

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday December 9, 2010 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) November 10, 2010

IV. Old Business

V. New Business

- 1) Vicki Anderson requests permission, as per plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an (R-2) Medium Density Residential District, all on the East 72' of Lot 7-8, Block 11, 1st Addition to Highlands, SE¼ Sec. 12-T123N-R64W, a.k.a. 605 Twelfth Avenue NE.
- 2) Alison Schwan requests permission, as per plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an (R-3) High Density Residential District, all on Lot 12, Block 1, Hyde Park 3rd Addition, SW¼ Sec. 18-T123N-R63W, a.k.a. 3 Linda Lane.
- 3) Kathy Barr requests permission, as per plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an (R-2) Medium Density Residential District, all on Lot 13 and the South 45' of Lot 14, Replat of Block 1, Huffmans 2nd Addition, SE¼ Sec. 24-T123N-R64W, a.k.a. 1535 State Street S.
- 4) Angella Welke requests permission, as per plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an (R-2) Medium Density Residential District, all on Lot 16 & the North ½ of Lot 17, Block 2, Gorders 1st Addition, SW¼ Sec. 24-T123N-R64W, a.k.a. 117 Seventeenth Avenue SW.
- 5) Courtney Rott Jr. requests permission, as per site plan submitted, for the existing residence to remain 3.5' from the South property line rather than the required 10', which would be a 6.5' Building Variance in order to replace a deck in the rear yard which meets all required setbacks, all on Lots 5-6, Block 10, Corrected Plat of the Highlands, SW¼ Sec. 12-T123N-R64W, a.k.a. 1215 Washington Street N.

- 6) 2005 II LLC & Carquest request permission, as per site plan submitted, to accommodate 33 parking spaces rather than the required 39 spaces, which would be a 6 stall Parking Variance, all on the West 37' of Lots 1-7 & Lots 8-14, Block 55, West Aberdeen Addition and the South 33' of the West 195' of the Vacated Street (5th Avenue SW) and the Vacated Alley except H-1, SE¼ Sec. 14-T123N-R64W, a.k.a. 610 Sixth Avenue SW.
- 7) Ryan Barr requests permission, as per site plan submitted, to place a 10' x 12' shed 1) 1'8" from the North property line rather than the required 35', which would be a 33'4" Proposed Setback Variance, and 2) 4' from the East property line rather than the required 10', which would be a 6' Proposed Setback Variance, and 3) to place a 12' x 16' shed 12' from the North property line rather than the required 35', which would be a 23' Proposed Setback Variance, and 4) 4' from the East property line rather than the required 10', which would be a 6' Proposed Setback Variance, and 5) 4' from the South property line rather than the required 10', which would be a 6' Proposed Setback Variance, all within an (R-1) Low Density Residential District, on Lot 15, Block 4, Replat of Gorders 4th Addition & Lots 14A & 15A, Engel's Replat of a Portion of Lot 4, Culbert's Subdivision, NW¼ Sec. 25-T123N-R64W, a.k.a. 1849 Eisenhower Circle.
- 8) Zoo Properties, LLP requests permission, as per site plan submitted, to construct an accessory structure that is not located in the rear yard of the property, which would be an Appeal to the Zoning Board in a (C-3) Central Business District, all on Lot 1, Mike Walsh Addition, NW¼ Sec. 24-T123N-R64W, a.k.a. 1017 Main Street S.
- 9) XL Motors, Inc. requests permission, as per site plan submitted, to permit the open storage of vehicles, which would be a Special Exception in a (C-2) Highway Commercial District, all on Lot 1, Liebelt Addition, NE¼ Sec. 23-T123N-R64W, a.k.a. 823 Sixth Avenue SW.
- 10) Cindy Holler requests permission, as per site plan submitted, for the existing residence to remain 1) 12' from the North property line rather than the required 25', which would be a 13' Building Variance and 2) 4' from the West property line rather than the required 5', which would be a 1' Building Variance in order to construct an 8.5' x 5.5' deck which meets all required setbacks, all on Lot 14, Block 6, Pleasant Hill Addition, NE¼ Sec. 23-T123N-R64W, a.k.a. 1115 Eighth Avenue SW.
- 11) Curtis Merkel requests permission, as per site plan submitted, for 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 District, all on Lot 1, Haug Subdivision, NE¼ Sec. 22-T123N-R64W, a.k.a. 2323 Highway 12 W.

- 12) Maria & David Meyer request permission, as per site plan submitted, for the existing residence to remain 16' from the West property line rather than the permitted 20', which would be a 4' Building Variance in order to replace the East foundation wall and replace the East and South facing decks, all on the East 80' of Lots 11-12, Block 29, Bennett & Thomas Addition, NW¼ Sec. 13-T123N-R64W, a.k.a. 503 Main Street N.
- 13) Huff Construction, Inc. requests permission, as per site plan submitted, to place a storage tank for diesel fuel on its property, which would be a Special Exception in an (I-2) Unrestricted Industrial District, all on the South 20' of Lots 4-8 and Lots 9-13 and the West 253' of the North 11' of the South 31' of Lots 1-8, Block 56, Hagerty & Lloyd Addition and the Vacated Alley Adjacent to Lots 4-13, E½ Sec. 13-T123N-R64W, a.k.a. 11 Dakota Street N.
- 14) Rodney Brandlee requests permission, as per site plan submitted, for 1) the existing residence to remain 16.5' from the West property line rather than the required 25', which would be an 8.5' Building Variance, in order to construct a 6' x 16' covered porch, that 2) is 10.5' from the West property line rather than the required 25', which would be a 14.5' Proposed Setback Variance, and 3) porch steps that extend to 5.5' from the West property line rather than the permitted 15', which would be a 9.5' Proposed Setback Variance, all on Lot 8, Block 26, 1st Addition to Highlands, SE¼ Sec. 12-T123N-R64W, a.k.a. 808 Lloyd Street N.

VI. Other Business

VII. Adjournment