

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday, April 14, 2022 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) March 10, 2022

IV. Open Forum 8:00-8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)

V. Old Business

VI. New Business

- 1) Brittany Fehr requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in the (R-2) Medium Density Residential Zoning District, all on The North 35' of Lot 9 & the South 30' of Lot 10, Block 6, Howard & Hedger Replat of Northwest Addition, a.k.a. 706 Jackson Street N.
- 2) Michael Kost requests permission, as per site plan submitted, to install a 6'x10' multicolor electronic message board on an existing freestanding sign structure, which would be an Appeal to the Board of Zoning Adjustment in the (C-3) Central Business District, all on Lots 1-3, Block 22, First Addition to Aberdeen, a.k.a. 302 Second Street S.
- 3) Aberdeen School District 6-1 requests permission, as per site plan submitted, to 1) construct three 48'x100' greenhouses in the side yard of the property, rather than the required rear yard, which would be an Appeal to the Board of Zoning Adjustment, and 2) to construct three 48'x100' greenhouses which are not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, and 3) to construct three 48'x100' accessory structures with 13' sidewalls rather than the permitted 10', which would be a Special Exception in the (R-2) Medium Density Residential Zoning District, all on Lot 1, Aberdeen High School Second Subdivision, a.k.a. 2200 Roosevelt Street S.
- 4) Nickolas Nilson requests permission, as per site plan submitted, to construct a 900sf accessory structure rather than the permitted 864sf, which would be a 36sf Accessory Structure Lot Coverage Variance, all on Lot 2, Wagner's First

Subdivision of Block F, Lincoln & Boyd's Subdivision of Lincoln University Outlots, a.k.a. 1607 Third Avenue SE.

- 5) Secure Storage requests permission, as per site plan submitted, to 1) permit the operation of 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 permit the open storage of vehicles, which would be a Special Exception, and 3) to construct four mini-storage buildings that are 60' wide rather than the permitted 30', which would be four 30' Maximum Building Width Variances, and 4) to plat two lots that are 138' in depth rather than the required 150', which would be two 12' Minimum Lot Depth Variances, all on Lot 1, Mardian Fourth Subdivision, a.k.a. 318 First Avenue SW.
- 6) Mike Jepsen requests permission, as per site plan submitted, to 1) permit a residential use as a Special Exception in an (I-2) Unrestricted Industrial Zoning District, and 2) to utilize 45.5% of a structure for a residential use rather than the permitted 40%, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 7-13, Block 65, Hagerty & Lloyd Addition, a.k.a. 317 First Avenue SE.
- 7) Tom Wipf and Cool Cart Parts request permission, as per site plan submitted, to 1) permit the open storage, parking and sale of golf carts, trailers and related equipment, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and 2) to construct a 10'x20' shed 5' from the South property line rather than the permitted 30', which would be a 25' Building Variance and 3) 5' from the West property line rather than the permitted 30', which would be a 25' Building Variance, all on Lot 1, Score's Addition to the City of Aberdeen, a.k.a. 601 Riverside Drive.

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.*