

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday October 13, 2011 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) September 8, 2011

IV. Old Business

V. New Business

- 1) Jeff Rich requests permission, as per site plan submitted, for 1) existing residence to remain 3.5' from the North property line rather than the required 5', which would be a 1.5' Building Variance and 2) 13.5' from the West property line rather than the required 25', which would be a 11.5' Building Variance, in order to 3) replace a 3'x4' deck 10.5' from the West property line rather than the required 15', which would be a 4.5' Building Variance, all on Lots 15-16, Block 17, Hagerty & Lloyd Addition, a.k.a. 508 State Street N.
- 2) Dennis Hotchkin requests permission, as per site plan submitted, for existing residence to remain 3' from the North property line rather than the required 5', which would be a 2' Building Variance in order to construct a deck that will meet required setbacks, all on Lots 3-4, Block 11, Roches Eastside Addition, a.k.a. 12 Illinois Street S.
- 3) Paul Dummer requests permission, as per site plan submitted, to permit 1344sf of accessory structures rather than the permitted 953.7sf, which would be a 390.3sf Accessory Structure Lot Coverage Variance, all on Lot 1, Dummer First Addition to Aberdeen, a.k.a. 1204 Washington Street N.
- 4) Lynch Real Estate Corp. requests permission, as per site plan submitted, to construct a new 30'x40' building as an addition to a livestock feedlot and sale barn, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Lot 3, Whitney's Second Addition, in the SE¼ Sect. 16-T123N-R64W, a.k.a. 38474 133rd Street.
- 5) Lonnie Anderson requests permission, as per site plan submitted, to place a 12'x16' accessory structure on a lot without a primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 3, Mehlhoff's 14th Addition to North Plains Subdivision, a.k.a. 1317 Thomas Drive.

- 6) Calvin Bahr and Dianne Fuehrer request permission, as per site plan submitted, to construct an 8.5'x10' shed 11.5' from the South property line rather than the required 25', which would be a 13.5' Building Variance, all on Lot 16, Block 42, Hagerty & Lloyd Addition, a.k.a. 205 Dakota Street N.
- 7) Brad Linquest requests permission, as per site plan submitted, for existing residence to remain 18' from the West property line rather than the required 25', which would be a 7' Building Variance, in order to construct an uncovered deck that will meet required setbacks, all on The North 35' of Lot 10, Block 12, North Aberdeen Addition, a.k.a. 316 First Street N.
- 8) Roger Blum requests permission, as per site plan submitted, to 1) construct 4 mini-storage buildings, 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 building 192' in length rather than the permitted 120', which would be a 72' Maximum Length Variance, and 3) to construct a 60'x165' mini-storage building rather than the permitted 30'x120', which would be a 30' Maximum Width Variance and a 45' Maximum Depth Variance, and 4) to construct a mini-storage building 168' in length rather than the permitted 120', which would be a 48' Maximum Length Variance and 5) to construct a 40'x160' mini-storage building rather than the permitted 30'x120', which would be a 10' Maximum Width Variance and a 40' Maximum Length Variance, all on Lot 2, Dahme Subdivision of Blocks 54&59, Thomas Addition, a.k.a. 314 Twelfth Avenue SW.
- 9) Northwestern Energy requests permission, as per site plan submitted, to permit the construction of a new microwave communications site, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Siebrecht Substation Addition in the NW¼ of Sect. 36-T123N-R64W, a.k.a. 421 Thirtieth Avenue SW.
- 10) John Hieb requests permission, as per site plan submitted, to 1) construct two mini-storage buildings, which would be a Special Exception in a (C-2) Highway Commercial Zoning District and 2) to construct a mini-storage building that is 50'x170' rather than the required 30'x120', which would be a 20' Maximum Width Variance and a 50' Maximum Depth Variance, and 3) to construct a 20'x50' addition to existing mini-storage building, which would be a 20' Maximum Width Variance, all on Lot 1, Hieb Addition in the SE¼ of Sect. 27-T123N-R64W, a.k.a. 2826 Highway 281 S.
- 11) Bruce Boschee requests permission, as per site plan submitted, to construct a 12'x24' detached garage 1) 4' from the North property line rather than the required 5', which would be a 1' Building Variance, and 2) 4' from the South property line rather than the required 5', which would be a 1' Building Variance, all on The North 20' of Lot 3, Block 56, Thomas Addition, a.k.a. 918 Third Street S.
- 12) Park Village Mobile Home Court and Marcella Fuhrmann request permission, as per site plan submitted, to place a mobile home 17', 18' and 19' from three adjacent mobile homes, rather than the required 20', which would be a 3', 2' and 1' Building Variance, all on Lot 1, Park Village Addition, Lot 411, a.k.a. 1623 Tenth Avenue SW #411.

- 13) Performance Ag Services requests permission, as per site plan submitted, to construct a 40'x120' fertilizer containment structure and 140'x300' fuel station fill area, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Swenson's Outlot 2, SW¼ Sect. 21-T123N-R64W, a.k.a. 38420 Highway 12 W.
- 14) Topaz Town Homes requests permission, as per site plan submitted, to 1) plat 3 Lots that are 48.6', 41.17', 13.39' and 13.44' wide rather than the required 60', which would be a 11.4', a 18.83', a 46.61' and a 46.56' Minimum Lot Width Variance, and 2) to permit the construction of townhomes 0' from the South lot line of proposed Lot 1, 0' from the North lot line of proposed Lot 2, 0' from the South property line of proposed Lot 2, 0' from the North lot line of proposed Lot 3, 0' from the South lot line of proposed Lot 3, 0' from the North lot line of proposed Lot 4, 0' from the South lot line of proposed Lot 4, and 0' from the North lot line of proposed Lot 5, which would be seven 8' Building Variances, all on Lots 4 & 5, Block 3, D&G Tenth Subdivision of Roosevelt Crystals Subdivision, a.k.a. 1001 & 1007 Topaz Court.
- 15) Meidinger Auto Sales and Lamar Advertising request permission, as per site plan submitted, to 1) construct a 11'x23' off-premise sign, in addition to a primary use of the property, which would be an Appeal to the Board of Zoning Adjustment, and 2) to construct 11'x23' off-premise sign 20' from an approach rather than the permitted 50', which would be a 30' Minimum Setback Variance, all on the West 95' of Lot 19, Block 2, Pleasant Hill Addition, except H-1&H-2, a.k.a. 1123 Sixth Avenue SW.
- 16) James Keeley and Rick Downs request permission, as per site plan submitted, to permit the open storage, display and sale of prebuilt houses, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Keeley Outlots 1&2, SE¼ Sect. 15-T123N-R64W, a.k.a. 1916 & 1924 Sixth Avenue SW.
- 17) Northwestern Energy requests permission, as per site plan submitted, to permit the open storage of materials, supplies and associated vehicles, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Northwestern Energy Addition, a.k.a. 113 Centennial Street S.
- 18) Jack Karst requests permission, as per site plan submitted, to 1) construct two mini-storage buildings, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and 2) to construct a 30'x240' mini-storage building rather than the permitted 30'x120', which would be a 120' Maximum Length Variance and 3) to construct a 60'x240' mini-storage building rather than the permitted 30'x120', which would be a 30' Maximum Width Variance and a 120' Maximum Length Variance, and 4) request permission to permit the off-premise storage of vehicles for sale, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Lot 1, Auditor's Subdivision, SE¼ Sect. 27-T123N-R64W, a.k.a. 2932 Highway 281 S.

VI. Other Business

VII. Adjournment