

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday, July 14, 2022 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) June 9, 2022
- IV. Open Forum 8:00-8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
 - 1) D Drive ABR, LLC requests permission, as per site plan submitted, for 1) existing residence to remain 1'1" from the North property line rather than the required 15', which would be a 13'11" Building Variance, and 2) 6'10" from the East property line rather than the required 25', which would be a 18'2" Building Variance, and 3) for existing garage to remain 20'9" from the North property line rather than the required 25', which would be a 4'3" Building Variance, all on Lots 1&2, Block 45, Hagerty & Lloyd Addition, a.k.a. 123 Lloyd Street N.
 - 2) B&M Storage, LLC and Rolling Hills Golf Development request permission, as per site plan submitted, to permit the open storage and parking of vehicles, machinery, trailers, recreational vehicles, materials and supplies, which would be a Special Exception in the (C-2) Highway Commercial Zoning District, all on Lot 28, Rolling Hills Village Tenth Addition, Except H1, a.k.a. 703 Palmer Circle W.
 - 3) Dutenhoffer Construction, LLC requests permission, as per site plan submitted, to construct a twin home 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 3, Block 1, Willowood Fifth Addition, a.k.a. 2715 Airline Avenue SE.
 - 4) Dutenhoffer Construction, LLC requests permission, as per site plan submitted, to construct a twin home 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 4, Block 1, Willowood Fifth Addition, a.k.a. 2723 Airline Avenue SE.
 - 5) Kenneth Erdmann requests permission, as per site plan submitted, to construct a twin home 0' from the East property line rather than the required 8', which would be an 8' Building Variance, all on Lot 1, Block 1, Willowood Fifth Addition, a.k.a. 2703 Airline Avenue SE.

- 6) Kenneth Erdmann requests permission, as per site plan submitted, to construct a twin home 0' from the West property line rather than the required 8', which would be an 8' Building Variance, all on Lot 2, Block 1, Willowood Fifth Addition, a.k.a. 2709 Airline Avenue SE.
- 7) Roman Catholic Church requests permission, as per site plan submitted, to construct a 10' octagonal gazebo in the front setback of the property, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 1, Sacred Heart First Subdivision, a.k.a. 409 Third Avenue SE.
- 8) Drew Prentice requests permission, as per site plan submitted, to construct a 3'x10' landing and stairs 3.5' from the South property line rather than the required 5', which would be a 1.5' Building Variance, all on Lots 6&7, Block 1, Garden Park Addition to the City of Aberdeen, a.k.a. 613 Ninth Street S.
- 9) Wolfsong Apartments request permission, as per site plan submitted, to 1) permit three primary structures on one property rather than the permitted one, which would be an Appeal to the Board of Zoning Adjustment, and 2) for existing residence to remain 11" from the South property line rather than the permitted 5', which would be a 4'1" Building Variance and 3) 15'9" from the West property line rather than the required 25', which would be a 9'3" Building Variance and 4) for existing second residence to remain 15'9" from the West property line rather than the required 25', which would be a 9'3" Building Variance, and 5) 3'5" from the North property line rather than the required 5', which would be a 1'7" Building Variance and 6) third residence to remain 1' from the North property line rather than the required 5', which would be a 4' Building Variance and 7) 4" from the East property line rather than the required 20', which would be a 19'8" Building Variance, all on Lot 15, Block 30, Bennett & Thomas Addition, a.k.a. 610 First Street N.
- 10) The Refuge Retreats, LLC request permission, as per site plan submitted, to 1) construct a four unit residence 18'4" from the North property line rather than the required 30', which would be a 11'8" Building Variance, and 2) 25' from the South property line rather than the required 35', which would be a 10' Building Variance, and 3) to construct an accessory structure 25' from the South property line rather than the required 35', which would be a 10' Building Variance and 4) to construct an accessory structure 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 5) to permit a mini-storage building in a (R2/R4) Medium Density/Special Density Residential Zoning District, and 6) to construct a mini-storage building that is 35' in width rather than the required 30', which would be a 5' Building Variance, all on Lots 1-6, Block 1, Refuge Retreats Addition, a.k.a. 1717, 1719, 1721, 1723, 1725, 1727, Arthurs Court.
- 11) The Refuge Retreats, LLC request permission, as per site plan submitted, to 1) construct twin homes 17.5' from the North property line rather than the permitted 20', which would be a 2.5' Building Variance and 2) 19.25' from the North property line rather than the required 20', which would be a .75' Building Variance, and 3)

to construct an accessory structure in the side yard, rather than the permitted rear yard of the property, which would be an Appeal to the Board of Zoning Adjustment, and 4) to permit a mini-storage building in a (R2/R4) Medium Density/Special Density Residential Zoning District, and 5) to construct a mini-storage building that is 35' in width rather than the required 30', which would be a 5' Building Variance, all on Lots 1-7, Block 1, Refuge Retreats Addition, a.k.a. 1717, 1719, 1721, 1723, 1725, 1727, Arthurs Court and 711 Lancelot Drive N.

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.*