

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

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) August 11, 2022

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

V. Old Business

VI. New Business

- 1) Troy Nieman requests permission, as per site plan submitted, for 1) existing residence to remain 11' from the North property line rather than the permitted 25', which would be a 14' Setback Variance and 2) 1.5' from the West property line rather than the required 5', which would be a 3.5' Setback Variance in order to 3) replace 4'x6' uncovered front landing and stairs 5' from the North property line rather than the required 15', which would be a 10' Setback Variance, all on Lot 1, Howard & Hedger First Rearrangement of Lots 11-12, Block 4, North Aberdeen Addition, a.k.a. 110 Second Avenue NE.
- 2) Troy Nieman and Aberdak Heating & Air request permission, as per site plan submitted, to permit the open storage of miscellaneous equipment and items related to a heating and air conditioning business, which would be a Special Exception in the (C-3) Central Business District, all on Lot 10, Block 14, North Aberdeen Addition, a.k.a. 114 Lincoln Street N.
- 3) Travis Wald requests permission, as per site plan submitted, to permit the open storage of semi-trucks, trailers and similar equipment related to a truck operation terminal, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Eilers Commercial Park Addition, a.k.a. 615 Roosevelt Street N.
- 4) Rustin Deibert requests permission, as per site plan submitted, to construct a 13'x31' addition to residence 7.5' from the South property line rather than the required 20', which would be a 12.5' Building Variance, all on Lot 4, Block 1, Park Ridge Estates First Addition, a.k.a. 1502 Twentieth Street N.

- 5) BSW, LLC requests permission, as per site plan submitted, to 1) plat proposed Lot 1 with 35.82' of frontage rather than the required 50', which would be a 14.18' Minimum Lot Width Variance and 2-4) plat Lots 2-4 with 20' of frontage rather than the required 50', which would be three 30' Minimum Lot Width Variances, and 5) plat Lot 5 with 34.80' of frontage rather than the required 50', which would be a 15.20' Minimum Lot Width Variance, and 6) to construct a townhome on Lot 1, 0' from the North property line rather than the required 5', which would be a 5' Building Variance and 7) construct a townhome on Lot 2, 0' from the North and South property lines rather than the required 5', which would be two 5' Building Variances, and 8-9) construct a townhome on Lot 3, 0' from the North and South property lines rather than the required 5', which would be two 5' Building Variances and 10-11) construct a townhome on Lot 4, 0' from the North and South property lines rather than the required 5', which would be two 5' Building Variances and 12) to construct a townhome on Lot 5, 0' from the South property line rather than the required 5', which would be a 5' Building Variance, all on Proposed Lots 1-5, Sauerwein Second Addition, a.k.a. 812, 816 and 822 High Street N.
- 6) Teton Development, LLC requests permission, as per site plan submitted, to 1) permit the installation of an off-premise sign in addition to a primary use, which would be an Appeal to the Board of Zoning Adjustment and 2) to construct a new freestanding sign 4.3' from the South property line rather than the required 10', which would be a 5.7' Sign Setback Variance, all on Lot 1, Teton Development Third Subdivision, a.k.a. 2727 Sixth Avenue SE.
- 7) Sixth Avenue Properties, LLC requests permission, as per site plan submitted, to 1) plat a lot that is 76' wide rather than the permitted 100', which would be a 24' Minimum Lot Width Variance, and 2) plat a lot that is 75' in depth rather than the required 150', which would be a 75' Minimum Lot Depth Variance, and 3) to plat proposed Lot 2 with 32 parking stalls rather than the permitted 39, which would be a 7 stall Minimum Parking Stall Variance, all on Proposed Lots 1&2, Suedmeier Sixth Avenue Addition to the City of Aberdeen, a.k.a. 610 Sixth Avenue SW.
- 8) Tim Gisi requests permission, as per site plan submitted, to 1) plat a lot that is 49.92' wide rather than the required 50', which would be a .08' Building Variance, and 2) for existing residence to remain 19.5' from the South property line rather than the required 25', which would be a 5.5' Building Variance, and 3) to plat a lot line 9.8' South of an existing accessory structure rather than the required 25', which would be a 15.2' Building Variance in order to 4) plat a lot to permit 1156sf of accessory structure lot coverage rather than the permitted 1046sf, which would be a 110sf Maximum Accessory Structure Lot Coverage Variance, and 5) to permit two accessory structures that are not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 18-19 & North 66.36' of Lots 20-22, Block 49, Hagerty & Lloyd's Addition to Aberdeen, a.k.a. 215 First Avenue NE.

- 9) Tracy Salwei requests permission, as per site plan submitted, for 1) existing residence to remain 13.5' from the South property line rather than the required 25', which would be a 11.5' Building Variance, and 2) 4.8' from the West property line rather than the required 5', which would be a .2' Building Variance, and 3) 4.2' from the East property line rather than the required 5', which would be a .8' Building Variance, in order to 4) plat a lot that is 75.53' deep rather than the required 100', which would be a 24.47' Building Variance and 5) to plat a lot line 9.9' from the North property line rather than the required 20', which would be a 10.1' Building Variance, all on Lots 20-22, Block 49, Hagerty & Lloyd's Addition to Aberdeen, a.k.a. 217 First 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.*