

****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, July 9, 2020- 8:00 A.M.
First Floor Council Chambers - Municipal Building**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) June 11, 2020
- IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
 - 1) Paul Hoerner requests permission, as per site plan submitted, for existing garage to 1) remain 2' from the South property line rather than the required 5', which would be a 3' Building Variance, and 2) 0' from the East property line rather than the required 5', which would be a 5' Building Variance, and 3) for garage to remain in the side yard rather than the required rear yard of the property, which would be an Appeal to the Board of Zoning Adjustment, and 4) for existing residence to remain 3.5' from the North property line rather than the required 25', which would be a 21.5' Building Variance and 5) 1' from the West property line rather than the required 5', which would be a 4' Building Variance and 6) 10.5' from the South property line rather than the required 20', which would be a 9.5' Building Variance in order to 7) construct a front deck 1' from the West property line rather than the required 5', which would be a 4' Building Variance and 0' from the North property line rather than the required 15', which would be a 15' Building Variance, all on The West 71' of Lot 1, Anderson's Replat in the SE¼ Sect. 14-T123N-R64W, a.k.a. 711 Fourth Avenue SW.
 - 2) CWD Real Estate requests permission, as per site plan submitted, to 1) plat a lot that is 50' deep rather than the required 150', which would be a 100' Minimum Lot Depth Variance, and 2) to plat a lot that is 4441sf in size rather than the required 15,000sf, which would be a 10,559sf Minimum Lot Area Variance, and 3) to plat a lot that is 50' wide rather than the required 100', which would be a 50' Minimum Lot Width Variance and 4) 8246sf in size rather than the required 15,000sf, which would be a 6754sf Minimum Lot Area Variance and 5) to plat a lot that is 50' wide rather than the required 100', which would be a 50' Minimum Lot Width Variance and 6) 7103sf in size rather than the required 15000sf, which would be a 7897sf Minimum Lot Area Variance and 7) to plat a lot that is 99.9' in width rather than the required 100', which would be a .1' Minimum Lot Width Variance and 8) 85' in depth rather than the required 150', which would be a 65' Minimum Lot Depth Variance, and 9) 10,739.25sf in size rather than the required 15,000sf, which would be a 4260.75sf Minimum Lot Area Variance, and 10) to construct a 35'x70' Building 10' from the South property line rather than the required 25', which would be a 15' Setback Variance, all on Lot 1, Mardian Fifth Subdivision, a.k.a. 102 Fourth Street S.

- 3) Mike Henning requests permission, as per site plan submitted, for 1) existing residence to remain 23' from the North property line rather than the required 25', which would be a 2' Building Variance and 2) to construct a 10'x20' carport 15' from the West property line rather than the required 25', which would be a 10' Building Variance, all on The West 75' of Lots 11&12, Block 15, First Addition to the Highlands, a.k.a. 706 Twelfth Avenue NE.
- 4) Dabon, LLC and Ebel Trucking request permission, as per site plan submitted, to 1) permit the operation of a truck and maintenance terminal, which would be an Appeal in the (C-2) Highway Commercial Zoning District and 2) to permit the open storage of trucks, trailers and equipment, which would be a Special Exception, and 3) to place a 1,000 gallon above ground fuel tank, which would be a Special Exception, all on Lot 4, Skywag Addition to the City of Aberdeen, a.k.a. 1021 Olive Drive.
- 5) Todd Dahme requests permission, as per site plan submitted, for 1) existing residence to remain 20' from the East property line rather than the required 25', which would be a 5' Building Variance, and 2) to plat a lot that is 45' wide rather than the permitted 50', which would be a 5' Minimum Lot Width Variance and 3) to construct a 24'x28' unattached garage 3' from the West property line rather than the required 5', which would be a 2' Building Variance and 4) 2' from the North property line rather than the required 5', which would be a 3' Building Variance, all on Lot 3 and the North 7.5' of Lot 4, Block 15, Garden Park Addition, a.k.a. 1014 Tenth Street S.
- 6) Brian Delzer requests permission, as per site plan submitted, to construct a 6' tall privacy fence within the corner visibility triangle, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 7, Block 5, Gorder's Second Addition, a.k.a. 1628 Third Street S.
- 7) Quantum Properties, LLC request permission, as per site plan submitted, to permit the use of an existing building as warehousing and commercial storage, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Lots 27&28, Auto Plaza Addition, a.k.a. 629 Circle Drive.
- 8) Sarah Ryan requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R-2) Medium Density Residential Zoning District, all on The South 25' of Lot 5 and Lot 6, Block 9, First Addition to Highland, a.k.a. 1204 Penn Street N.
- 9) Bailey Anderson requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R-3) High Density Residential Zoning District, all on Lot 10, Block 6, HAPI Third Central Subdivision, a.k.a. 1820 Central Loop.
- 10) Chonie Bullock requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R-5) Trailers, Trailer Parks and Planned Residential Area Zoning District, all on Lot 1, Lakeside Estates First Addition, a.k.a. 103 Seventh Curve.

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.