

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday August 11, 2011 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) July 14, 2011

IV. Old Business

V. New Business

- 1) Kimberly & Brady Byram request permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (M-Ag) Mini-Agricultural Zoning District, all on Lot 4A, Block C, Droog First Subdivision, S½ Sect. 22-T123N-R64W, a.k.a. 1747 Droog Court.
- 2) Leah Murphy 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 8, Block 35, Northwestern Addition to Aberdeen, a.k.a. 907 Third Avenue NE.
- 3) Gosch, Cremer & Peterson, LLC requests permission, as per site plan submitted, to 1) replace a back deck and covered front porch on a residence located in a (C-2) Highway Commercial Zoning District, which would be a Special Exception, and 2) request permission for existing residence to remain 30' from the East property line rather than the required 45', which would be a 15' Setback Variance, all on Lot 3, Union Subdivision of Block 10, Hagerty & Lloyd Addition, a.k.a. 520 Kline Street S.
- 4) Scott Suedmeier requests permission, as per site plan submitted, to permit the open storage, parking or sale of vehicles, raw materials, building materials, supplies, wholesaling, warehousing, manufactured goods, contractor's equipment, and concrete, asphalt and ready-mix manufacturing operations and sales, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Lot 2, Risager Addition of Block 60, Hagerty & Lloyd Addition, a.k.a. 505 Railroad Avenue SE.

- 5) Jacob Palmer requests permission, as per site plan submitted, for 1) existing residence to remain 2.5' from the North property line rather than the required 5', which would be a 2.5' Building Variance and 2) to construct a 8'x23' covered porch 20' from the West property line rather than the required 25', which would be a 5' Building Variance, all on Lot 9, Lawson's Second Replat of Block 11, Woolverton Addition, a.k.a. 1021 Penn Street S.
- 6) Tori & Nathan Pueppke request permission, as per site plan submitted, to construct a 12'x20' detached garage 15' from the South property line rather than the required 25', which would be a 10' Building Variance, all on The West 73.5' of Lot 10, Block 1, Garden Park Addition, a.k.a. 629 Ninth Street S.
- 7) Antonio Perez requests permission, as per site plan submitted, for existing residence to remain 21.5' from West property line rather than the required 25', which would be a 3.5' Building Variance and 7.66' from the South property line rather than the required 15', which would be a 7.33' Building Variance and 4' from the North property line rather than the required 5', which would be a 1' Building Variance, and for existing detached garage to remain 3' from the East property line rather than the required 5', which would be a 2' Building Variance, and 1' from the North property line rather than the required 5', which would be a 4' Building Variance, all on Lot 2, Searle & Hedgers Replat of Lots 7-12, Block 4, Sullivan & Easton Addition, a.k.a. 802 Lincoln Street N.
- 8) Janice Schock requests permission, as per site plan submitted, for existing residence to remain 16' from the West property line rather than the required 25', which would be a 9' Building Variance and for existing deck to remain 12' from West property line rather than the required 15', which would be a 3' Building Variance in order to construct a deck on South side of residence that will meet all required setbacks, all on Lot 17-18, Block 10, Hagerty & Lloyd Addition, a.k.a. 616 Kline Street N.
- 9) Randolph Anderson requests permission, as per site plan submitted, to permit 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 Zoning District, all on Lot 2, Clinton's First Subdivision, except H-1, a.k.a. 710 Sixth Avenue SW.
- 10) Larry & Pearl Stewart request permission, as per site plan submitted, for existing residence to remain 13' from the North property line rather than the required 25', which would be a 12' Building Variance in order to construct a back deck, all on Lot 3, block 43, Hagerty & Lloyd Addition, a.k.a. 820 Second Avenue NE.

- 11) Larry Scheid requests permission, as per site plan submitted, to permit the open storage of "storage pods", which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Lot 1A, Premack's Replat of Lot 1, Premack's Third Subdivision, a.k.a. 627 Second Avenue NW.
- 12) John Breemes Irrevocable Trust requests permission, as per site plan submitted, for existing residence to remain 18'5" from the East property line rather than the required 25', which would be a 6'7" Building Variance and 2.5' from the North property line rather than the required 5', which would be a 2.5' Building Variance in order to construct an 8'x14' Deck on the South side of residence, all on the 48.5' North of the South 45' of Lots 21-24, Block 39, West Aberdeen Addition, a.k.a. 320 Eighth Street S.
- 13) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 27.91' of frontage rather than the required 60', which would be a 32.09' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Setback Variance, all on Proposed Lot 1, Four Progress Third Addition, a.k.a. 1632 Nicklaus Drive.
- 14) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 19.52' of frontage rather than the required 60', which would be a 40.48' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Setback Variance and 3) 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 2, Four Progress Third Addition, a.k.a. 1634 Nicklaus Drive.
- 15) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 24.36' of frontage rather than the required 60', which would be a 35.64' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Setback Variance and 3) 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 3, Four Progress Third Addition, a.k.a. 1702 Nicklaus Drive.
- 16) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 20.63' of frontage rather than the required 60', which would be a 39.37' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Setback Variance and 3) 0' from the West property line rather than the required 8', which would be an 8'

Building Variance, all on Proposed Lot 4, Four Progress Third Addition, a.k.a. 1704 Nicklaus Drive.

- 17) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 19.74' of frontage rather than the required 60', which would be a 40.26' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Setback Variance and 3) 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 5, Four Progress Third Addition, a.k.a. 1708 Nicklaus Drive.
- 18) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 14.43' of frontage rather than the required 60', which would be a 45.57' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Setback Variance, all on Proposed Lot 6, Four Progress Third Addition, a.k.a. 1710 Nicklaus Drive.
- 19) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 24.48' of frontage rather than the required 60', which would be a 35.52' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the South property line rather than the required 8', which would be an 8' Setback Variance, all on Proposed Lot 7, Four Progress Third Addition, a.k.a. 1716 Nicklaus Drive.
- 20) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 37.15' of frontage rather than the required 60', which would be a 22.85' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the North property line rather than the required 8', which would be an 8' Setback Variance and 3) 0' from the South property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 8, Four Progress Third Addition, a.k.a. 1718 Nicklaus Drive.
- 21) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 28.14' of frontage rather than the required 60', which would be a 31.86' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the North property line rather than the required 8', which would be an 8' Setback Variance and 3) 0' from the South property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 9, Four Progress Third Addition, a.k.a. 1715 Nicklaus Drive.
- 22) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 27.03' of frontage rather than the required

- 60', which would be a 32.97' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the North property line rather than the required 8', which would be an 8' Setback Variance, all on Proposed Lot 10, Four Progress Third Addition, a.k.a. 1711 Nicklaus Drive.
- 23) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 28.14' of frontage rather than the required 60', which would be a 31.86' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the East property line rather than the required 8', which would be an 8' Setback Variance, all on Proposed Lot 11, Four Progress Third Addition, a.k.a. 1707 Nicklaus Drive.
- 24) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 41.82' of frontage rather than the required 60', which would be a 18.18' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Setback Variance and 3) 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 12, Four Progress Third Addition, a.k.a. 1701 Nicklaus Drive.
- 25) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 36' of frontage rather than the required 60', which would be a 24' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Setback Variance and 3) 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Proposed Lot 13, Four Progress Third Addition, a.k.a. 1633 Nicklaus Drive.
- 26) Four Progress Developers, LLC request permission, as per site plan submitted, to 1) plat a lot with 46' of frontage rather than the required 60', which would be a 14' Minimum Lot Width Variance, and 2) to construct a townhome 0' from the West property line rather than the required 8', which would be an 8' Setback Variance, all on Proposed Lot 14, Four Progress Third Addition, a.k.a. 1627 Nicklaus Drive.
- 27) Stoebner Properties, LLC requests permission, as per site plan submitted, to construct a new freestanding sign with a 3'x9.33' multicolor electronic message center, which would be an Appeal to the Board of Zoning Adjustment, all on Stoebner Addition Outlot 1, in the NE¼ of Sect. 21-T123N-R63W, a.k.a. 4750 Sixth Avenue SE.

VI. Other Business

VII. Adjournment