

****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 14, 2020- 8:00 A.M.
First Floor Council Chambers - Municipal Building**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) April 9, 2020
- IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
 - 1) Bob Sieh requests permission, as per site plan submitted, to construct an 11'x11' shed 18' from the North property line rather than the required 25', which would be a 7' Building Variance, all on Lot 14, Block 2, Homes Are Possible Seventh Subdivision, a.k.a. 1307 Warren Drive.
 - 2) Adam Sprengeler requests permission, as per site plan submitted, to construct a 12'x16' shed 1) 4.5' from the East property line rather than the required 10', which would be a 5.5' Building Variance and 2) 1.5' from the South property line rather than the required 10', which would be an 8.5' Building Variance, all on Lot 10, Block 12, Third Addition to the Highlands North Addition to Aberdeen, a.k.a. 404 Sixteenth Avenue NE.
 - 3) Ward Schumacher requests permission, as per site plan submitted, to permit the open storage of an 8'x20' storage container, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lots 9-10, Block 47, Bennett & Thomas Addition, a.k.a. 612 Fourth Street N.
 - 4) Performance Rentals, LLC requests permission, as per site plan submitted, to permit the placement of a 1,000 gallon propane tank to fill 20 pound cylinders for sale and exchange on site, which would be an Appeal to the Board of Zoning Adjustment in the (C-2) Highway Commercial Zoning District, all on Lots 11-13 and the East 16.5' of Lot 14, Block 8, Nicollet Park Addition, a.k.a. 1115 & 1123 Sixth Avenue SE.

- 5) Performance Rentals, LLC requests permission, as per site plan submitted, to permit the placement of a 1,000 gallon propane tank to fill 20 pound cylinders for sale and exchange on site, which would be an Appeal to the Board of Zoning Adjustment in the (C-2) Highway Commercial Zoning District, all on Lot A, Fischer-Gross First Northside Addition, a.k.a. 1525 Eighth Avenue NE.
- 6) Ted Lepkowski and Mike Carrels request permission, as per site plan submitted, to permit the open storage of vehicles, trailers and similar equipment, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Mike Carrels Addition, a.k.a. 421 Railroad Avenue SE.
- 7) Dan Zumbaum requests permission, as per site plan submitted, to place a 20'x24' garage 5' from the East property line rather than the required 30', which would be a 25' Building Variance, all on Lot 2, McFarland-Zumbaum First Addition, a.k.a. 411 Fourth Avenue SW.
- 8) KKF, LLC requests permission, as per site plan submitted, to permit an additional 18sf of Freestanding signage for a total of 373sf of Freestanding Signage rather than the permitted 300sf, which would be a 73sf Freestanding Sign Size Variance, all on Lot 2, Ken's Supermarket First Addition to the City of Aberdeen, a.k.a. 2105 Sixth Avenue SE.
- 9) RGR Development, LLC requests permission, as per site plan submitted, to 1-6) permit six twin homes 0' from shared property lines rather than the permitted 8', which would be six 8' Setback Variances and 7) plat one lot that is 32.24' in width rather than the required 60', which would be a 27.76' Minimum Lot Width Variance and 8) 50.57' in width rather than the required 60', which would be a 9.43' Minimum Lot Width Variance and 9) 40.6' in width rather than the required 60', which would be a 19.4' Minimum Lot Width Variance and 10) 44.6' in width rather than the required 60', which would be a 15.4' Minimum Lot Width Variance and 11) 40.84' in width rather than the required 19.16' Minimum Lot Width Variance, all on Lots 1-6, Arthur's Court Addition, a.k.a. 1717, 1719, 1721, 1723, 1725, and 1727 Arthur's Court.
- 10) Gould Rivett Real Estate Development requests permission, as per site plan submitted, to permit a group project consisting of two twin home structures on one lot, which would be a Special Exception in the (R-2/R-4) Medium Density/Special Density Residential Zoning District, all on Lot 2, Rivett's Second Camelot Estates Subdivision, a.k.a. 602 Lancelot Drive.
- 11) Rachel Rohrbach 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 the (R-3) High Density Residential Zoning District, all on Lot 19, Draeger's Rearrangement of Block 11, Draeger & Yeager's Addition, a.k.a. 1310 Fifth Avenue SE.
- 12) Chad Gardner 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) 4.5' from the North property line rather than the required 5', which would be a .5' Building Variance, all on Lot 2 & the North 30' of Lot 3, Block 15, First Addition to the Highlands, a.k.a. 1115 Penn Street N.

- 13) Richard Lanz requests permission, as per site plan submitted, for 1) existing residence to remain 3.5' from the North property line rather than the required 5', which would be a 1.5' Building Variance and 2) 10' from the West property line rather than the required 25', which would be a 15' Building Variance in order to 3) replace a deck and covered porch 8' from the West property line rather than the required 25', which would be a 17' Building Variance, all on Lots 10-11, Block 5, Hagerty & Lloyd Addition to Aberdeen, a.k.a. 702 Kline Street N.
- 14) Jordan & Amanda Gauer request permission, as per site plan submitted, for 1) existing residence to remain 30.5' from the East property line rather than the required 35', which would be a 4.5' Building Variance and 2) 9' from the North property line rather than the required 10', which would be a 1' Building Variance and 3) for unattached garage to remain 2' from the South property line rather than the required 10', which would be an 8' Building Variance in order to 4) construct a 6'x9' deck 21' from the East property line rather than the required 25', which would be a 4' Building Variance, all on The 70' North of the South 180.79' of Highlands Outlot 6, a.k.a. 1119 Jay Street N.
- 15) The Aberdeen Development Corporation requests permission, as per site plan submitted, to construct a building that does not meet the zero property line setback requirement for new construction, which would be an Appeal to the Board of Zoning Adjustment in the Aberdeen Commercial Historic District, all on Lot 1, Malchow's First Addition, a.k.a. 506 Main Street S.
- 16) Samantha Conn requests permission, as per site plan submitted, for 1) existing residence to remain 13' from the East property line rather than the required 15', which would be a 2' Building Variance and 2) existing garage to remain 21' from the East property line rather than the required 25', which would be a 4' Building Variance, in order to 3) construct a 10'x24' addition to existing garage 21' from the East property line rather than the required 25', which would be a 4' Building Variance, all on Lot 1, HAPI 2009-2 Subdivision, a.k.a. 804 Thirteenth 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.*