

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

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) March 8, 2012

IV. Old Business

V. New Business

- 1) Gail Stotz 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-2) Medium Density Residential Zoning District, all on Lot 4, Block 2, Gorder's Replat Fourth Addition, a.k.a. 1817 Lincoln Street S.
- 2) Lorraine Keeler requests permission, as per site plan submitted, for 1) existing residence to remain 23'2" from the East property line rather than the required 25', which would be a 1'10" Building Variance and 14'2" from the South property line rather than the required 15', which would be a 10" Building Variance in order to 2) construct an addition 9'8" from the South property line rather than the required 15', which would be a 5'4" Building Variance and 3) request permission for existing detached garage to remain 4'8" from the West property line rather than the permitted 5', which would be a 4" Building Variance, all on Lot 6, Block 22, Thomas Addition, a.k.a. 1024 Kline Street S.
- 3) Wayne Beck requests permission, as per site plan submitted for existing residence to remain 19' from the East property line rather than the required 25', which would be a 6' Building Variance and 2' from the North property line rather than the required 5', which would be a 3' Building Variance and 2' from the South property line rather than the required 5', which would be a 3' Building Variance all in order to replace foundation, all on The North 24' of Lot 3, Block 15, North Aberdeen Addition, a.k.a. 115 First Street N.
- 4) Lois J. Pletten requests permission, as per site plan submitted, to plat a lot in a M-Ag District with 90.56' off frontage rather than the permitted 200', which would be a 109.44' Minimum Lot Frontage Variance, all on Proposed Outlot 1, Luke's Farm Outlots in the N½ Sect. 13-T123N-R63W.
- 5) Marvin Holsing requests permission, as per site plan submitted, for 1) existing residence to remain 15.5' from the South property line rather than the permitted 25', which would be a 9.5' Building Variance and 2) for existing detached

garage to remain 1' from the West property line rather than the required 5', which would be a 4' Building Variance and 4' from the North property line rather than the required 5', which would be a 1' Building Variance in order to 3) construct a 14' x 20' attached garage 3' from the East property line rather than the required 5', which would be a 2' Building Variance, all on Lot 3, Pepper-Gorder's Replat of Lots 4-6, Block 11, Thomas Addition to Aberdeen, a.k.a. 411 Eleventh Avenue SE.

- 6) Mark Musel requests permission, as per site plan submitted, to permit the operation of a fireworks stand within the Zoning Jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Lot 2, Musel Second Subdivision, SE¼ Sect. 2-T123N-R64W, a.k.a. 3155 Brown County 10 N.
- 7) East Briar Commons, LLC. requests permission, as per site plan submitted, to 1) construct a group project consisting of four primary structures, which would be a Special Exception in a (R-3) High Density Residential District all on Lots 4-9, Block 25, Lots 4-9, Block 32, Lot 1, Block 33, and Bremer's Outlot 2, Block 33, Northwestern Addition to Aberdeen and Adjacent Vacated Street and Alley Right of Way, a.k.a. 1212 Fifth Avenue NE, 301 & 306 Harrison Street N, and 1115 Third Avenue NE.
- 8) Ka-Boomer's, Inc. requests permission, as per site plan submitted, to permit the operation of a fireworks stand within the Zoning Jurisdiction of the City of Aberdeen, which would be a Special Exception, all on Judy Outlot 1, NW¼ Sect. 22-T123N-R63W, a.k.a. 5050 Highway 12 E.
- 9) WSA, LLC. requests permission, as per site plan submitted, to permit a group project consisting of 3 apartment buildings, which would be a Special Exception in a (R-3/R-4) High Density/Special Density Residential Zoning District, all on Lot 1, Mobil Oil Corporation, Derian's Outlot 1 and Lot 1, Larson's Subdivision, a.k.a. 1121 Lincoln Street S, 110 Eleventh Avenue SE and 103 Twelfth Avenue SE.
- 10) Joel Weig requests permission, as per site plan submitted, to construct a new covered deck 20' from the South property line rather than the permitted 25', which would be a 5' Building Variance, all on Lot 2, Pine Knot Subdivision, a.k.a. 1714 Wells Street S.
- 11) Homes Are Possible, Inc. and K&J Investments request permission, as per site plan submitted, to construct a group project consisting of two 12 unit apartment buildings, which would be a Special Exception in a Residential Zoning District, all on Proposed Lot A, Homes Are Possible First Central Subdivision to Aberdeen.
- 12) Kirk Karlen requests permission, as per site plan submitted, to 1) convert existing structure into mini-storage building, which would be an Appeal to the Board of Zoning Adjustment in a (I-2) Unrestricted Industrial Zoning District, and 2) to permit the open storage, parking or sale of vehicles, equipment and machinery, which would be a Special Exception, all on CPA Outlot 1, NE¼ Sect. 18-T123N-R63W, a.k.a. 337 Roosevelt Street N.

- 13) Aberdeen School District 6-1 requests permission, as per site plan submitted, to construct an accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment in a (R-2) Medium Density Residential Zoning District, all on Outlots 1&2, Simmon's First Addition, a.k.a. 1300 & 1500 Third Street S.
- 14) DDG, LLC. and The Journey Church request permission, as per site plan submitted, to permit the operation of a supportive housing facility, which would be an Appeal to the Board of Zoning Adjustment in a (C-3/R-4) Central Business/Special Density Residential Zoning District, all on Lot 4 & the North 35' of Lot 5, Block 28, First Addition, a.k.a. 418 Washington Street S.
- 15) Kent Properties, LLP and Pheasant Country Express, Inc. request permission, as per site plan submitted, to permit the open storage and sale of snowmobiles, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Lot 1, Biegler First Subdivision, a.k.a. 1514 Sixth Avenue SW.
- 16) Angelhaus, Inc. requests permission, as per site plan submitted, to 1) construct 43 dwelling units rather than the permitted 36 units, which would be a 7 unit Maximum Density Variance and 2) to construct a group project, which would be a Special Exception in a (R-2) Medium Density Residential Zoning District, all on Lots 1&2, SEA, Inc. First Subdivision in Mel-Ros Estates Seventh Addition, a.k.a. 1717 & 1735 Melgaard Road E.

VI. Other Business

VII. Adjournment