

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday June 13, 2019 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) May 9, 2019
- IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
 - 1) Gina Ryan 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 the (R-3) High Density Residential Zoning District, all on Lot 10, Block 2, HAPI Fifth Central Subdivision, a.k.a. 1817 Twenty-fourth Avenue SE.
 - 2) Arden Gilbert requests permission, as per site plan submitted, for 1) existing residence to remain 8' from the South property line rather than the required 10', which would be a 2' Building Variance and 2) 7.66' from the North property line rather than the required 15', which would be a 7.34' Building Variance and 3) to construct a 12'x16' shed 15' from the North property line rather than the required 35', which would be a 20' Building Variance, all on Lot 1, Block 2, Spaulding's Second Addition, a.k.a. 1321 Kline Street N.
 - 3) Doris Allbee requests permission, as per site plan submitted, for 1) residence to remain 6'11" from the South property line rather than the permitted 8', which would be a 1'1" Building Variance and 2) 5' from the North property line rather than the required 8', which would be a 3' Building Variance and 3) to construct a deck and wheelchair ramp 6' from the East property line rather than the required 15', which would be a 9' Building Variance, all on Lot 5, Block 2, Huffman's Second Addition, a.k.a. 1522 Royal Road.
 - 4) Dale Urlacher requests permission, as per site plan submitted, to construct an 18'x26' addition to attached garage 7'8" from the South property line rather than the required 15', which would be a 7'4" Building Variance, all on Lot 7, Except the North 5', Block 2, Huffman's Third Addition, a.k.a. 1725 Royal Road.
 - 5) Trinity Lutheran Church requests permission, as per site plan submitted, to provide 111 10'x20' parking stalls rather than the required 165 stalls, which would be a 54 stall Minimum Parking Stall Variance, all on Lot 1, Trinity Lutheran Church Addition, a.k.a. 915 Dakota Street S.
 - 6) Ashley Gruba requests permission, as per site plan submitted, to 1) construct a 5'x7' roof over existing uncovered deck that complies with required setbacks 21' from the South property line rather than the required 25', which would be a

4' Building Variance, and 2) for existing unattached garage to remain 3.9' from the West property line rather than the required 5', which would be a 1.1' Building Variance, all on Lot 10, Block 14, Hagerty & Lloyd Addition, a.k.a. 805 Sixth Avenue NE.

- 7) Homes Are Possible, Inc. requests permission, as per site plan submitted, to plat a lot that is 47' wide rather than the required 50', which would be a 3' Minimum Lot Width Variance, all on The South 47' of Lot 10, Block 24, First Addition, a.k.a. 411 Third Street S.
- 8) Homes Are Possible, Inc. requests permission, as per site plan submitted to 1) plat a lot that is 83.98' deep rather than the required 100', which would be a 16.02' Minimum Lot Depth Variance, and 2) to construct a residence 9' from the East property line rather than the required 20', which would be an 11' Building Variance, all on The South 92' of Lots 11-12, Block 35, Hagerty & Lloyd Addition and the North 55.5' of Lot 1, Block 1, North Aberdeen Addition and 36.5' North of the North 55.5' of Lot 1 & V/S, Block 1, North Aberdeen Addition, a.k.a. 324 Washington Street N.
- 9) Wayne Mardian and Randy Meister request permission, as per site plan submitted, to 1) plat a lot in an (I-2) Unrestricted Industrial Zoning District that is 50' wide rather than the required 100', which would be a 50' Minimum Lot Width Variance and 2) 122' deep rather than the required 150', which would be a 28' Minimum Lot Depth Variance, and 3) to plat a lot that is 6,000sf in area rather than the required 15,000sf, which would be a 9,000sf Minimum Lot Area Variance, all on Lot 2, Mardian Fourth Subdivision, a.k.a. 116 Fourth Street S.
- 10) Roby Johnson requests permission, as per site plan submitted, to construct a 24'x40' unattached garage 17' from the North property line rather than the required 35', which would be an 18' Building Variance, all on The North 75' of Lots 1-6, Block 4, Corrected Plat of the Highlands, a.k.a. 1123 Third Street N.
- 11) Jensen Properties, LLC requests permission, as per site plan submitted, to 1) plat a lot that is 64' in depth rather than the required 150', which would be an 86' Minimum Lot Depth Variance and 2) to construct a residence 15' from the East property line rather than the required 20', which would be a 5' Building Variance, all on Lot 2, Aberdeen Public Schools Second Addition, a.k.a. 909 Eighth Street S.

VII. Other Business

VIII. Adjournment

FORMAT GUIDELINES:

- 1) *Open forum provides an opportunity for the public to address the Aberdeen City Board of Zoning Adjustment with questions, concerns or comments on items, which are not on the agenda. Citizens are asked to sign up to speak prior to the open forum portion of the meeting. Open forum will be limited to 10 minutes (if no one is in attendance for the open forum, the regular meeting may begin) unless a majority of the Aberdeen City Board of Zoning Adjustment agrees to extend the time period. The open forum may not be used to make personal attacks, to air personality grievances, to make political endorsements, or for political campaign purposes. Open forum will not be used as a time for problem solving or reacting to the comments made, but, rather for hearing the citizen for informational purposes. The Aberdeen City Board of Zoning Adjustment may respond with request for city management to follow up and report back on any issue raised during the public address time. A presentation may not exceed two minutes in duration.*
- 2) *ADA Compliance: The City of Aberdeen fully subscribes to the provisions of the American's With Disabilities Act. If you desire to attend this public meeting and are need of special accommodations, please notify the City Planning & Zoning Office at least 8 hours prior to the meeting so appropriate auxiliary aids and services can be made available. The Aberdeen City Board of Zoning Adjustment meets monthly on the second Thursday of each month at 8:00 a.m.*
- 3) *A copy of the subject matter on the Aberdeen City Board of Zoning Adjustment meeting agenda is available for public distribution at the City Planning & Zoning Office and available on the City's website @ www.aberdeen.sd.us.*