

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday, August 12, 2021- 8:00 A.M.
First Floor Council Chambers - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) July 8, 2021

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

V. Old Business

VI. New Business

- 1) Chasity Jones requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R-1) High Density Residential Zoning District, all on Lot 18, Block 10, Eleventh Addition of the Highlands North Addition to Aberdeen, a.k.a. 522 Eighteenth Avenue NE.
- 2) Nemesy Feliciano & Reynaldo Aviles request permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R-2) Medium Density Residential Zoning District, all on Lot 4, Block 2, Huffman's Second Addition, a.k.a. 1516 Royal Road.
- 3) Michelle Hamson requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R-2) Medium Density Residential Zoning District, all on Lot 6, Ladner's Replat of Block 1, Hagerty & Lloyd Addition, a.k.a. 810 Eighth Avenue NE.
- 4) Elks Lodge #1046 requests permission, as per site plan submitted, to construct a 24'x32' garage 35' from the South property line rather than the required 45', which would be a 10' Building Variance, all on Lot 26, Auto Plaza Addition, a.k.a. 705 Circle Drive.
- 5) Jacque Niles requests permission, as per site plan submitted, for 1) existing residence to remain 2.5' from the North property line rather than the required 5', which would be a 2.5' Building Variance, and 2) for existing 18'x23' carport to remain 17'4" from the South property line rather than the required 25', which would be a 7'8" Building Variance and 3) for existing 12'x20' unattached garage to remain 16'5" from the South property line rather than the required 25', which would be an 8'7" Building Variance and 4) to permit 739sf of accessory structures rather than the permitted 720sf, which would be a 19sf Accessory Structure Lot Coverage Variance, all on Lot 6, Block 8, Kyburz Replat of Block 8, Northwestern Addition, a.k.a. 601 Jackson Street N.

- 6) Patrick Hannigan requests permission, as per site plan submitted, to replace an existing covered front porch 14.5' from the West property line rather than the required 25', which would be a 10.5' Building Variance, all on Lot 2, Block 25, First Addition to the Highlands, a.k.a. 816 Penn Street N.
- 7) Park Village Mobile Home Park requests permission, as per site plan submitted, to permit a mobile home to be converted to a maintenance storage building, which would be an Appeal to the Board of Zoning Adjustment, all on Lot 2, Block 1, Park Village Addition, a.k.a. 1623 Tenth Avenue SW, Lot 315.
- 8) PWS Holdings 19, LLC requests permission, as per site plan submitted, to 1) install an electronic message center on a freestanding sign, which would be a Special Exception in a (C3/R4) Central Business/Special Density Residential Zoning District and 2) to permit a second freestanding sign, which would be an Appeal to the Board of Zoning Adjustment, and 3) to permit two 105sf (210sf total) freestanding signs rather than the permitted one 100sf sign, which would be a 110sf Maximum Freestanding Sign Variance, all on Lot 2, Tommy's Addition, a.k.a. 124 Sixth Avenue SW.
- 9) Joshua Black requests permission, as per site plan submitted, to 1) permit the operation of a commercial business in a (R-3) High Density Residential Subdivision, which would be an Appeal to the Board of Zoning Adjustment and 2) to permit the open storage of vehicles and equipment associated with lawn care and snow removal business, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 10-12, Block 17 Hagerty & Lloyd Addition, a.k.a. 505 Lloyd Street N.
- 10) Ron Feickert requests permission, as per site plan submitted, to construct a 3'x8' and 10'x20' deck 17' from a neighboring mobile home rather than the permitted 20', which would be a 3' Building Variance, all on Lot 1, Block 2, Park Village Addition, a.k.a. 1623 Twelfth Avenue SW #1246.
- 11) Harr Motors request permission, as per site plan submitted, to 1) construct an accessory structure within the front setback, which would be an Appeal to the Board of Zoning Adjustment and 2) to construct an accessory structure with 16' sidewalls rather than the permitted 10', which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and 3) 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.
- 12) Brandon Shuey and Rod Mack request permission, as per site plan submitted, to 1) permit the operation of a manufacturing facility, which would be an Appeal to the Board of Zoning Adjustment in a (C-2) Highway Commercial Zoning District, and 2) to permit the open storage of manufactured items, materials, vehicles, and equipment, which would be a Special Exception, all on Lot 1, Teigen Third Addition, a.k.a. 2502 Melgaard Road E.
- 13) Refuge Retreats, LLC requests permission, as per site plan submitted, to construct a townhome 30' from the West property line rather than the required 35', which would be a 5' Building Variance, all on Lot 4, Block 4, Refuge Retreats Addition, a.k.a. 517 Lancelot Drive N.

- 14) Stencil Group requests permission, as per site plan submitted, to 1) permit the construction of two multifamily residential buildings and two accessory structures, which would be a Special Exception for a Group Project, and 2) to construct a 72 unit apartment building 32.5' from the South property line rather than the required 35', which would be a 2.5' Building Variance and 3) to permit the construction of 172 dwelling units rather than the required 84 units, which would be an 88 unit Maximum Density Variance, all on Proposed Lot 7A, Block 2, Dakota Estates Third Subdivision, a.k.a. 1022 Twenty-Seventh Avenue NE.
- 15) Wylie Meadows, LLC requests permission, as per site plan submitted, to permit the installation of two 32sf freestanding real estate signs, rather than the permitted 8sf, which would be two 24sf Sign Variances, all on Wylie Meadows Second Addition to Aberdeen, a.k.a. 1609 Eighteenth Street 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.*