

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday February 10, 2011 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) January 13, 2010

IV. Old Business

V. New Business

- 1) Titan Machinery, Inc. dba H.C. Clark Implement, requests permission, as per plan submitted for the open storage and sale of equipment, which would be a Special Exception in a (C-2) Highway Commercial District, all on Lot 5, McIntyre's Subdivision, SW $\frac{1}{4}$ Sec.16-T123N-R63W, a.k.a. 4411 6th Avenue SE.
- 2) Amy Mattke 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 10, Block 2, Homes Are Possible 3rd Subdivision, SE $\frac{1}{4}$ Sec. 23-T123N-R64W, a.k.a. 923 13th Avenue SW.
- 3) Ryan Barr requests permission, as per site plan submitted, to 1) place a 12' x 16' shed 8.95' from the North property line rather than the required 35', which would be a 26.05' 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) 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, NW $\frac{1}{4}$ Sec. 25-T123N-R64W, a.k.a. 1849 Eisenhower Circle.
- 4) Martin LaRoche Sr. requests permission, as per site plan submitted, for the existing residence to remain 23' from the West property line rather than the required 25', which would be a 2' Setback Variance, in order to construct a new front porch which meets all required setbacks, all within an (R-3) High Density Residential District on Lot 2, Johnson's Replat of Lots 7-8, Block 20, Highland Park Addition & the North 32' of Vacated Street, NW $\frac{1}{4}$ Sec. 23-T123N-R64W, a.k.a. 819 13th Street S.

- 5) Inman & McDowell, Inc. request permission, as per site plan submitted, to 1) construct more than one primary structure on a single lot (six apartment buildings) as a group project which would be a Special Exception in an (R-2/R-4) Medium Density Residential/Special Density Residential District, and 2) construct the proposed Building 'A' (7-plex) 15' from the North front property line rather than the required 35' setback, which would be a 20' Proposed Setback Variance, and 3) construct the proposed Building 'A Rev.' (7-plex) 15' from the North front property line rather than the required 35' setback, which would be a 20' Proposed Setback Variance, and 4) construct the proposed 'Building B' (4-plex) 15' from the West front property line rather than the required 35' setback, which would be a 20' Proposed Setback Variance, and 5) construct the proposed 'Building D' (6-plex) 15' from the West front property line rather than the required 35' setback, which would be a 20' Proposed Setback Variance, and 6) construct 'Building C Rev' (4-plex) 22' from the East rear property line rather than the required 30' setback, which would be an 8' Proposed Setback Variance, and 7) construct 'Building C' (4-plex) 22' from the East rear property line rather than the required 30' setback, which would be an 8' Proposed Setback Variance, all on Lots 1-10 Inman's 5th Addition & the entirety of McDowell Circle R.O.W. (pending vacation), SW¼ Sec. 17-T123N-R63W.
- 6) Stencil Corp. requests permission, as per site plan submitted, to 1) plat a lot with 53.47' of frontage rather than the required 60' which would be a 6.53' Lot Dimension Variance in an (R-2/R-4) Medium Density Residential/Special Density Residential District, and 2) construct a twin home 0' from the West property line rather than the required 8' which would be an 8' Proposed Setback Variance, all on Proposed Lot 2, Rolling Hills Village 15th Addition, NW¼ Sec. 14-T123N-R64W, a.k.a. 1610 Stewart Drive.
- 7) Stencil Corp. 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' Proposed Setback Variance in an (R-2/R-4) Medium Density Residential/Special Density Residential District, on Proposed Lot 1, Rolling Hills Village 15th Addition, NW¼ Sec. 14-T123N-R64W, a.k.a. 1616 Stewart Drive.

VI. Other Business

VII. Adjournment