

**BOARD OF ZONING ADJUSTMENT
SPECIAL MEETING
July 24, 2008**

A Special Board of Zoning Adjustment Meeting was held on Thursday July 24, 2008 in the City Hall 3rd Floor Courtroom, Aberdeen, South Dakota with Bob Babcock presiding as Chairman. Chairman Babcock called the meeting to order. Members present at roll call were Zumbaum, Sikkink, VanDeRostyne, Marske, and Babcock. Also present were Brett Bill, Planning and Zoning Director, Ken Hubbart, City Planner, Chad Nilson, Building Inspector, and Paula Nelson, Board of Zoning Adjustment Secretary.

Chairman Babcock began with new business as follows:

- 1) Wagner Holdings, LLC requested permission, as per site plan submitted, to 1) construct a 16 unit apartment building, which would be a Special Exception in a C3/R4 (Central Business/Special Density Residential Zoning District), and 2) request permission to construct 16 units on a 10,050sf lot rather than the permitted 16,000sf, which would be a 5,950sf Minimum Lot Size Variance, all on The South 83' of Lot 14, Block 38, Second Addition to Aberdeen, and the North 59' of Lot 13-14, Block 38, Second Addition to Aberdeen, a.k.a. 20 Seventh Avenue SW and 615 First Street S. Ron Wagner was present to represent the property. Following discussion Zumbaum moved and Marske seconded to approve agenda item #1 with the following stipulations: 1) Plans must be submitted for review and a permit must be obtained prior to work commencing, 2) Property pins must be located for inspection, 3) All required inspections must be completed, 4) Sidewalks, boulevard trees, and on lot landscaping must be installed as required, 5) Parking stalls are required to be 10' x 20', and 6) Property must be platted into one parcel. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED.** Following further discussion Marske moved and Babcock seconded to approve agenda item #2, as requested. Upon roll call, all members voting nay, the motion failed. Following further discussion Zumbaum moved and Marske seconded to approve, with the following amendments: 2) request permission to construct 12 units on a 10,050sf lot rather than the permitted 12,000sf, which would be a 1,950sf Minimum Lot Size Variance, all members voting aye, the motion carried. **MINIMUM LOT SIZE VARIANCE APPROVED AS AMENDED.** Following discussion Marske moved and Zumbaum seconded to amend agenda item #1 as follows: 1) construct a 12 unit apartment building, all members voting aye, the motion carried. **SPECIAL EXCEPTION APPROVED AS AMENDED.**

Following further discussion Zumbaum moved for adjournment, seconded by Sikkink, all members voting aye, the meeting was adjourned.

Paula Nelson
Board of Zoning Adjustment Secretary
July 24, 2008