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NOTICE OF HEARING ON APPLICATIONS TO
BOARD OF ZONING ADJUSTMENT

(SEAL)

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Board of Zoning Adjustment on July 14, 2011, at 8:00 a.m. in the Courtroom on third floor at the City Municipal Building, 123 Lincoln Street South, Aberdeen, South Dakota to hear the following applications:

Sheldon & Chelsey Liebl request permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R2) Medium Density Residential Zoning District, all on Lot 19, Block 4, Northview Sixth Addition to Aberdeen, a.k.a. 1108 Twelfth Avenue NE.

Colleen Hericks requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R2) Medium Density Residential Zoning District, all on Lot 13, Block 4, Replat of Blocks 3&4, Huffman's Second Addition to Aberdeen, a.k.a. 1539 Dick Drive.

Alison Tvinnereim requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R1) Low Density Residential Zoning District, all on Lot 13, Block 8, Seventh Addition to Highland North Subdivision, a.k.a. 515 Nineteenth Avenue NE.

Mandy Sutton requests permission, as per site plan submitted, to operate a daycare as a home occupation, which would be a Special Exception in a (R2) Medium Density Residential Zoning District, all on Lot 36, Block 1, Homes Are Possible Seventh Addition, a.k.a. 1201 Plum Lane.

Real Estate Partnership and C.I. Construction request permission, as per site plan submitted, to construct an 80'x260' Accessory Structure 22' tall rather than the required 10', which would be a Special Exception in a (C-2) Highway Commercial Zoning District, all on Lot 5, McIntyre's Subdivision in the S½SW¼ of Sect. 16-T123N-R64W, a.k.a. 4411 Sixth Avenue SE.

Jerry Mills requests permission, as per site plan submitted, for existing residence to remain 23' from West property line rather than the required 25', which would be a 2' Building Variance, and front deck to remain 4' from the West property line rather than the permitted 15', which would be an 11' Building Variance, all in order to replace foundation of residence on Lot 5, Hoffman's Replat of Block 27, Roches Eastside Addition, a.k.a. 207 Harvard Street S.

Margaret Van Steenwyk requests permission, as per site plan submitted, for existing residence and detached garage to remain 3.5' from the North property line rather than the required 5', which would be a 1.5' Building Variance, in order to replace foundation of residence on Lot 5, Block 45, Thomas Addition, a.k.a. 1218 First Street S.

K & L Realty and Ben Grote request permission, as per site plan submitted, to 1) construct an accessory structure(camera obscura) within the front setback of the property, which would be an Appeal to the Board of Zoning Adjustment, and 2) to construct an accessory structure that is not aesthetically similar to the primary structure, which would be an Appeal to the Board of Zoning Adjustment, all on Lots 1-7, & the North 118'4" of Lot 8 & the North 118'4" of the East 5' of Lot 9, Block 39, Second Addition, except H-2, a.k.a. 20 Sixth Avenue SE.

Jacqueline Ohleen requests permission, as per site plan submitted, for existing residence to remain 1' from the North property line rather than the required 5', which would be a 4' Building Variance, and 14' from the East property line rather than the required 25', which would be an 11' Building Variance, all on Lots 3 & 4, Block 12, Hagerty and Lloyds Addition, a.k.a. 619 Lloyd Street N.

Ladco Properties XXIV, LLC requests permission, as per site plan submitted, to construct an accessory 20' tall rather than the required 10', which would be a Special Exception in a (C-2/HC) Highway Commercial/Healthcare Zoning District, all on Lot 2, Mutual of Omaha Fifth Addition, a.k.a. 3015 Third Avenue SE.

Branden & Hannah Stewart request permission, as per site plan submitted, for 1) existing residence to remain 19'5" from the West property line rather than the required 25', which would be a 5'7" in order to 2) construct a 6'x6'5" Deck 13' from the West property line rather than the required 15', which would be a 2' Building Variance, all on Lot 18, Block 11, Garden Park Addition, a.k.a. 909 Tenth Street S.

Avera St. Luke's requests permission, as per site plan submitted, to 1) construct an addition 0' from the East and South property lines, which would be a Shared Lot Line Variance, and 2) to provide a total of 389 off-street parking stalls rather than the required 743 parking stalls, which would be a 354 Parking Stall Variance and 3) to provide 9'x18' parking stalls rather than the required 10'x20' stalls, which would be a 1'x2' Minimum Parking Stall Dimension Variance, all on Lot 3, Hagerty & Lloyd's Third Subdivision in the SE¼ Sect. 13-T123N-R64W, a.k.a. 721 First Avenue SE.

Melgaard Group, LLC requests permission, as per site plan submitted, to 1) permit the construction of 28 apartment units, rather than the permitted 20 units, which would be an 8 unit Maximum Density Variance and 2) to construct a group project consisting of 3 primary structures, which would be a Special Exception in the (R2/R4) Medium Density/Special Density Residential Zoning District, and 3) to construct 3 multifamily buildings 5' from the East property line rather than the required 10', which would be three 5' Building Variances, all on Lot 2, Young Railroad Addition to Aberdeen, a.k.a. 310 Seventeenth Avenue SE.

Paul & Melissa Fisher request permission as per site plan submitted, to construct a 30'x40' Accessory Structure within the front setback of the primary structure, which would be an Appeal to the Board of Zoning Adjustment in an (R-1) Low Density Residential District, all on Lot 1, Fisher Consolidation Subdivision, in the NE¼ of Sect. 4-T123N-R64W, a.k.a. 3125 385th Avenue.

Midstates Printing, Inc. requests permission, as per site plan submitted, to install 2 freestanding signs rather than the permitted 1, which would be a 1 Freestanding Sign Variance, all on Lot 1, Midstates Printing 2011-1 Subdivision in Aberdeen Industrial Park East Addition, a.k.a. 4820 Capital Avenue NE.

Any person interested in the approval or rejection of the applications may appear, and be heard.

Brett E. Bill
Planning & Zoning Director
June 27, 2011