

**\*\*OPEN MEETING GUIDELINES DURING COVID-19 PANDEMIC\*\***

ALL PERSONS ATTENDING THE MEETING SHOULD MAINTAIN PHYSICAL SEPARATION OF AT LEAST SIX FEET BETWEEN PERSONS WHO ARE NOT IMMEDIATE FAMILY MEMBERS OR MEMBERS OF THE SAME HOUSEHOLD. PUBLIC SEATING IN COUNCIL CHAMBERS WILL BE ARRANGED TO MAINTAIN THE PHYSICAL SEPARATION AND MAY NOT BE MOVED IN VIOLATION OF THIS REQUIREMENT. ANY MEMBER OF THE PUBLIC WHO FAILS TO MAINTAIN THE REQUIRED SEPARATION WILL BE ASKED TO COMPLY. SUCH PERSON WILL BE REMOVED FROM COUNCIL CHAMBERS UPON REFUSAL TO COMPLY.

**AGENDA  
REGULARLY SCHEDULED MEETING  
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT  
Thursday, March 11, 2021- 8:00 A.M.  
First Floor Council Chambers - Municipal Building**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
  - 1) February 11, 2021
- IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
  - 1) Barbara Tarbox requests permission, as per site plan submitted, for 1) existing residence to remain 2' from the South property line rather than the required 5', which would be a 3' Building Variance and 2) 14' from the North property line rather than the required 15', which would be a 1' Building Variance and 3) 21' from the East property line rather than the required 25', which would be a 4" Building Variance, in order to 4) construct a wheelchair ramp 1' from the East property line rather than the required 15', which would be a 14' Building Variance, all on The North 42' of Lot 1, Block 6, Simmon's First Addition, a.k.a. 1302 First Street S.
  - 2) Bruce Zeller and Overpass Storage request permission, as per site plan submitted, to 1) construct a mini-storage facility, which would be an Appeal to the Board of Zoning Adjustment in an (I-2) Unrestricted Industrial Zoning District, and 2) to construct four mini-storage buildings 50' in width rather than the permitted 30', which would be four 20' Maximum Width Variances and 3) one building that is 60' in width rather than the permitted 30', which would be a 30' Maximum Width Variance and 4) one building that is 90' wide rather than the permitted 30', which would be a 60' Maximum Width Variance and 5) one building that is 180' long rather than the permitted 120', which would be a 60' Maximum Length Variance and 6) one building that is 170' long rather than the permitted 120', which would be a 50' Maximum Length Variance and 7) one building that is 220' long rather than the permitted 120', which would be a 100' Maximum Length Variance and 8) one building that is 150' long rather than the permitted 120', which would be a 30' Maximum Length Variance, all on Lots 1-12, Block 52, Bennett & Thomas Addition and Vacated Street, a.k.a. 101 Third Street N.
  - 3) Travis Heuer and Dale Bain request permission, as per site plan submitted, to permit the open storage of construction related vehicles and equipment and personal vehicles, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, DSG Subdivision, a.k.a. 22 Kline Street N.

- 4) Allen Auske requests permission, as per site plan submitted, to 1) plat a lot in an (R-2) Medium Density Residential Zoning District that is 55' wide rather than the permitted 60', which would be a 5' Minimum Lot Width Variance and 2) for existing residence to remain 4.2' from the South property line rather than the permitted 5', which would be a .8' Building Variance and 3) for existing shed to remain 3.2' from the North property line rather than the required 5', which would be a 1.8' Building Variance and 4) existing unattached garage to remain 2' from the North property line rather than the required 5', which would be a 3' Building Variance, in order to 5) construct a 22'x20' covered porch addition on detached garage for a total of 888sf of accessory structures rather than the permitted 808sf, which would be a 80sf Maximum Accessory Structure Lot Coverage Variance, all on The South 20' of Lot 12 and the North 35' of Lot 13, Block 8, Gorder's Third Addition except the West 20' to alley, a.k.a. 1744 Fourth Street S.
- 5) Kent Properties, LLP requests permission, as per site plan submitted, to construct an accessory structure with 15' tall sidewalls rather than the permitted 10, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 1, S&J Lust Addition, Except Highway, a.k.a. 1430 Sixth Avenue SW.
- 6) Joshua Larson and John Schwan requests permission, as per site plan submitted, to Plat a lot with an accessory structure without the required primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Proposed Lot 2, Twentieth Addition of Highland North Addition to Aberdeen in the NE¼ Sect. 12-T123N-R64W of the 5th PM, a.k.a. 609 Fifteenth Avenue NE.
- 7) Zachary Osborn requests permission, as per site plan submitted, for 1) existing residence to remain 15' from the East property line rather than the permitted 25', which would be a 10' Building Variance in order to 2) construct a deck 6' from the East property line rather than the required 15', which would be a 9' Building Variance, all on Lots 3-5, Block 10, Hagerty & Lloyd Addition, a.k.a. 619 Arch Street N.
- 8) Kiropa Properties, LLC requests permission, as per site plan submitted, to 1) permit the installation of 830sf of wall signs rather than the permitted 416sf, which would be a 414sf Sign Variance and 2) to permit five projecting wall signs rather than the permitted 1, which would be a 4 Sign Variance and 3) to permit five 70sf projecting wall signs rather than the permitted 40sf, which would be five 30sf Maximum Sign Size Variances and 4) to permit five projecting wall signs to extend above the roofline of the building, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Lamont Second Addition, a.k.a. 3502 Seventh Avenue SE.
- 9) CPD Enterprises and Montgomery's Furniture request permission, as per site plan submitted to 1) install an off-premise sign as an accessory land use, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit an off-premise sign that is 510sf in size rather than the permitted 275sf, which would be a 235sf Maximum Sign Size Variance, 3) 10' from the North property line rather than the required 20', which would be a 10' Sign Setback Variance and 4) 10' from the West property line rather than the required 20', which would be a 10' Sign Setback Variance and 5) 8.33' above grade rather than the minimum 12', which would be a 3.66' Minimum Sign Height Variance, all on Lot 1, Lamont Third Addition, a.k.a. 615 Centennial 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](http://www.aberdeen.sd.us).*