

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday, October 14, 2021 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

- I. Call to Order**
- II. Roll Call**
- III. Approval of Minutes**
 - 1) September 9, 2021
- IV. Open Forum 8:00 - 8:10 A.M. (SEE FORMAT GUIDELINES AT END OF AGENDA)**
- V. Old Business**
- VI. New Business**
 - 1) Steve Nemmers requests permission, as per site plan submitted, for 1) existing residence to remain 22.5' from the East property line rather than the required 25', which would be a 2.5' Building Variance and 2) 4.5' from the South property line rather than the required 15', which would be a 10.5' Building Variance, in order to 3) construct a wheelchair ramp 0' from the South property line rather than the required 5', which would be a 5' Building Variance, all on Lot 6, Block 47, Thomas Addition, a.k.a. 1024 First Street S.
 - 2) Stan Heier requests permission, as per site plan submitted, for 1) existing residence to remain 16.5' from the West property line rather than the required 25', which would be an 8.5' Building Variance in order to 2) construct a 6'x10' deck 10.5' from the West property line rather than the required 15', which would be a 4.5' Building Variance, all on Lots 698 & 699, Morning Heights Subdivision, a.k.a. 623 Park Street S.
 - 3) Kessler's Corner, Inc. and Kessler's Inc. request permission, as per site plan submitted, to plat a shared lot line within an existing structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 1-22, Pierce's Subdivision of Block 102, Hagerty & Lloyd Addition and Vacated Alley and Lots 1-2, Block 13, Smith Addition and Vacated Lloyd Street S and Vacated Fifth Avenue SE and Kessler's Lot 1, SLMRMC Addition and Lot 2, SLMRMC Addition, a.k.a. 621, 625 and 701 Sixth Avenue SE.
 - 4) Aberdeen School District 6-1 requests permission, as per site plan submitted, to construct a 21'x36' addition to an existing 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, Aberdeen High School Second Subdivision, a.k.a. 2200 Roosevelt Street S.

- 5) Olive Drive Rentals, LLC requests permission, as per site plan submitted, to plat a lot with 50' of frontage rather than the required 75', which would be a 25' Minimum Lot Frontage Variance, all on Proposed Lot A, Village Bowl First Addition to the City of Aberdeen, a.k.a. 1121 Olive Drive N.
- 6) Erdmann Properties requests permission, as per site plan submitted, for 1) existing residence to remain 18.5' from the North property line rather than the required 25', which would be a 6.5' Building Variance and 2) 13' from the West property line rather than the required 15', which would be a 2' Building Variance and 3) for existing unattached garage to remain 4' from the West property line rather than the required 25', which would be a 21' Building Variance and 4) for existing shed to remain 4' from the West property line rather than the required 25', which would be a 21' Building Variance and 5) 1.5' from the South property line rather than the required 5', which would be a 3.5' Building Variance in order to 6) construct a 4'x4' landing and stairs 9' from the North property line rather than the required 15', which would be a 6' Building Variance, all on Lot 6, Block 13, West Hill Addition, a.k.a. 1223 Third Avenue SW.
- 7) Allen Meitner requests permission, as per site plan submitted, for 1) existing residence to remain 17' from the East property line rather than the required 25', which would be an 8' Building Variance and 2) 10' from the North property line rather than the required 15', which would be a 5' Building Variance and 3) for existing garage to remain 10.5' from the North property line rather than the required 25', which would be a 14.5' Building Variance in order to 4) construct a wheelchair ramp 12' from the East property line rather than the required 15', which would be a 3' Building Variance and 5) 4'5" from the North property line rather than the required 5', which would be a 7" Building Variance, all on Lot 1, Gage's First Replat of Lots 1-12, Block 43, Bennett & Thomas Addition, a.k.a. 523 Second Street N.
- 8) Mike Jepsen requests permission, as per site plan submitted, to permit the construction of a new residence in an (I-2) Unrestricted Industrial Zoning District, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 7-13, Block 65, Hagerty & Lloyd Addition, a.k.a. 317 First Avenue SE.
- 9) Jason Grebner requests permission, as per site plan submitted, to construct a 24'x26' accessory structure with 14.5' tall sidewalls rather than the permitted 10', which would be a Special Exception in the (R-2) Medium Density Residential Zoning District, all on Lot 5, Park Ridge Estates Second Addition, a.k.a. 2413 Sixteenth Avenue NW.
- 10) Tom Wipf requests permission, as per site plan submitted, to install an additional 4'x6' freestanding sign panel rather than the previously permitted 2.5'x6' sign panel previously approved by the Zoning Board 1' from the North property line rather than the permitted 10', which would be a 9' Sign Setback Variance, all on Lot 1, Score's Addition, a.k.a. 601 Riverside Drive S.
- 11) Dakotaland Federal Credit Union requests permission, as per site plan submitted, to construct a new office building 5' from the South property line rather than the required 30', which would be a 25' Setback Variance, all on Lots 1-9, Block 31,

Thomas Addition to Aberdeen, a.k.a. 224 Sixth Avenue SE.

- 12) Deborah Powell requests permission, as per site plan submitted, for 1) existing residence to remain 18'8" from the West property line rather than the required 25', which would be a 6'4" Building Variance and 2) 9'5" from the North property line rather than the required 15', which would be a 5'7" Building Variance and 3) for unattached garage to remain 2'3" from the East property line rather than the required 5', which would be a 2'9" Building Variance and 4) 4'2" from the South property line rather than the required 5', which would be a 10" Building Variance and 5) 21'10" from the North property line rather than the required 25', which would be a 3'2" Building Variance, in order to 6) construct a front deck 9'8" from the West property line rather than the required 15', which would be a 5'4" Building Variance, all on Lots 23 & 24, Block 24, Hagerty & Lloyd Addition, a.k.a. 424 Kline 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.*