

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

**I. Call to Order**

**II. Roll Call**

**III. Approval of Minutes**

- 1) November 10, 2022

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

**V. Old Business**

**VI. New Business**

- 1) Bailey Anderson requests permission, as per site plan submitted, to permit the operation of a daycare as a home occupation, which would be a Special Exception in a (R-2) Medium Density Residential Zoning District, all on Lot 1, Block 1, Homes Are Possible Third Subdivision, a.k.a. 1118 Thirteenth Avenue SW.
- 2) Thomas & Kathleen Schneider request permission, as per site plan submitted, to 1) plat a lot that is 45.57' wide rather than the required 50', which would be a 4.43' Minimum Lot Width Variance, and 2) to construct a new residence 12.5' from the West property line rather than the required 25', which would be a 12.5' Setback Variance, all on Proposed Lot 1, T and K Schneider Addition, a.k.a. 110 Lloyd Street N.
- 3) Hub City Roofing, Inc. requests permission, as per site plan submitted, to permit the open storage and parking of tires, materials, vehicles, trailers, campers, and similar items, which would be a Special Exception in a (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Hub City Roofing Addition, a.k.a. 118 First Avenue NE.
- 4) Ratna Gundewar requests permission, as per site plan submitted, for existing residence to remain 12' from the North property line rather than the required 15', which would be a 3' Building Variance, all on Lot 1, Block 6, Boyd's Second Subdivision, a.k.a. 302 Harrison Street S.
- 5) Midcontinent Communications requests permission, as per site plan submitted, to permit the open storage of materials, vehicles, and trailers, which would be a Special Exception in the (I-2) Unrestricted Industrial Zoning District, all on Lot 1, Midcontinent Addition to the City of Aberdeen, a.k.a. 24 First Avenue NE.

- 6) Howard Hedger, Inc. requests permission, as per site plan submitted, to 1) permit the construction of a mini-storage facility, which would be a Special Exception in a (C-2) Highway Commercial Zoning District, and 2) to construct a mini-storage building that is 60' wide rather than the permitted 30', which would be a 30' Maximum Building Width Variance, all on Lot 1, Nordstrom-Pierson Addition to the City of Aberdeen, a.k.a. 2615 Eighth Avenue NE.
  
- 7) Plaza Rentals, LLP requests permission, as per site plan submitted, for 1) existing building to remain 28' from the North property line rather than the required 35', which would be a 7' Building Variance and 2) 5.5' from the West property line rather than the required 30', which would be a 24.5' Building Variance and 3) for existing freestanding sign to remain 0' from the East property line rather than the required 10', which would be a 10' Building Variance in order to 4) construct a 10'x12' addition to the existing building 5.5' from the West property line rather than the required 30', which would be a 24.5' Building Variance and 5) to permit the provision of parking stalls 0' from a residential zoning district rather than the required 10', which would be a 10' Parking Variance and 6) to permit the operation of a drive-thru restaurant, which would be a Special Exception in a (C-1) Neighborhood Commercial Zoning District, all on Lots 1-5, Block 31, Bennett & Thomas Addition, a.k.a. 719 Main 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](http://www.aberdeen.sd.us).*