

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

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) February 10, 2011

**IV. Old Business**

**V. New Business**

- 1) Drew and Amy Pearson request permission, as per plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in an (R-1) Low Density Residential District, all on Lot 37, Block 7, 19<sup>th</sup> Addition to the Highland North Addition, NE¼ Sec. 12-T123N-R64W, a.k.a. 510 21<sup>st</sup> Avenue NE.
- 2) Darin Latt requests permission, as per site plan submitted, to 1) permit the storage of commercial goods which would be an Appeal to the Zoning Board of Adjustments, and 2) to permit a multi-family residential use which would be a Special Exception, all within an (R-1) Low Density Residential District, all on Rott's Outlot 1, NW¼ Sec.25-T123N-R64W, a.k.a. 2202 Bunker Drive.
- 3) Ka-Boomer's, Inc., requests permission, as per site plan submitted, to operate a temporary fireworks stand within the Aberdeen zoning jurisdiction, which would be a Special Exception in a (C-2) Highway Commercial District, all on Schumaker Lot 1, NW¼ Sec. 23-T123N-R63W, a.k.a. 39239 133<sup>rd</sup> Street (East Hwy 12).
- 4) Lamont Office Building, LLC, requests permission, per plans submitted, to construct a 198 square foot free-standing sign rather than the permitted 100 square feet, which would be a 98 square foot free-standing Sign Variance in a (C-3/R-4) Central Business District / Special Density Residential District, all on Lot 1, Lamont Office Building Addition, SE¼ Sec. 13-T123N-R64W, a.k.a. 205 Sixth Avenue SE.
- 5) Aberdeen School District 6-1, requests permission per plans submitted; to 1) install a 93.36 square foot monument sign (4'x6' and 6.5'x10.67') rather than the permitted 16 square foot maximum which would be a 77.36 square foot freestanding Sign Variance, and 2) to allow this sign in addition to an existing 68.75 square foot (1.5' x 45.83') wall sign for a combined sign area of 162.11 square feet rather than the permitted combined maximum of 36 square feet which would be a 126.11 square foot Sign Variance in an (R-2) Medium Density Residential District, and 3) to install a 6.5'x10.67' electronic message center, which would be a Special Exception for a school, all on Lot 1, Aberdeen High School Second Subdivision, E½, NE¼ Sec 30-T123N-R63W, a.k.a. 2200 Roosevelt Street S.

- 6) Michael Beadle requests permission, as per site plan submitted, to operate a temporary fireworks stand within the Aberdeen zoning jurisdiction, which would be a Special Exception in an (A-1) Agricultural District, all on Yeoman's Outlots 2-3 & South 700' of the 50' East of Yeoman's Outlots 2-3, NE¼ Sec. 27-T124N-R64W, a.k.a. 12850 386<sup>th</sup> Avenue (Hwy 281).
- 7) Black Acre, LLC requests permission, per site plan submitted, to 1) provide fifteen (15) 9'x18' parking spaces rather than the required parking stall dimensions of 10'x20', which would require Parking Stall Size Variances for 15 spaces, and 2) provide a total of total of 22 parking stalls rather than the required 24 parking stalls which would be a 2 stall Parking Variance, located in a (C-3/R-4) Central Business District / Special Density Residential District, all on Lot 12, Washburn's Replat of Block 106, Hagerty & Lloyd Addition and Lot 2 of Lamont Office Building Edition, SE¼ Sec. 13-T123N-R64W, a.k.a. 503 Washington Street S.
- 8) Aberdeen Housing Authority requests permission, as per site plan submitted, to construct six townhome buildings on a single lot as a group project which would be a Special Exception in an (R-2/R-4) Medium Density Residential District / Special Density Residential District, all on Lots 1-10 Inman's 5<sup>th</sup> Addition & the entirety of McDowell Circle R.O.W. (pending vacation), SW¼ Sec. 17-T123N-R63W.
- 9) Aberdeen Shopping Centers & Ken's Shell Express request permission, as per plans submitted; to 1) install a 34.08 square foot fuel price sign rather than the permitted 12 square feet which would be a 22.08 square foot Sign Variance, and 2) to install the 34.08 square foot sign as an LED sign rather than non-illuminated which would be a Special Exception, and 3) to install three fuel price signs rather than the permitted one fuel price sign which would be an Appeal to the Zoning Board for the two additional fuel signs, and 4) to install two 14.17 square foot fuel price signs on the existing canopy rather than the permitted 12 square feet which would be two 2.17 square foot Sign Size Variances, and 5) to install the two 14.17 square foot signs as LED signs rather than non-illuminated which would be two Special Exceptions all in a (C-2) Highway Commercial District, on Block A, Super City Corner Subdivision, SE¼ Sec.18-T123N-R63W, a.k.a. 2105 Sixth Avenue SE.
- 10) Steven and Emily Heintzman request permission, as per plans submitted, to permit the open storage of (pods) storage containers, which would be an Appeal to the Zoning Board, all on property currently zoned (A-1) Agricultural District, proposed S & E Heintzman Subdivision, NE¼ Sect. 27-T123N-R64W.
- 11) Paramount Estates, LLC request permission, as per site plan submitted, to construct two apartment buildings (two 8-plex units) on a single lot which would be a Special Exception in an (R-2/R-4) Medium Density Residential District / Special Density Residential District, all on Lot 2 of McDowell Paramount 2<sup>nd</sup> Addition, SW¼ Sec. 17-T123N-R63W.

## **VI. Other Business**

## **VII. Adjournment**