

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday December 11, 2008 - 8:00 A.M.**  
**Third Floor Courtroom - Municipal Building**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) November 13, 2008

**IV. Old Business**

**V. New Business**

- 1) Sarah Haugen requests 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 2, Block 4, Lampert's First Addition, a.k.a. 1207 Casper Avenue.
- 2) Melgaard Baptist Church and Devin Hebeisen request permission, as per site plan submitted, to operate a daycare in a church, which would be a Special Exception in an R-1 (Low Density Residential Zoning District), all on The West 100' of Lot 1 in the NW¼ Sect. 25-T123N-R64W, a.k.a. 502 Melgaard Road E.
- 3) Lonnie & Sandra Bakken 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 Lot 3, FF Hanson's Rearrangement of Lots 5-6 & the West 60' of Lots 3-4, Block 17, First Addition to Aberdeen, a.k.a. 212 First Avenue SW.
- 4) Fred Rauscher requests permission, as per site plan submitted, for existing residence to remain 14' from the West property line rather than the required 15', which would be a 1' Building Variance in order to construct a 12'x20' addition on rear of residence, all on Lot 1, Block 9, Mel Ros Second Addition to Mel Ros Estates, a.k.a. 1525 Wells Street S.
- 5) Deborah Hovrud requests permission, as per site plan submitted, for existing residence to remain 2' from the North property line rather than the required 5', which would be a 3' Building Variance in order to construct an addition to the South side of residence, all on Lots 19-20, Block 31, Hagerty & Lloyd Addition, a.k.a. 316 State Street N.
- 6) Don Moffenbier requests permission, as per site plan submitted, to 1) construct two 20'x120' Mini-storage buildings, which would be a Special Exception in a C-2 (Highway Commercial Zoning District), and 2) request permission to construct two 20'x120' mini-storage buildings 10' from a Residential Zoning District rather than the required 30', which would be two 20' Building Variances, all on Lot 1, Jobber's First Storage Addition, a.k.a. 401 Illinois Street S.

- 7) Jon Swenson 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 Gulden's First Subdivision, NE¼ Sect. 27-T123N-R64W, a.k.a. 1804 Highway 281 S.
- 8) Avera St. Luke's/State Street Medical Square requests permission, as per site plan submitted, to 1) permit 12 signs rather than the permitted, 1, which would be an 11 Sign Variance, and 2) to permit 737sf of signage rather than the permitted 36sf, which would be a 701sf Sign Variance, and 3) request permission to permit 3 wall signs rather than the permitted 1, which would be a 2 Wall Sign Variance and 4) request permission to permit 10 freestanding signs rather than the permitted 1, which would be a 9 Freestanding Sign Variance, and 5) request permission to permit external lighting of two freestanding signs, which would be an Appeal to the Board of Zoning Adjustment in an R-3 (High Density Residential Zoning District), all on Lot 1, Avera St. Luke's Subdivision, a.k.a. 215 State Street S.
- 9) House of Glass, Inc. requests permission, as per site plan submitted, for 1) existing structure to remain 9.5' from the West property line rather than the required 25', which would be a 15.5' Building Variance and 0' from the South property line rather than the required 15', which would be a 15' Building Variance in order to 2) construct a 6'x19' addition 3.5' from the West property line rather than the required 25', which would be a 21.5' Building Variance, all on Lots 1-12, Block 59, and Lots 10-12, Block 58 & Vacated Lloyd Street North between Blocks 58 & 59, Hagerty & Lloyd's Addition, a.k.a. 2 State Street N.
- 10) Steel Structures of Aberdeen 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, 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 The South 19.5' of Lot 7 & Lots 8-9, Block 53, Northwestern Addition, a.k.a. 1202 Jones Avenue NE.
- 11) Steel Structures of Aberdeen 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, 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 Lots 1-7, Block 52, Northwestern Addition, a.k.a. 1107 Jones Avenue NE.
- 12) Steel Structures of Aberdeen 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, 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 Lots 4-5 & the North 14.5' of Lot 6, Block 53, Northwestern Addition, a.k.a. 1201 Jones Avenue NE.

- 13) Marie Crawford and Nick Rayman request permission, as per site plan submitted, to 1) permit four free standing signs, rather than the required 1, which would be a 3 free standing sign variance, and 2) to permit the installation of 843sf of free standing signage rather than the permitted 297sf, which would be a 546sf Free Standing Sign Area Variance, all on The 420' North of the South 75' of the W $\frac{1}{2}$  SW $\frac{1}{4}$  SE $\frac{1}{4}$  Sect. 17-T123N-R63W, a.k.a. 3601 Sixth Avenue SW.

**VI. Other Business**

**VII. Adjournment**