

****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, August 13, 2020- 8:00 A.M.
First Floor Council Chambers - Municipal Building**

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) July 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) Shannon Aman requests permission, as per site plan submitted, to 1) place a 8'x10' shed 17' from the West property line rather than the required 25', which would be an 8' Building Variance and 2) 3' from the South property line rather than the required 5', which would be a 2' Building Variance, all on Lot 1, Block 1, Wright & Sudlow's First Addition, a.k.a. 510 Weber Street N.
 - 2) Cherine Klein requests permission, as per site plan submitted, to 1) enlarge and replace a covered porch(8'x26'5") 22'7" from the East property line rather than the required 25', which would be a 2'5" Building Variance or 2) to replace same size covered porch 23'10" from the East property line rather than the required 25', which would be a 1'2" Building Variance, all on Lot 2, Block 23, Thomas Addition, a.k.a. 1108 Kline Street S.
 - 3) Vigoda Holdings, LLC requests permission, as per site plan submitted, for 1) existing residence to remain 0' from the East property line rather than the required 5', which would be a 5' Building Variance in order to 2) construct a new 6'x8' covered porch 20' from the South property line rather than the required 25', which would be a 5' Building Variance, all on Lot 14, Block 2, Woolverton Addition, a.k.a. 823 Seventh Avenue SE.
 - 4) Craig Wells requests permission, as per site plan submitted, to construct a 24'x40' unattached garage with 14' sidewalls rather than the permitted 10', which would be a 4' Maximum Sidewall Height Variance, all on Lot 3, Park Ridge Estates Fourth Addition, a.k.a. 2110 Sixteenth Avenue NW.
 - 5) Kiroa Properties, LLC requests permission, as per site plan submitted, to 1) provide 109 parking stalls rather than the required 250, which would be a 141 stall Parking Variance and 2) to provide 3 off-street loading and unloading stalls rather than the permitted 11, which would be an 8 Stall Parking Variance, all on Lot 1, Lamont Second Addition, a.k.a. 3502 Seventh Avenue SE.

- 6) Rodney Brandlee requests permission, as per site plan submitted, for 1) existing residence to remain 10' from the South property line rather than the required 15', which would be a 5' Building Variance and 2) for existing unattached garage to remain 0' from the East property line rather than the required 5', which would be a 5' Building Variance and 3) 20.5' from the South property line rather than the required 25', which would be a 4.5' Building Variance, in order to 4) construct a new 5'x8' covered porch 18' from the West property line rather than the required 25', which would be a 7' Building Variance, all on Lot 7, Block 26, First Addition to Highlands, a.k.a. 802 Lloyd Street N.
- 7) Plaza Rentals, LLP requests permission, as per site plan submitted, to 1) construct a mini-storage building in a (C-2) Highway Commercial Zoning District, which would be a Special Exception, and 2) to construct a mini-storage building that is 40' wide rather than the permitted 30', which would be a 10' Maximum Width Variance, all on Lot 6, Auto Plaza Addition, a.k.a. 818 Circle Drive.
- 8) Lori Boettcher requests permission, as per site plan submitted, to 1) Plat a lot that is 50' deep rather than the permitted 142', which would be a 92' Minimum Lot Depth Variance, and 2) 45' wide rather than the required 75', which would be a 30' Minimum Lot Width Variance and 3) plat a lot that is 48' deep rather than the permitted 142', which would be a 94' Minimum Lot Depth Variance in order to 4) construct a laundromat 30' from the East property line rather than the permitted 45', which would be a 15' Minimum Setback Variance and 5) to permit the provision of 8 off-street parking stalls rather than the required 14, which would be a 6 stall Parking Stall Variance, all on Lot 1, Cartney First Addition to Aberdeen, a.k.a. 720 Sixth Avenue SE.
- 9) Terry Larson requests permission, as per site plan submitted, to 1) permit 4 freestanding signs rather than the permitted 1, which would be a 3 Freestanding Sign Variance and 2) to permit 1282sf of freestanding signage rather than the permitted 225sf, which would be a 1057sf Freestanding Sign Variance and 3) to permit 1611sf of total signage rather than the permitted 597.15sf, which would be a 1013.85sf Sign Variance, all on Lot 1, Larson & Battest First Addition, a.k.a. 2601 Sixth Avenue SE.
- 10) The City of Aberdeen, Powder River Development and Black & Veatch request permission, as per site plan submitted, to extend an existing cellular communication tower from 69' to 101', which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Safeguard/ADC Subdivision, a.k.a. 2830 Industrial Avenue NE.
- 11) The City of Aberdeen, Powder River Development and Black & Veatch request permission, as per site plan submitted, to extend an existing cellular communication facility, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Safeguard/ADC Subdivision, a.k.a. 2830 Industrial Avenue NE.
- 12) CWD Real Estate requests permission, as per site plan submitted, to 1) plat a lot that is 99.9' wide rather than the required 100', which would be a .10' Minimum Lot Width Variance, and 2) to plat a lot that is 10,769sf in size rather than the required 15,000sf, which would be a 4,231sf 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) 13,830sf in size rather than the required 15,000sf, which would be a 1170sf Minimum Lot Area Variance, all on Lot 1, Mardian Fifth Subdivision, a.k.a. 102 Fourth Street S.

- 13) Aberdeen School District 6-1 requests permission, as per site plan submitted, to install a multicolor EMC sign panel on an existing freestanding sign, which would be a Special Exception for a school in an (R-2) Medium Density Residential Zoning District, all on Lot 1, Aberdeen Independent School District No. 32 Outlot 1, a.k.a. 2200 Dakota Street N.
- 14) Aberdeen School District 6-1 requests permission, as per site plan submitted, to install a multicolor EMC sign panel on an existing freestanding sign, which would be a Special Exception for a school in an (R-2) Medium Density Residential Zoning District, all on Lot 1, Simmons School Subdivision, a.k.a. 1400 Third Street S.
- 15) Aberdeen School District 6-1 requests permission, as per site plan submitted, to install a multicolor EMC sign panel on an existing freestanding sign, which would be a Special Exception for a school in an (M) Municipal, State and County Use Zoning District, all on Lot 1, Lincoln School Addition, a.k.a. 414 Tenth Street S.
- 16) Linda Wilson, requests permission, as per site plan submitted, for 1) existing residence to remain 3'4" from the East property line rather than the required 5', which would be a 1'8" Building Variance and 2) 2'5" from the West property line rather than the required 5', which would be a 2'7" Building Variance, and 3) 19' from the South property line rather than the required 25', which would be a 6' Building Variance and 4) existing garage to remain 3' from the West property line rather than the required 5', which would be a 2' Building Variance, all on The East 30' of Lot 9, Block 6, Thomas Addition, a.k.a. 511 Eleventh Avenue SE.
- 17) Dohn Keuseman requests permission, as per site plan submitted, to replace two sets of entry stairs 14' from the North property line rather than the required 15', which would be two 1' Building Variances, all on Lot 18, Block 18, Eighteenth Addition to the Highlands North, a.k.a. 804 Twenty-Third 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.*