

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday June 9, 2011 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) May 12, 2011

IV. Old Business

V. New Business

- 1) Jillian Madsen 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 1, Block 2, Lampert's First Addition, a.k.a. 1226 Harrison Street N.
- 2) Jeff & Tanya Shafer request permission, as per site plan submitted, for existing residence to remain 22.5' from the West property line rather than the required 25', which would be a 2.5' Building Variance in order to construct a 6'x4.25' front porch, all on Lot 2, Davie's Second Rearrangement of Lots 14-18, Block 24, Bennett & Thomas Addition, a.k.a. 720 Main Street N.
- 3) Stuart Gulden and Curt Hamre request permission, as per site plan submitted, to allow the sale of fireworks within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 2, Gulden's First Subdivision, in the NE¼ of Sect. 22-T123N-R64W, a.k.a. 2203 Highway 12 W.
- 4) Scott Brunmaier requests permission, as per site plan submitted, to plat a lot in an (I-2) Unrestricted Industrial Zoning District that is 100' in depth rather than the required 150', which would be a 50' Minimum Lot Depth Variance, all on Proposed Lot 2, Brenner-Moser Addition, a.k.a. 116 East Drive.
- 5) Judith Baumann requests permission, as per site plan submitted, for existing residence to remain 17.74' from the East property line rather than the required 25', which would be a 7.26' Building Variance in order to construct a deck, all on Lot 1, Otis First Subdivision, a.k.a. 910 State Street S.

- 6) Performance Rentals, LLC requests permission, as per site plan submitted, to 1) construct a mini-storage unit, which would be an Appeal to the Board of Zoning Adjustment in an (I-2) Unrestricted Industrial Zoning District, and 2) to construct a mini-storage unit that is 240' in length rather than the required 120', which would be a 120' Maximum Length Variance, all on Proposed Lot 1, Performance Rentals Subdivision, a.k.a. 38422 Highway 12 W.
- 7) John and Linda Ganje request permission, as per site plan submitted, for existing residence to remain 4.4' from the South property line rather than the required 15', which would be a 10.6' Building Variance in order to construct back deck, all on The South 62.5' of Lot 16, Block 8, Gorder's Third Addition, except the West 20' to Alley, a.k.a. 1760 Fourth Street S.
- 8) Rich Brothers Company and Starr Fireworks request permission, as per site plan submitted, to allow the sale of fireworks within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Outlot 1, Rich Brothers Outlots in the NW¼ of Sect. 23-T123N-R63W, a.k.a. 6230 Highway 12 E.
- 9) Rich Brothers Company and So. Dak. Fireworks request permission, as per site plan submitted, to allow the sale of fireworks within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Outlot 1, Rich Brothers Outlots in the NW¼ of Sect. 23-T123N-R63W, a.k.a. 6230 Highway 12 E.
- 10) Linda Ivey requests permission, as per site plan submitted, to 1) construct a 5'x12' addition to residence 1' from the West property line rather than the required 5', which would be a 4' Building Variance and 2) to reside an 8'x12' shed, which is 2' from the North property line rather than the required 5', which would be a 3' Building Variance, all on The 39' Next East of the West 63' of Lots 7&8, Block 29, First Addition to the Highlands, a.k.a. 405 Eighth Avenue NE.
- 11) Keith Rath requests permission, as per site plan submitted, to construct a 22'x62'7" addition, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on The 300' North of the South 333' of the East 350' of the NE¼ Sect. 27-T123N-R64W, except Highway, a.k.a. 2402 Highway 281 S.
- 12) Deep Rock Crossing, LLC requests permission, as per site plan submitted, to 1) construct 2 freestanding signs rather than the permitted 1 freestanding sign, which would be a 1 Freestanding Sign Variance, and 2) to permit 422sf of freestanding signage rather than the permitted 300sf, which would be a 122sf Freestanding Sign Variance and 3) to install two 22sf electronic message center signs, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Highland Park Third Subdivision, a.k.a. 1807 Sixth Avenue SW.

- 13) Aberdeen School District 6-1 and Simmon's Elementary School request permission, as per site plan submitted, to permit 103.8sf of Signage rather than the permitted 36sf, which would be a 67.8sf Sign Variance, all on Lots 1-6 & North 300' of Outlot 2, Block 23, Simmon's First Addition, a.k.a. 1500 Third Street S.
- 14) Tony Arampatzis requests permission, as per site plan submitted, to construct a 12'x14' shed 0' from the North property line rather than the required 35', which would be a 35' Setback Variance, all on Lots 1&2, Block 31, Corrected Plat of the Highlands, a.k.a. 1224 Washington Street N.
- 15) Bette Sandvig requests permission, as per site plan submitted, to construct a 30'x120' ministorage, which would be an Appeal to the Board of Zoning Adjustment in a (C3/R4) Central Business/Special Density Residential Zoning District, all on Lot 12, Block 24, First Addition, a.k.a. 215 Fourth Avenue SW.
- 16) K.O. Lee & Company and Donald Moffenbeier request permission, as per site plan submitted, to construct five 30'x110' ministorage units, which would be an Appeal to the Board of Zoning Adjustment in a (I-2) Unrestricted Industrial District, all on Lots 4-6, K.O. Lee Second Addition, a.k.a. 104, 110 & 116 Congress Street S.
- 17) Keeley Lumber and Emily Heintzman request permission, as per site plan submitted to permit the open storage of storage containers, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Keeley Outlot 1, SE¼ Sect. 15-T123N-R64W, a.k.a. 1916 Sixth Avenue SW.
- 18) Ken Jensen requests permission, as per site plan submitted, to construct a 30'x40' detached garage 15' from the North property line rather than the required 25', which would be a 10' Setback Variance, all on The N½ of Lots 1-4, Block 10, West Hill Addition, a.k.a. 202 Fourteenth Street S.
- 19) Northern Plains Baptist Church requests permission, as per site plan submitted, to construct a 5'4"x8' (42.66sf) freestanding sign rather than the permitted 16sf, which would be a 26.66sf Freestanding Sign Variance, all on Lot 1, Bud Smith First Addition, SE¼ Sect. 20-T123N-R63W, a.k.a. 1604 Melgaard Road S.
- 20) M.J. Salem Corp. d.b.a. McDonald's requests permission, as per site plan submitted, to install a multicolor electronic message center on existing freestanding sign, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 1-8, & the S½ of Lot 9, Block 42, Bennett & Thomas Addition, except Highway 281 R.O.W. & Vacated Alley Adjacent to and Between Said Lots, a.k.a. 403 Second Street N.

- 21) Lien Restoration, 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 a Special Exception in a (I-2) Unrestricted Industrial Zoning District, and 2) 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 Lien Outlot A, SW¼ Sect. 14 and the SE¼ Sect. 15-123N-R64W, a.k.a. 2204 Highway 12 W.
- 22) Lew Raderschadt requests permission, as per site plan submitted, to allow the sale of fireworks within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 5, East Highway 12 Addition, NE¼ Sect. 22-123-63, a.k.a. 5990 Highway 12 E.
- 23) Stu Gulden and Lew Raderschadt request permission, as per site plan submitted, to allow the sale of fireworks within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lots 1-3, Gulden's First Subdivision, NE¼ Sect. 22-T123N-R64W, a.k.a. 2203 Highway 12 W.
- 24) Charles Hedges and Lew Raderschadt request permission, as per site plan submitted, to allow the sale of fireworks within the zoning jurisdiction of the City of Aberdeen, which would be a Special Exception, all on NE¼ Sect. 21-T123N-R64W, South of Highway Except Land Deeded and Except Highway, a.k.a. 1306 385th Avenue S.
- 25) Aberdeen School District 6-1 requests permission, as per site plan submitted, to construct a freestanding sign 6'3" from the East property line rather than the required 10', which would be a 3'9" Sign Setback Variance, all on Outlot 1, in the SE¼ Sect. 12-T123N-R64W, First Addition to Highlands & 2' North of South 699' of West 60' of Highlands Outlot 1, a.k.a. 819 Eighth Avenue NE.

VI. Other Business

VII. Adjournment