

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

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) October 11, 2018
- IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
 - 1) Homes Are Possible, Inc. requests permission, as per site plan submitted, to temporarily place a 12'x16' accessory structure without a primary structure in a (R-3) High Density Residential District, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, HAPI First North Subdivision, a.k.a. 3314 Congress Street N.
 - 2) Randy Weber requests permission, as per site plan submitted, to permit the open storage, parking or sale of vehicles, which would be an Appeal to the Board of Zoning Adjustment in a (R-3) High Density Residential District, all on The East 47' of Lots 7-9, Block 37, Bennett & Thomas Addition, a.k.a. 114 Second Avenue NW.
 - 3) Chad Becker requests permission, as per site plan submitted, to 1) permit the operation of a business in an accessory structure, which would be an Appeal to the Board of Zoning Adjustment in the (M-Ag) Mini-Agriculture District, and 2) to permit the open storage of work vehicles, trailers and items associated with the business, which would be an Appeal to the Board of Zoning Adjustment, and 3) to install a wall sign that is 32sf in size rather than the required 8sf, which would be a 24sf Sign Variance, all on Lot 30, Fischer Estates in the SW¼ Sect. 26-T124N-R64W of the 5th PM, Brown County, SD, a.k.a. 12878 Fairfield Drive.
 - 4) Stephen Hogg requests permission, as per site plan submitted, for 1) existing residence to remain 26' from the East property line rather than the required 35', which would be a 9' Building Variance and 2) 3' from the North property line rather than the required 10', which would be a 7' Building Variance and 3) 9' from the South property line rather than the required 10', which would be a 1' Building Variance, all on Lot 29, Block 4, Replat of Gorder's Fourth Addition and Lot 29A, Hall-Nichols Replat of a Portion of Lot 4, Culbert's Subdivision, a.k.a. 1875 Eisenhower Circle.

- 5) Dennis Ladner and Kelly Ladner request permission, as per site plan submitted, to 1) construct a mini-warehouse facility, which would be an Appeal to the Board of Zoning Adjustment in the (I-2) Unrestricted Industrial District, and 2) to construct a mini-warehouse facility with 19' sidewalls rather than the required 16', which would be a 3' Building Variance and 3) to construct a mini-warehouse facility that is 60' wide rather than the permitted 30', which would be a 30' Maximum Width Variance and 4) 150' deep rather than the required 120', which would be a 30' Maximum Depth Variance, all on Lots 2-5 & South 92' of Lot 6, Block 60, Second Addition and Vacated Alley, a.k.a. 402 Third Avenue SW.
- 6) Prairie's Edge Development, LLC requests permission, as per site plan submitted, to construct an approach 322' East of the intersection Water View Drive on the south side of 24th Avenue NE/Brown County 15 rather than the permitted 500', which would be a 178' Minimum Approach Separation Variance, all on unplatted land in the NW¼ Sect. 8-T123N-R63W, Brown County, South Dakota, a.k.a. 3004 24th 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.***