

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday December 13, 2018 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) November 8, 2018
- IV. Open Forum 8:00 – 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
 - 1) Alicia Garrett 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 1 & the North ½ Lot 2, Block 4, First Addition to the Highlands, a.k.a. 1423 State Street N.
 - 2) Kevin O'Malley requests permission, as per site plan submitted, for 1) existing residence to remain 14' from the North property line rather than the required 25', which would be an 11' Building Variance and 2) 9.5' from the East property line rather than the required 15', which would be a 5.5' Building Variance and 3) front deck to remain 8' from the North property line rather than the required 15', which would be a 7' Building Variance, and 4) existing unattached garage to remain 0' from the West property line rather than the required 5', which would be a 5' Building Variance and 5) 1' 4" from the South property line rather than the required 5', which would be a 3'8" Building Variance and 6) 16' from the East property line rather than the required 25', which would be a 9' Building Variance, all on Lot 1, Block 6, Woolverton Addition, a.k.a. 832 Eighth Avenue SE.
 - 3) Ellsbee Properties, LLC requests permission, as per site plan submitted, to plat a lot in a (R-3) High Density Residential District that is 42.5' wide rather than the required 50', which would be a 7.5' Minimum Lot Width Variance, all on Proposed Lot 2, HHS Properties Fourth Subdivision, a.k.a. 1914 Miller Lane.
 - 4) Josh Gross requests permission, as per site plan submitted, to plat a lot in a (M-Ag) Mini-Agricultural Zoning District that is 188.39' wide rather than the required 200', which would be an 11.61' Minimum Lot Width Variance, all on Proposed Lot 1, J and J Gross Addition in the NE¼ Sect. 33-T124N-R64W, a.k.a. 12945 385th Avenue.

- 5) JR&R II, LLC requests permission, as per site plan submitted, to permit the open storage, parking or sale of miscellaneous merchandise, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lots 21-24, Block 17, East Park Addition and ½ Vacated Alley, a.k.a. 1802 Third Avenue SE.
- 6) Teton Development, LLC requests permission, as per site plan submitted, to plat a lot with 0' of frontage on a Public ROW, rather than the required 75', which would be a 75' Minimum Lot Frontage Variance, all on Lot 2, Teton Development First Subdivision, a.k.a. 2727 Sixth Avenue SE.
- 7) Rivett Family Trust requests permission, as per site plan submitted, to construct a 3,496sf building 25' from the East property line rather than the required 45', which would be a 20' Building Variance, all on Lot 3A, Rivett Sixth Avenue Second Addition, a.k.a. 506 Harvard Street S.
- 8) 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.
- 9) Marlys Schmitz requests permission, as per site plan submitted, for 1) existing residence to remain 9.6' from the North property line rather than the required 10', which would be a .4' Building Variance and 2) 20.2' from the East property line rather than the required 35', which would be a 14.8' Building Variance, and 3) 7.7' from the South property line rather than the required 15', which would be a 7.3' Building Variance and 4) for existing canopy to remain 0' from the South property line rather than the required 15', which would be a 15' Building Variance, and 5) for existing shed to remain 9.8' from the West property line rather than the required 10', which would be a .2' Building Variance, all on Proposed Lot 3, Spaulding's Sixth Addition, a.k.a. 1405 Kline Street N.
- 10) Ann Paradise requests permission, as per site plan submitted, for 1) existing residence to remain 20' from the East property line rather than the required 35', which would be a 15' Building Variance and 2) existing shed to remain 1.3' from the West property line rather than the required 10', which would be an 8.7' Building Variance and 3) 4.3' from the South property line rather than the required 10', which would be a 5.7' Building Variance, all on Proposed Lot 2, Spaulding's Sixth Addition, a.k.a. 1411 Kline Street N.

- 11) Delila Hettich requests permission, as per site plan submitted, for 1) existing residence to remain 19.9' from the East property line rather than the required 35', which would be a 15.1' Building Variance, and 2) 6.5' from the South property line rather than the required 10', which would be a 3.5' Building Variance, all on Proposed Lot 1, Spaulding's Sixth Addition, a.k.a. 1421 Kline Street N.
- 12) Steven D. Smith requests permission, as per site plan submitted, to allow the open storage of one unlicensed vehicle in violation of Section 26-118(c)(5) of the Revised Ordinances of the City of Aberdeen, which would be an Appeal to the Board of Zoning Adjustment, all on The West 5' of Lot 3 and Lot 4, Block 18, Highland Park Addition, a.k.a. 1415 Eighth Avenue SW.

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.*