

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

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) July 11, 2019
- IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
 - 1) Jordan and Natalie Casanova request permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R-2) Medium Density Residential Zoning District, all on Lot 17, Block 6, Forest Acres Third Addition, a.k.a. 1615 Seventh Street S.
 - 2) Jensen Properties, LLC requests permission, as per site plan submitted, to plat a lot in the (I-2) Unrestricted Industrial Zoning District with 66' of frontage rather than the required 100', which would be a 34' Minimum Lot Width Variance, all on Proposed Lot 1, Jensen Rock and Sand First Addition, a.k.a. 911 Eighth Street S.
 - 3) Larry Kumpf requests permission, as per site plan submitted, to 1) plat a lot in the (R-3/R-4) High Density/Special Density Residential Zoning District with 45' of frontage rather than the required 50', which would be a 5' Minimum Lot Width Variance, and 2) for existing residence to remain 20' from the South property line rather than the required 25', which would be a 5' Building Variance and 3) 2'4" from the West property line rather than the required 5', which would be a 2'8" Building Variance in order to construct an addition that will comply with all setbacks, all on Lot 4 Fossum's Subdivision and the West 13' of Lot 9, Block 6, Thomas Addition, a.k.a. 509 Eleventh Avenue SE.
 - 4) Eric Hagen requests permission, as per site plan submitted, for 1) existing residence to remain 27' from the East property line rather than the required 35', which would be an 8' Building Variance, and 2) for existing shed to remain in the side yard rather than the required rear yard of the property, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1,

Block 7, Fifteenth Addition to Highlands North, a.k.a. 2003 State Street N.

- 5) Craig Fischer requests permission, as per site plan submitted, for 1) existing residence to remain 4'1" from the South property line rather than the required 15', which would be a 10'11" Building Variance, and 2) 22'1" from the West property line rather than the required 25', which would be a 2'11" Building Variance in order to 3) construct a landing and stairs 0' from the South property line rather than the required 10', which would be a 10' Building Variance, all on Lot 7, Block 23, First Addition to Highlands, a.k.a. 902 Lloyd Street N.
- 6) Aberdeen Dental requests permission, as per site plan submitted, to construct a freestanding sign 16' from the South property line rather than the required 20', which would be a 4' Building Variance, all on Lot 1, Steele-Teigen Addition in the SW¼ Sect. 16-T123N-R63W, a.k.a. 4015 Steele Avenue SE.
- 7) Lamont Companies request permission, as per site plan submitted, to permit a 32sf real estate sign rather than the permitted 8sf, which would be a 24sf Sign Size Variance, all on Lot 1, Block 9, Willowood Fourth Addition, a.k.a. 1008 Lamont Street S.
- 8) Lamont Companies request permission, as per site plan submitted, to permit a 32sf real estate sign rather than the permitted 8sf, which would be a 24sf Sign Size Variance, all on Lot 2, Block 3, Willowood Fourth Addition, a.k.a. 1026 Illinois Street S.
- 9) Lamont Companies and Chad & Jennifer Sietsma request permission, as per site plan submitted, to 1) permit a 32sf off-premise real estate sign, which would be an Appeal to the Board of Zoning Adjustment and 2) to permit a 32sf real estate sign rather than the permitted 8sf, which would be a 24sf Sign Size Variance, all on Lot 6, Block 1, Willowood Addition, a.k.a. 1102 Larkspur Lane.
- 10) Teryl Jensen requests permission, as per site plan submitted, to place an 8'x14' shed in the side street setback rather than the required rear yard of the property, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Melody Lane Addition, a.k.a. 1500 Melody Lane.
- 11) Roger Hutcheson requests permission, as per site plan submitted, for 1) existing residence to remain 27' from the East property line rather than the required 35', which would be an 8' Building Variance, 2) 8' from the South property line rather than the required 10', which would be a 2' Building Variance, and 3) 8' from the North property line rather than the required 10', which would be a 2' Building Variance, all on Lot 27, Block 4, Replat of Gorder's Fourth Addition, a.k.a. 1871 Eisenhower Circle.
- 12) Lance Vilhauer requests permission, as per site plan submitted, to construct a 6'8"x12'4" shed in the side yard rather than the required rear yard, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Lance

Vilhauer Addition, a.k.a. 1603 Eighth Street S.

- 13) Avera St. Luke's requests permission, as per site plan submitted, to place a portable 1000-gallon fuel trailer at the helipad location, which would be an Appeal to the Board of Zoning Adjustment in the (R3/HC) High Density Residential/Healthcare Zoning District, all on Lot 1, Avera St. Luke's Addition, a.k.a. 305 State 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.*