

****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, May 13, 2021- 8:00 A.M.
First Floor Council Chambers - Municipal Building**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) April 8, 2021
- IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
 - 1) Sadie Rogers 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-3) High Density Residential District, all on Lot 1, Block 3, Addison's Addition, a.k.a. 624 Eleventh Avenue SE.
 - 2) Sarah Lout 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 District, all on Lot 10, Block 2, HAPI Sixth Subdivision, a.k.a. 1001 Fifteenth Avenue SW.
 - 3) Diane Clausen requests permission, as per site plan submitted, for 1) existing unattached garage to remain 4' from the North property line rather than the required 5', which would be a 1' Building Variance and 2) 2' from the East property line rather than the required 5', which would be a 3' Building Variance and 3) to replace a 4'x12' deck 3' from the South property line rather than the permitted 5', which would be a 2' Building Variance, all on Lot 20, Block 21, Simmon's First Addition, a.k.a. 1609 Second Street S.
 - 4) Mack, Bledsoe & Ivey Enterprises requests permission, as per site plan submitted, to install a 35"x75" full color electronic message center panel on an existing freestanding sign structure, which would be a Special Exception in a (C3/R4) Central Business/Special Density Residential Zoning District, all on Lots 2-7 & the South 100' of Lot 15, Washburn's Replat of Block 106, Hagerty & Lloyd Addition, except H-1, a.k.a. 221 Sixth Avenue SE.
 - 5) LL Investments, LLC requests permission, as per site plan submitted, to 1) permit the construction of mini-storage units, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and 2) to construct one mini-storage building that is 60' wide rather than the permitted 30', which would be a 30' Maximum Width Variance and 3) to construct a mini-storage building with 18' tall sidewalls rather than the permitted 16', which would be a 2' Building Variance, and 4) to construct a second mini-storage building that is 60' in width rather than the permitted 30', which would be a 30' Maximum Width Variance and 5) to construct a mini-storage building with 17' tall sidewalls rather than the permitted 16', which would be a 1' Building Variance, and 6) 177' long rather than the permitted 120', which would be a 57' Maximum Length Variance, all on Lot 2, Wagner Holdings Subdivision, a.k.a. 1702 Eighth Avenue NW.

- 6) Brian Shishnia requests permission, as per site plan submitted, for 1) existing residence to remain 3' from the South property line rather than the required 5', which would be a 2' Building Variance and 2) 4' from the North property line rather than the required 15', which would be an 11' Building Variance, and 3) 12' from the West property line rather than the required 25', which would be a 13' Building Variance in order to 4) construct a 3'x4' landing and stairs 7' from the West property line rather than the required 15', which would be an 8' Building Variance and 5) for existing unattached garage to remain 3' from the South property line rather than the required 5', which would be a 2' Building Variance and 6) 4' from the North property line rather than the required 25', which would be a 21' Building Variance and 7) 4' from the East property line rather than the required 5', which would be a 4' Building Variance, all on Lot 24, Block 13, Hagerty & Lloyd Addition, a.k.a. 624 Lloyd Street N.
- 7) Jeremiah Holman requests permission, as per site plan submitted, for 1) existing residence to remain 1' from East property line rather than the permitted 25', which would be a 24' Building Variance and 2) to construct an attached garage addition 3' from the East property line rather than the required 25', which would be a 22' Building Variance, all on Lots 4-5, Block 19, Howard & Hedger Replat of Northwest Addition, a.k.a. 505 Harrison Street N.
- 8) CPD Enterprises and Montgomery's Furniture request permission, as per site plan submitted to replace a previously approved 150sf off-premise sign 1) 16.75' from the North property line rather than the required 75', which would be a 58.25' Sign Setback Variance and 2) 20.5' from the West property line rather than the required 75', which would be a 54.5' Sign Setback Variance and 3) 190' from an existing off-premise sign rather than the permitted 600', which would be a 410' Sign Separation Variance, all on Lot 1, Lamont Third Addition, a.k.a. 615 Centennial Street S.
- 9) The Presentation Sisters request permission, as per site plan submitted, to 1) grow natural biodiverse prairie grasses and soybeans in excess of the 10' permitted height, which would be an Appeal to the Board of Zoning Adjustment in an (R-1) Low Density Residential Zoning District, and 2) to permit the agricultural use of planting and harvesting soybeans, which would be an Appeal in the R-1 District, all on Block 1, Presentation Heights Addition, a.k.a. 224 Fifteenth Avenue NW.
- 10) Andrew Jones requests permission, as per site plan submitted, for 1) existing residence to remain 7.5' from the North property line rather than the required 25', which would be a 17.5' Building Variance in order to 2) replace front deck 1' from the North property line rather than the required 15', which would be a 14' Building Variance, all on Lot 1, Block 11, Garden Park Addition, a.k.a. 902 Ninth Street S.
- 11) Doug Braa requests permission, as per site plan submitted, to 1) construct a previously approved 50'x192' mini-storage building 5' from the North property line rather than the permitted 25', which would be a 20' Building Variance and 2) 5' from a residential zoning district rather than the permitted 30', which would be a 25' Building Variance, all on Lot 1, Aberdeen Asphalt Addition, a.k.a. 408 Twelfth Avenue SW.
- 12) Chris Holscher requests permission, as per site plan submitted, to construct a 60'x40' accessory structure with 14' tall sidewalls rather than the permitted 10', which would be a 4' Sidewall Height Variance, all on Lot 8, Block 2, Lakeview First Replat, a.k.a. 2119 Twenty-Fourth Avenue NW.
- 13) Tenth Street Properties, LLC requests permission, as per site plan submitted, to 1) construct a freestanding sign that is 615.873sf in size rather than the permitted 300sf, which would be a 315.873sf Freestanding Sign Size Variance and 2) to permit two freestanding signs rather than the permitted one, which would be a 1 Freestanding Sign Variance, all on Lot 1, Eagle River Addition, a.k.a. 715 Tenth Street N.

- 14) Greg Hanson requests permission, as per site plan submitted, for 1) existing residence to remain 21' from the East property line rather than the required 25', which would be a 4' Building Variance in order to 2) construct a 14'x30' deck 7' from the East property line rather than the required 15', which would be an 8' Building Variance, all on Lot 1, Block 50, Bennett & Thomas Addition, a.k.a. 323 Third Street N.
- 15) Gayland Weisenburger requests permission, as per site plan submitted, for existing residence to remain 16.98' from the West property line rather than the required 25', which would be an 8.02' Setback Variance, all on Lot 10, Block 20, First Addition to Aberdeen, a.k.a. 209 Fourth 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.*