

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday January 12, 2012 - 8:00 A.M.
Third Floor Courtroom - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) December 8, 2011

IV. Old Business

V. New Business

- 1) Angela Shelnutt requests permission, as per site plan submitted, to permit the operation of a daycare as a home occupation, which would be a Special Exception in a (R-3) High Density Residential Zoning District, all on Lot 124 & the North 12.05' of Lot 123, Morning Heights Addition, a.k.a. 819 Riverside Drive.
- 2) R&J Enterprises, LLC. requests permission, as per site plan submitted, to 1) permit a 720sf off-premise sign rather than the permitted 400sf, which would be a 320sf Off-premise Sign Variance, and 2) request permission for off-premise sign to remain 3.44' from the North property line rather than the required 20', which would be a 16.56' Sign Setback Variance and 3) .14' from the East property line rather than the required 20', which would be a 19.86' Sign Setback Variance, all on Proposed Outlot 1, Budget Furniture-J. Gross Outlots in the NW¼ Sect. 22-T123N-R63W, a.k.a. 5356 Highway 12 E.
- 3) Delbert Dutenhoffer requests permission, as per site plan submitted, to 1) construct a 13 unit apartment building rather than the permitted 11.4 units, which would be a 1.6 unit Maximum Density Variance and 2) to construct a 13 unit apartment building 30' from the North property line rather than the required 35', which would be a 5' Building Variance, all on Lot 1, Block 1, D&G Tenth Subdivision in Roosevelt Crystals Subdivision, a.k.a. 2012 Prospect Ave SE.
- 4) Matt Vogel requests permission, as per site plan submitted, to construct a mini-storage facility, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and 2) to construct a mini-storage building that is 240' in length rather than the permitted 120', which would be a 120' Maximum Length Variance and 3) 140' in length rather than the required 120', which would be a 20' Maximum Length Variance and 4) 50' in width rather than the required 30', which would be a 20' Maximum Width Variance, and 5) owner requests permission to operate a fireworks stand, which would be a Special Exception, all on Lot 3, Vogel Subdivision in the NW¼ Sect. 23-T123N-R63W.

- 5) Marti Rathert requests permission, as per site plan submitted, for existing residence to remain 17'3" from the West property line rather than the required 25', which would be a 7'9" Building Variance in order to construct an attached garage all on Lot 1, Rathert Consolidation Addition, a.k.a. 506 Penn Street N.
- 6) Terry Hettich requests permission, as per site plan submitted, to 1) permit the operation of a truck and maintenance terminal, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District and 2) to permit the open storage and sale of vehicles, machinery and related equipment, which would be a Special Exception in a (I-2) Unrestricted Industrial Zoning District, all on The East 94'8" of Lots 7-9, Block 38, Bennett & Thomas Addition, a.k.a. 114 First Avenue NW.
- 7) Terry Hettich requests permission, as per site plan submitted, to 1) permit the operation of a truck and maintenance terminal, which would be a Special Exception in an (I-2) Unrestricted Industrial Zoning District and 2) to permit the open storage and sale of vehicles, machinery and related equipment, which would be a Special Exception in a (I-2) Unrestricted Industrial Zoning District, all on the North 12.5' of the East 47'4" of Lot 10 & the East 47'4" of Lots 11-12, Block 38, Bennett & Thomas Addition, a.k.a. 115 Second Avenue NW.
- 8) Americinn requests permission, as per site plan submitted, to construct an accessory structure which is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Dornbush Second Addition in the SE¼ Sect. 17-T123N-R63W, a.k.a. 301 Centennial Street S.
- 9) Request for revocation of Special Exception granted to Scott Suedmeier on August 11, 2011 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 in a (I-2) Unrestricted Industrial Zoning District.

VI. Other Business

VII. Adjournment