

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday October 11, 2018 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) September 13, 2018

IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)

V. Old Business

VI. New Business

- 1) Emma Vig requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in the (M-Ag) Mini-Agriculture Zoning District, all on Lot 2, Dosch's Outlots in the SW¼ Sect. 3-T123N-R64W, a.k.a. 2404 Twenty-Fourth Avenue NW.
- 2) Kerry Menzia requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in the (R-2) Medium Density Residential Zoning District, all on Lot 3, Menzia Second Subdivision, a.k.a. 1224 Ninth Street S.
- 3) Terri Peters and Jerrad Jangula request permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in the (R-2) Medium Density Residential Zoning District, all on Lot 17, Block 4, Replat of Blocks 3-4, Huffman's Second Addition, a.k.a. 1523 Dick Drive.
- 4) Sheila Christofferson requests permission, as per site plan submitted, for existing residence to remain 18' from the South property line rather than the required 25', which would be a 7' Building Variance, all on Lot 7, Block 2, Hyde Park First Addition, a.k.a. 1515 Marsie Circle.
- 5) Tom & Abby Cogley request permission, as per site plan submitted, to construct a 16'x40' in ground pool and a 9'x16' in ground swimming pool 3' from the West property line rather than the required 25', which would be a 22' Building Variance, all on Lot 1, Block 1, Kyburz & Hurlbert Addition, a.k.a. 1403 Dakota Street S.
- 6) Tom Watson requests permission, as per site plan submitted, to 1) plat a lot that is 92' deep rather than the required 100', which would be an 8' Minimum Lot Depth Variance and 2) to construct a 12'x14' accessory building 14' from the North property line rather than the required 25', which would be an 11' Setback Variance, all on The East 92' of Lots 1-3 & East 92' of the North 5' of Lot 4, Block 38, Hagerty & Lloyd Addition, a.k.a. 223 Arch Street N.

- 7) Jason Vilhauer requests permission, as per site plan submitted, for existing residence to remain 23'9" from the West property line rather than the permitted 25', which would be a 1'3" Building Variance, all on Lot 16, Block 11, Garden Park Addition, a.k.a. 917 Tenth Street S.
- 8) Virginia Schwab requests permission, as per site plan submitted, for existing residence to remain 18' from the East property line rather than the required 25', which would be a 7' Building Variance, all on Lot 4, Kelley's Replat of Block 15, Hagerty & Lloyd Addition, a.k.a. 515 Dakota Street N
- 9) Robert Sayer requests permission, as per site plan submitted, for 1) existing residence to remain 16' from the North property line rather than the required 25', which would be a 9' Building Variance and 2) 1' from the East property line rather than the required 5', which would be a 4' Building Variance, and 3) for existing shed to remain 9" from the East property line rather than the required 5', which would be a 4'3" Building Variance, in order to 4) construct a 4'x6' front deck 8.5' from the North property line rather than the required 15', which would be a 6.5' Building Variance, all on The 35.5' East of the West 35.5' of the North ½ of Lot 10 and the 35.5' East of the West 35.5' of Lots 11 & 12, Block 41, Bennett & Thomas Addition, a.k.a. 219 Fourth Avenue NW.
- 10) Shawna Miller requests permission, as per site plan submitted, for 1) existing residence to remain 30' from the South property line rather than the required 35', which would be a 5' Building Variance and 2) 7.5' from the East property line rather than the required 10', which would be a 2.5' Building Variance, all on Lot 7, Block 10, Eleventh Addition to Highland North, a.k.a. 407 Seventeenth Avenue NE.
- 11) Hyle Anderson requests permission, as per site plan submitted, for 1) existing residence to remain 18.5' from the East property line rather than the required 35', which would be a 16.5' Building Variance and 2) 2' from the South property line rather than the required 10', which would be an 8' Building Variance, in order to 3) construct an access ramp 0' from the East property line rather than the required 25', which would be a 25' Building Variance, all on Lot 4, Block 10, Thomas Addition, a.k.a. 1114 Arch Street S.
- 12) Cory & Brittany Foley request permission, as per site plan submitted, for 1) existing residence to remain 20.5' from the East property line rather than the required 25', which would be a 4.5' Building Variance in order to 2) construct a 4'x8' deck and stairs 12'10" from the East property line rather than the required 15', which would be a 2'2" Building Variance, all on The East 166' of Lot 2, Block 57, Thomas Addition, a.k.a. 916 Fourth Street S.
- 13) Ruth Nelson requests permission, as per site plan submitted, to construct a 15'x26' addition to attached garage 3' from the North property line rather than the required 10', which would be a 7' Building Variance, all on Lot 10, Block 6, Gorder's Replat of Fourth Addition, a.k.a. 126 Elizabeth Drive.
- 14) Harr Motors requests permission, as per site plan submitted, to 1) construct a 70'x130' accessory structure with 16' tall sidewalls rather than the permitted 10', which would be a Special Exception in the (C-2) Highway Commercial Zoning District, 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, all on Lot 1, Harr Motors Second Subdivision,

a.k.a. 4255 Sixth Avenue SE.

- 15) Teton Development, LLC requests permission, as per site plan submitted, to 1) construct a hotel that is 62' tall rather than the permitted 45', which would be a 17' Maximum Height Variance, all on Proposed Lot 3, Teton Development First Subdivision, a.k.a. 2901 Sixth Avenue SE.

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.***