

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday June 14, 2018 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) May 10, 2018

IV. Old Business

V. New Business

- 1) Kevin Weisbeck requests permission, as per site plan submitted, to 1) construct a 5,580sf accessory structure in the front setback of the primary structure, which would be an Appeal to the Board of Zoning Adjustment, and 2) to construct an accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, and 3) to construct an accessory structure with 20' sidewalls rather than the permitted 10', which would be a 10' Sidewall Height Variance, all on Lot 5, Batteen's Subdivision of Prairiewood Village Outlot 5, NE¼ Sect. 33-T124N-R63W, a.k.a. 12915 391st Avenue.
- 2) Aberdeen School District 6-1 requests permission, as per site plan submitted, to 1) permit the installation of an electronic message center as part of a 27'x42' scoreboard, which would be a Special Exception in a residential zoning district and 2) to install 10 off-premise sign panels, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Aberdeen High School Second Subdivision, a.k.a. 2240 Roosevelt Street S.
- 3) Charlene Red Thunder requests permission, as per site plan submitted, for 1) existing residence to remain 15' from the North property line rather than the required 25', which would be a 10' Building Variance, and 2) for existing detached garage to remain 0' from the West property line rather than the required 5', which would be a 5' Building Variance and 3) 0' from the South property line rather than the required 5', which would be a 5' Building Variance, in order to 4) construct a 4'x14' deck and stairs 6' from the North property line rather than the required 15', which would be a 9' Building Variance, all on Lot 1, Foss Replat of Lots 17-18, Block 28, Replat of Thomas Addition, a.k.a. 15 Fifth Avenue NW.
- 4) Nancy Hansen and Darryl Atkins request permission, as per site plan submitted, to provide 5 off-street parking stalls rather than the required 6 stalls, which would be a one Parking Stall Variance in order to construct a fourth dwelling unit in an existing multi-family residence, all on The East 71' of Lots 1-3, Block 3, Hagerty & Lloyd Addition, a.k.a. 620 Eighth Avenue NE.

- 5) Quentin Nieman 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, and 2) for existing 20'x22' unattached garage to remain 3.5' from the North property line rather than the required 5', which would be a 1.5' Building Variance and 3) 2.5' from the West property line rather than the required 5', which would be a 2.5' Building Variance, in order to 4) construct a 4'x22' addition to unattached garage 2.5' from the West property line rather than the required 5', which would be a 2.5' Building Variance, all on Lot 3, Block 33, Bennett & Thomas Addition, a.k.a. 615 First Street N.
- 6) Roger Ackerman requests permission, as per site plan submitted, for existing residence to 1) remain 3.5' from the North property line rather than the required 5', which would be a 1.5' Building Variance and 2) 21' from the West property line rather than the required 25', which would be a 4' Building Variance, and 3) 8' from the South property line rather than the required 15', which would be a 7' Building Variance in order to 4) construct a 14'x21' and 14'x20' unattached garage 2.5' from the North property line rather than the required 5', which would be a 2.5' Building Variance and 5) 11' from the South property line rather than the required 25', which would be a 14' Building Variance, all on Lot 7, Easton's Subdivision of Block 35, Bennett & Thomas Addition Except H-1, a.k.a. 402 Second Street N.
- 7) Eisenbeis Mobile Home Park requests permission, as per site plan submitted, to place a 15'x77.5' mobile home 17' from the South property line rather than the required 25', which would be an 8' Building Variance, all on Lots 1-4, Except the South 300' of Lot 1, and Except 50'x108' Parcel and Except North 80' of Lots 1-4, Pierson's Subdivision, a.k.a. 115 Park Street S.
- 8) Todd Lechner requests permission, as per site plan submitted, for 1) existing residence to remain 41.5' from the South property line rather than the required 45', which would be a 3.5' Building Variance, in order to 2) construct a 10'x16' uncovered deck 31.5' from the South property line rather than the required 35', which would be a 3.5' Building Variance, all on The South 190' of Geder's Outlot 5B, Replat of Evelo's Outlots 5&7, SE¼ Sect. 35-T123N-R64W, a.k.a. 528 Buick Drive.
- 9) H&H Farms, LLP request permission, as per site plan submitted, to 1) install an approach 209' West of the intersection of 385th Avenue on 134th Street rather than the required 500', which would be a 291' Approach Separation Variance, and 2) to install an approach 235' North of the intersection of 134th Street on 385th Avenue rather than the required 500', which would be a 265' Approach Separation Variance and 3) 240' South of an existing approach rather than the required 500', which would be a 260' Approach Separation Variance, all on Proposed Lot 1, J&J Hedges Subdivision in the SE¼ Sect. 21-T123N-R64W, a.k.a. 1750 385th Avenue.
- 10) Joe Kokales requests permission, as per site plan submitted, for 1) existing 1200sf accessory structure to remain, rather than the required 1188sf, which would be a 12sf Accessory Structure Lot Coverage Variance, in order to 2) construct an additional 34'x34' (1156sf) Accessory Structure, for a total of 2356sf rather than the permitted 1188sf, which would be an 1168sf Accessory Structure Lot Coverage Variance, and 2) to construct an 1156sf accessory structure in the side yard rather than the required rear yard of the property,

which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Clem Lindgren Countryside Estates, in the NW¼ Sect. 11-T123N-R64W, a.k.a. 2327 Countryside Estates.

- 11) Dorothy Hermansen and Charles & Jill Hermansen request permission, as per site plan submitted, to 1) plat a lot 51.5' wide rather than the permitted 60', which would be an 8.5' Minimum Lot Width Variance and 2) to construct a townhome 0' from the East lot line rather than the required 8', which would be an 8' Building Variance and 3) to construct a townhome 0' from the West lot line rather than the required 8', which would be an 8' Building Variance, all on Lot 1, Block 1, Roosevelt Estates First Subdivision, a.k.a. 2305 Sixteenth Avenue SE.
- 12) H&H Farms, LLP and Fischer Fireworks, LLC request permission, as per site plan submitted, to operate a temporary fireworks stand for the 2018 SD Fireworks Season, which would be a Special Exception in the Zoning Jurisdiction of the City of Aberdeen, all on The SE¼ Sect. 21-T123N-R64W, Except Lot 1 and Land Deeded, a.k.a. 38451 Highway 12W.
- 13) Rivett Family Trust requests permission, as per site plan submitted, to 1) plat 5 lots with 0' of frontage on a Public ROW rather than the required 200', which would be five 200' Minimum Lot Frontage Variances and 2) to plat a lot that is 154.02' in width rather than the required 200', which would be a 45.98' Minimum Lot Width Variance, and 3) to plat a lot that is 117.22' in width rather than the required 200', which would be a 82.78' Minimum Lot Width Variance, all on Proposed Lots 1-5, River Horse Third Subdivision, in the NE¼ Sect. 4-T123N-R63W of the 5th PM, Brown County, South Dakota, a.k.a. 4603, 4640 and 4705 River Horse Drive.
- 14) Dustin & Sandra Tople request permission, as per site plan submitted, to 1) permit the placement of a mobile home on property located within the (M-Ag) Mini-Agriculture Zoning District, which would be an Appeal to the Board of Zoning Adjustment and 2) to construct a 36'x40' Accessory Structure without a primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Fulker's Homestead Subdivision in the SE¼ Sect. 17-T123N-R64W, Brown County, South Dakota, a.k.a. 38382 133rd Street.
- 15) Jim Lefor requests permission, as per site plan submitted, to construct a 14'x24' 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, Smith Improvement Addition, a.k.a. 2207 Twelfth Avenue SE.
- 16) The LLC, requests permission, as per site plan submitted, to 1) construct a third apartment, unit on a lot that is 4600sf in size rather than the required 5000sf, which would be a 400sf Minimum Lot Size Variance, and 2) for a lot to remain 92' in depth rather than the permitted 100', which would be an 8' Minimum Lot Depth Variance, all on The North 92' of Lots 1-2, Block 40, Second Addition, a.k.a. 124 Sixth Avenue SE.
- 17) Stu Nelson requests permission, as per site plan submitted, to reside an existing 14'x24' accessory structure in a manner that will not be aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, S&S Nelson Addition to the City of Aberdeen,

a.k.a. 1615 Lincoln Street S.

VI. Other Business

VII. Adjournment