

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday, August 11, 2022 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) July 14, 2022
- IV. Open Forum 8:00-8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
 - 1) Tori and Zachary Duncan request 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 Zoning District, all on Lot 5, Block 4, Pleasant Hill Addition, a.k.a. 1024 Eighth Avenue SW.
 - 2) N. Gordon Hansen requests permission, as per site plan submitted, to 1) replace existing covered porch 20' from the East property line rather than the required 25', which would be a 5' Building Variance and 2) for existing unattached garage to remain 4' from the North property line rather than the required 5', which would be a 1' Building Variance, all on The East 158' of Outlot D, Lawson's Outlots Replat of Lot 8, Bonaccord Heights Addition, a.k.a. 1014 Lawson Street S.
 - 3) JT Properties, LLC request permission, as per site plan submitted, to 1) permit the construction of a group project consisting of an Assisted Living and Memory Care Facility and ten duplex buildings, and two accessory buildings, which would be a Special Exception in the (R-2) Medium Density Residential Zoning District, and 2) to permit an accessory structure with 12'1" tall sidewalls rather than the permitted 10', which would be a Special Exception, and 3) to permit an accessory structure with 13'1" tall sidewalls rather than the permitted 10', which would be a Special Exception, all on Lots 1&3, Evan's Third Subdivision, a.k.a. 2024 Fifteenth Avenue NE and 1409 Roosevelt Street N.
 - 4) Central Catholic High School requests permission, as per site plan submitted, to 1) construct a 42'x64' accessory structure 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 a 42'x64' accessory structure with 17' tall sidewalls rather than the permitted 10', which would be a Special Exception in the (R-2) Medium Density Residential Zoning District, and 3) to construct a 42'x64' accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Central Catholic High School Addition to the City of Aberdeen, a.k.a. 1400 Dakota Street N.
 - 5) Rodney Brandlee requests permission, as per site plan submitted, for 1) existing 20'x26' unattached garage to remain 2' from the North property line rather than the required 5', which would be a 3' Building Variance and 2) to construct a 20'x27'

addition to existing unattached garage 2' from the North property line rather than the required 5', which would be a 3' Building Variance, all on Lot 8, Block 26, First Addition to the Highlands, a.k.a. 808 Lloyd Street N.

- 6) Erdmann Properties requests permission, as per site plan submitted, to 1) place 6 mobile homes and an RV site in an existing mobile home park, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and 2) to place a mobile home (#2) 20' from the West property line rather than the required 45', which would be a 25' Setback Variance and 3) place a mobile home (#3) 20' from the West property line rather than the required 45', which would be a 25' Setback Variance and 4) to place a mobile home (#5) 20' from the West property line rather than the required 45', which would be a 25' Setback Variance, and 5) to place a mobile home (#7) 20' from the South property line rather than the required 45', which would be a 25' Setback Variance, and 6) to construct a RV site 20' from the East property line rather than the required 45', which would be a 25' Setback Variance, all on The South 284' of The North ½ of Outlot A, I.S. Dayton's Outlots, Block 1, Highland Park Addition, a.k.a. 612 Twelfth Street S.
- 7) Sunnybrook Holdings, LLC requests permission, as per site plan submitted, to 1) place a 8'x40' shipping container on lot for storage purposes, which would be an Appeal to the Board of Zoning Adjustment, and 2) to permit the open storage of vehicles, materials and other items related to the business at this location as well as personal items and vehicles, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and 3) to permit the open storage of commercial items, building materials and supplies for an off-premise business, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1B, Seitz Eagle Second Addition to the City of Aberdeen, a.k.a. 1423 Sixth Avenue SW.
- 8) Henry & Debbe Artz request permission, as per site plan submitted, to permit the open storage, parking or sale of machinery, equipment, trailers and other items associated with a small engine repair and sales business, which would be a Special Exception in the (C-3) Central Business District, all on Lot 7, Block 4, North Aberdeen Addition, a.k.a. 111 First Avenue NE.
- 9) Skyline Development, LLC requests permission, as per site plan submitted, to 1) permit the construction of a mini-storage facility, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, and 2) construct a mini-storage building that is 392' in length rather than the permitted 120', which would be a 272' Maximum Building Length Variance and 3) 60' in width rather than the permitted 30', which would be a 30' Maximum Building Width Variance and 4) to construct a mini-storage building that is 250' in length rather than the permitted 120', which would be a 130' Maximum Building Length Variance and 5) 60' in width rather than the permitted 30', which would be a 30' Maximum Building Width Variance, all on Lot 2, Fessenden Addition, a.k.a. 2505 Eighth Avenue NE.

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.*