

AGENDA
REGULARLY SCHEDULED MEETING
ABERDEEN CITY BOARD OF ZONING ADJUSTMENT
Thursday, November 10 - 8:00 A.M.
First Floor Council Chambers - Municipal Building

I. Call to Order

II. Roll Call

III. Approval of Minutes

- 1) October 13, 2022

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

V. Old Business

VI. New Business

- 1) GRC Properties, LLC requests permission, as per site plan submitted, to construct a 16'x20' pergola 7' from the South property line rather than the required 30', which would be a 23' Building Variance, all on Lot B, Paramount Estates Addition, a.k.a. 2120 Eighth Avenue NE.
- 2) L5R, LLC requests permission, as per site plan submitted, to 1) construct an addition to a mini-warehouse facility, which would be an Appeal to the Board of Zoning Adjustment in a (I-2) Unrestricted Industrial Zoning District, and to 2)construct an addition to an existing mini-warehouse facility 60' wide rather than the permitted 30', which would be a 30' Maximum Width Variance and 3) to construct a 114' addition to existing mini-warehouse facility for a total length of 239' rather than the permitted 120', which would be a 119' Maximum Length Variance, and 4) to construct a mini-warehouse facility with 18' sidewalls rather than the permitted 16', which would be a 2' Maximum Sidewall Height Variance, all on Lot 1, Ladner's First Addition and the South Half of Vacated Second Avenue SW Public ROW, a.k.a. 418 Third Avenue SW.
- 3) Scott & Jessica Norman request permission, as per site plan submitted, to construct a 36'x40' accessory structure in the side yard of the property rather than the required rear yard, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 4&5, Block 4, Willowood Fifth Addition, a.k.a. 1113 & 1123 Illinois Street S.
- 4) Collin Cady requests permission, as per site plan submitted, for 1) existing residence to remain 3' from the South property line rather than the required 5', which would be a 2' Building Variance, and 2) 17.5' from the West property line rather than the required 25', which would be an 7.5' Building Variance, and 3) for existing deck to remain 12.5' from the West property line rather than the required 15', which would be a 2.5' Building Variance, all on Lot 11, Block 20, First Addition to Aberdeen, a.k.a. 207 Fourth Street S.

- 5) Alano Society of Aberdeen requests permission, as per site plan submitted, for 1) existing building to remain 8' from the West property line rather than the required 45', which would be a 37' Building Variance and 2) 15' from the South property line rather than the required 25', which would be a 10' Building Variance, in order to 3) construct a wheel chair ramp and deck 0' from the West property line rather than the required 35', which would be a 35' Building Variance, all on The West 8' of Lot 3 & Lots 4-9, Block 1, Thomas Addition & Lot 12 and West 115' of the South 8.5' of Lot 13 & the East 27' of Lots 13-14, Pierce's Subdivision of Block 103, Hagerty & Lloyd Addition and Vacated Alley and except Lot H-1, a.k.a. 519 Arch Street S.
- 6) LL Investments, LLC requests permission, as per site plan submitted, to permit the open storage of vehicles and trailers, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Lot 2, Wagner Holdings Subdivision, a.k.a. 1702 Eighth Avenue NW.
- 7) Presentation College requests permission, as per site plan submitted, to 1) install two additional 16sf freestanding signs in addition to the previously approved 5 rather than the permitted 1, which would be a 6 Freestanding Sign Variance, and 2) to permit 32sf of signage in addition to the previously approved 450sf for a total of 482sf rather than the permitted 16sf, which would be a 466sf Maximum Sign Variance, all on Block 1, Presentation Heights Addition, a.k.a. 224 Fifteenth Avenue NW.
- 8) Ratna Gundewar requests permission, as per site plan submitted, for 1) unattached garage to remain 15' from the North property line rather than the required 25', which would be a 10' Building Variance and 2) for existing residence to remain 3' from the South property line rather than the required 5', which would be a 2' Building Variance, all on Lot 1, Block 6, Boyd's Second Subdivision, a.k.a. 302 Harrison Street S.
- 9) Hearing for revocation of Special Exception for the open storage, parking and sale of vehicles and moving vehicle rentals in a (C3/R4) Central Business/Special Density Residential Zoning District granted by the Aberdeen Board of Zoning Adjustment on June 11, 2020, all on Lots 1&2, Block 16, Original Plat of Aberdeen, a.k.a. 6 First Street S.

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.*