roosevelt Crystals Subdivision, a.k.a. 1002 Topaz Court.

- 16) Aberdeen Public Schools requests permission, as per site plan submitted, to install a freestanding sign 32sf in size rather than the permitted 16sf, which would be a 16sf Sign Variance, all on Lots 1-6 & Outlot 2 Block 23 Simmons First Addition, a.k.a. 1500 Third Street S.
- 17) Aberdeen Public Schools requests permission, as per site plan submitted, to install a freestanding sign 32sf in size rather than the permitted 16sf, which would be a 16sf Sign Variance, all on Outlot 1 Simmons First Addition (Block 23), a.k.a. 1300 Third Street S.
- 18) Darrell Hillestad requests permission, as per site plan submitted, for 1) existing residence to remain 7.5' from the South property line rather than the required 25', which would be a 17.5' Building Variance in order to 2) construct addition to residence 15.5' from South property line rather than the required 25', which would be a 9.5' Building Variance, all on Lot 11, Block 42, Hagerty & Lloyd Addition, a.k.a. 809 Second Avenue NE.
- 19) Todd Glover and Rod Wertman request permission, as per site plan submitted, to permit the open storage, parking or sale of vehicles, which would be a Special Exception in an I-2 (Unrestricted Industrial Zoning District), all on the 200' South of the North 550' of the NE¼ Section 18-T123N-R63W East of Moccasin Creek Except Highway & except H-1, a.k.a. 317 Roosevelt Street N.

#### **VI. Other Business**

- 1) Clerical Error Correction – June 12, 2008 – 5 State Street South.

#### **VII. Adjournment**