

**AGENDA**  
**REGULARLY SCHEDULED MEETING**  
**ABERDEEN CITY BOARD OF ZONING ADJUSTMENT**  
**Thursday May 12, 2011 - 8:00 A.M.**  
**Third Floor Courtroom - Municipal Building**

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) April 14, 2011

**IV. Old Business**

**V. New Business**

- 1) Amanda McMahan requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R2) Medium Density Residential Zoning District, all on Lot 13, Block 2, Second Replat of Clark's First Addition to Mel Ros Estates, a.k.a. 1607 Thirteenth Avenue SE.
- 2) James Torbert 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 a (I-2) Unrestricted Industrial Zoning District, all on Lots 1-2, Block 16, Original Plat of Aberdeen, a.k.a. 6 First Street S.
- 3) Aberdeen Equipment Company and Steve Herther request permission, as per site plan submitted to permit the open storage, parking or sale of vehicles, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on The South 512' of the West 700' of the SW $\frac{1}{4}$  Sect. 15-T123N-R63W, a.k.a. 5055 Highway 12 E.
- 4) Homes Are Possible, Inc. requests permission, as per site plan submitted, to 1) plat 4 lots that are 56.25' wide rather than the permitted 60', which would be four 3.75' Minimum Lot Width Variances, and 2) request permission to construct 4 twin homes 0' from the East property line of proposed Lot 1, 0' from the West property line of proposed Lot 2, 0' from the East property line of proposed Lot 3, and 0' from the West property line of proposed Lot 4 rather than the required 8', which would be four 8' Building Variances, all on Proposed Lots 1-4, HAPI-2011-1 Subdivision, a.k.a. 1418, 1422, 1504 and 1508 Thirteenth Avenue SW.
- 5) Dirk Swanson and Steve Grandpre request permission, as per site plan submitted to permit the open storage, parking or sale of vehicles, which would be a Special Exception in a (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Swanson Electric Addition in the SW $\frac{1}{4}$  of Sect. 14-T123N-R64W, a.k.a. 1702 Sixth Avenue SW.

- 6) Darcy Schock requests permission, as per site plan submitted to 1) construct a 720sf (24'x30') detached garage in addition to an existing 539sf (14'x38.5') detached garage for a total of 1259sf of accessory structures rather than the permitted 1098sf, which would be a 161sf Accessory Structure Lot Coverage Variance, and 2) request permission to construct 24'x30' detached garage 3'1" from North property line rather than the required 5', which would be a 1'11" Building Variance, all on Lot 1, Noughton-Schock Addition, a.k.a. 1619 Lincoln Street S.
- 7) Real Estate Partnership and Robert Thompson request permission, as per site plan submitted to 1) permit the open storage, parking or sale of vehicles, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and 2) to temporarily permit a group project in order to utilize existing building and proposed building as a group project prior to the demolition of existing building, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Lot 5, McIntyre's Subdivision, in the SW¼ Sect. 16-T123N-R64W, a.k.a. 4411 Sixth Avenue SE.
- 8) CWD Real Estate, LLC. requests permission, as per site plan submitted, to 1) construct a ministorage facility, which would be a Special Exception in a (I-2) Unrestricted Industrial Zoning District, and 2) to construct a ministorage building consisting of phase one of 60'x180', rather than the permitted 30'x120', which would be a 30' Width and 60' Length Variance, and 3) phase 2, which would be 240' in length rather than the permitted 120', and 60' in width rather than the permitted 30', which would be a 120' Length Variance and a 30' width Variance, and 4) phase 3, which would be 240' in length rather than the permitted 120', and 60' in width rather than the permitted 30', which would be a 120' Length Variance and a 30' Width Variance, all on Mardian's Outlot 1 and Lot 2, Webb's Subdivision of Prior's Outlot 4, SW¼ Sect. 13-T123N-R64W, a.k.a. 402 First Avenue SW and 4 Fourth Street S.
- 9) CWD Real Estate, LLC. requests permission, as per site plan submitted, to 1) construct a ministorage facility, which would be a Special Exception in a (I-2) Unrestricted Industrial Zoning District, and 2) to construct a 90'x210' ministorage building rather than the permitted 30'x120', which would be a 60' Maximum Width Variance and a 90' Maximum Length Variance, and 3) to construct a 90'x210' ministorage building 15' from North property line rather than the required 25', which would be a 10' Setback Variance, and 4) 15' from the East property line rather than the required 25', which would be a 10' Building Variance and to construct a 30'x72' ministorage building 15' from the South property line rather than the required 25', which would be a 10' Building Variance, all on Lot 1, Block 61, Second Addition and Lots 2-5, Vacated Alley and East 122' of Coacher's Subdivision of Block 61, Second Addition, a.k.a. 401 First Avenue SW, 114 Fourth Street S. and 418 Second Avenue SW.
- 10) Pheasant Run Apartments, LLC. & Crossroads Truck Center request permission, as per site plan submitted, to 1) construct and operate an operation and maintenance terminal for trucks and related large equipment, which would be an Appeal to the Board of Zoning Adjustment in a (C-2) Highway Commercial Zoning District, and 2) to permit the open storage, parking or sale of vehicles, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Lot 2, Highland Park Second Subdivision and Lot 2, Highland Park Third Subdivision, a.k.a. 1804 Ninth Avenue SW and 1701 Sixth Avenue SW.

- 11) John Kippley requests permission, as per site plan submitted, to construct a 25'x50' addition 12' from the West property line rather than the required 25', which would be a 13' Building Variance, all on The North ½ of Lot 9 and all of Lots 10&11, and the South 33' of Lot 12, Block 42, Bennett & Thomas Addition, a.k.a. 215 Fifth Avenue NW.
- 12) St. Mark's Episcopal Church requests permission, as per site plan submitted, to construct a 24sf Freestanding Sign in addition to the existing 94.5sf of existing signage, for a total of 118.5sf of Freestanding Signage rather than the permitted 16sf, which would be a 78.5sf Freestanding Sign Variance, all on Lot 1, St. Mark's Episcopal Church First Subdivision, a.k.a. 1410 Kline Street N.
- 13) Aberdeen School District 6-1 and O.M. Tiffany Elementary School request permission, as per site plan submitted, to 1) Construct a Freestanding sign with an Electronic Message Center(2'x8'), which would be a Special Exception for a school in a (R-2) Medium Density Residential Zoning District, and 2) request permission to construct a 41.31sf Freestanding Sign in addition to 24.67sf of existing signage for a total of 65.98sf of signage rather than the permitted 36sf, which would be a 29.98sf Sign Variance, all on Outlot 1, SE¼ Sect. 12-T123N-R64W, First Addition to Highlands & 2' North of South 699' of the West 60' of Highlands Outlot 1, a.k.a. 819 Eighth Avenue NE.
- 14) Aberdeen Lakeside, LLP requests permission, as per site plan submitted, to place a mobile home 1) 18' from mobile home to the West rather than the required 20', which would be a 2' Building Variance, and 2) 13' from mobile home to the East rather than the required 20', which would be a 7' Building Variance, all on Lot 1, Lakeside First Addition in the W½ of Sect. 26-T123N-R64W, a.k.a. 103 Seventh Curve at 2511 Highway 281 S.
- 15) Aberdeen Lakeside, LLP. requests permission, as per site plan submitted, to place a mobile home 17' from mobile home to the West rather than the required 20', which would be a 3' Building Variance, all on Lot 1, Lakeside First Addition in the W½ of Sect. 26-T123N-R64W, a.k.a. 211 Fifth Curve at 2511 Highway 281 S.
- 16) Mark Musel requests permission, as per site plan submitted, to allow the temporary sale of fireworks within the zoning jurisdiction of the City of Aberdeen, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Musel Second Subdivision in the SE¼ Sect. 2-T123N-R64W, a.k.a. 3155 Brown County 10 N.
- 17) Verna Kulm and Cheri Robideau request permission, as per site plan submitted, to place a mobile home 17' from existing structure to the East rather than the permitted 20', which would be a 3' Building Variance, all on Lot 1-4, Except the South 300' of Lot 1 & Except Parcel 50'x108' & except North 80' of Lot 1-4, Pierson's Subdivision, S½ Sect. 18-T123N-R63W, a.k.a. 108 Roosevelt Street S., Lot 94.

## **VI. Other Business**

## **VII. Adjournment**