



# City of Aberdeen Board of Zoning Adjustment Agenda

8:00 a.m. Regular Meeting

April 9, 2026

City Council Chambers

123 South Lincoln Street

Aberdeen, South Dakota 57401

---

## **I. Call to Order**

## **II. Roll Call**

## **III. Approval of Minutes**

- 1) March 12, 2026

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

## **V. Board of Zoning Adjustment Meeting Information and Procedure Statement**

## **VI. Old Business**

## **VII. New Business**

- 1) Lee Park Storage LLC requests permission, as per site plan submitted, to construct three multi-use storage facilities which would be a Special Exception in the (C-2) Highway Commercial District, all on Lot 1, Lee Park Storage First Subdivision, a.k.a. 1016 Fifth Ave NW.
- 2) Simon Schnabel requests permission, as per site plan submitted, for 1) existing house to remain 23.5' from the East property line rather than the required 25' which would be a 1.5' Building Variance, 2) 3'9" from the South property line instead of the required 5', which would be a 1'3" Building Variance, in order to 3) construct a 140 sf addition to an existing accessory structure resulting in 1296 sf rather than the required 1089 sf, which would be a 207 sf Accessory Structure Lot Coverage Variance, all on Lot 2, Schnabel 1<sup>st</sup> Addition, a.k.a. 810 Fifteenth St S.
- 3) Janet Wright requests permission, as per site plan submitted, to permit the operation of a Feline Kennel Operation to include Boarding in the (C-2) Highway Commercial District which would be a Special Exception, all on Lot 1, Hoff Consolidation Subdivision, a.k.a. 1105 Sixth Ave SW.
- 4) Marilyn J Coyle and Rob & DeeAnn Brandner request permission, as per site plan submitted, for 1) existing house to remain 27' from the East property line rather than the required 35' which would be an 8' Building Variance, 2) existing 16' x 12' uncovered deck to remain 12' from the West property line rather than the required 15' which would be a 3' Building Variance, in order to 3) construct a 10' x 20' sunroom 18' from the West property line rather than the required 25' which would be a 7' Building Variance, 4) construct a 16' x 41' addition 22' from the West property line rather than the required 25' which would be a 3' Building Variance, and 5) construct a 16' x 41' addition 27' from the East property line rather than the required 25' which would be a 8' Building Variance, all on Lot 6 and North 20' of Lot 7, Block 12, Forest Acres 8<sup>th</sup> Addition, a.k.a. 1722 Eighth St S.
- 5) Arnie Isaak requests permission, as per site plan submitted, to 1) Plat a lot that is 90' deep rather than the 142' required which would be a 52' Lot Depth Variance, in order to 2) construct a multi-

use storage facility which would be a Special Exception in the (C-2) Highway Commercial District, and 3) to be located 32' from the North property line rather than the required 45' which would be a 13' Building Variance, all on the East 103.03' of Lots 1-3, Block 41, Roches East Side Addition and the West ½ of vacated Greenwood Street adjacent to the East, a.k.a. 2422 Fourth Ave SE.

## VIII. Other Business

## IX. 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 Community Development 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 Community Development Office and available on the City's website @ [www.aberdeen.sd.us](http://www.aberdeen.sd.us).*

### MEETING INFORMATION AND PROCEDURE

Meetings of the City of Aberdeen Board of Zoning Adjustment are when the Board conducts public hearings and issues its decisions on applications for special exceptions or variances and for appeals of decisions or actions of a zoning or code enforcement official. The Board conducts the hearings informally and as necessary to secure the information required for it to make a decision, but the formal rules of procedure and evidence do not apply to these hearings.

All meeting agendas are published and posted as required by law. Each member of the Board is provided an agenda packet before the meeting. The agenda packet includes the meeting agenda, copies of all applications along with the supporting documentation, and the written recommendations of City Staff regarding each application. If not already provided, a copy of the Staff recommendations will be provided to each Applicant upon request. All information provided to the Board in the agenda packet for each application is considered part of the record for that application.

Any member of the public wishing to speak must first be recognized by the Chair, must speak into one of the microphones in the room, and must state their name. The purpose for this rule is to ensure a clear record of anyone speaking in support of, or in opposition to, an item on today's agenda. Staff have been instructed to assist the Board in making sure there is a clear record. The Chair may rule out of order any speaker who is not recognized by the Chair, who fails to identify themselves, or who does not speak into a microphone.

Depending on the relief sought in an application, the Board may deny all or part of the application, it may modify the requirements of any order of the city official, or it may approve the application without conditions, or it may impose conditions, also known as stipulations. If the Board's approval of an application is contingent upon certain conditions being met, the Applicant may agree to the conditions or refuse the conditions. If the Applicant does not agree to the conditions in writing, the application will be deemed denied. Staff will be available after the meeting to assist the Applicant with understanding the conditions and obtaining the Applicant's agreement to them.

**MINUTES**  
**BOARD OF ZONING ADJUSTMENT**  
**March 12, 2026**

The Board of Zoning Adjustment Meeting was held on Thursday, March 12, 2026, in the Aberdeen City Hall, First Floor Council Chambers, Aberdeen, South Dakota with Babcock presiding as Chairman. Chairman Babcock called the meeting to order. Members present at roll call were Gardner, Weigel, Babcock, Sommers and Schumacher. Also present were Eric Miller, City Planner, Ken Hubbart, Community Development Director, Paula Nelson, City Planner, Barry Dunlavy, Building Official, Benjamin Phillips, GIS Coordinator, Brandon Smith, Building Inspector, Mike Hepola, Code Enforcement Officer, and Destin Spellman, Assistant City Engineer.

Gardner moved, and Sommers seconded, to approve the Board of Zoning Adjustment Minutes of February 12, 2026, all members voting aye, the motion carried.

OPEN FORUM – No one was present.

Paula Nelson recited the Board of Zoning Adjustment Meeting Information and Procedure Statement.

OLD BUSINESS – None.

**NEW BUSINESS:**

- 1) Rodney A Mack requested permission, as per site plan submitted, to 1) construct a monopole cell tower, which would be a Special Exception in a (C-2) Highway Commercial District, and 2) request permission to construct a 150' tall cell tower rather than the permitted 45', which would be a 105' Maximum Height Variance, all on Lot 2, Teigen 3<sup>rd</sup> Addition, NW ¼ of Section 29, T123N-R63W, a.k.a. 2516 Melgaard Rd E. Chris Monson was present to represent the property.

Staff's report included findings and recommendation for approval of the Special Exception upon conditions. Gardner moved, and Sommers seconded to approve the Special Exception upon the following conditions: (1) Applicant must notify Aberdeen Regional Airport, Avera St Luke's, and Sanford Hospitals and written responses from these entities must be provided to the Community Development Department prior to permitting. (2) Plans must be submitted and approved prior to issuance of a building permit. (3) Because the property is located within the floodplain, a floodplain Development Permit will need to be completed and approved prior to the issuance of a Building Permit. (4) Per the Fire Marshal, if the site requires a propane tank, a combustible/flammable tank installation permit must be filled out and submitted to the fire department for review. (5) Property pins must be located to verify setbacks at the time of inspections. (6) All required inspections must be completed. Chris Monson verbally accepted the conditions of approval. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION CONDITIONALLY APPROVED**

Staff's report included findings and recommendations for approval of the Maximum Height Variance. Weigel moved, and Sommers seconded to approve the Maximum Height Variance. Upon roll call, all members voting nay, the motion carried. **MAXIMUM HEIGHT VARIANCE APPROVED**

- 2) Brady and Michelle Lesnar requested permission, as per site plan submitted, for 1) existing house and 12' x 29' enclosed porch to remain 17' from the East property line rather than the required 25' which would be a 8' Building Variance, 2) existing detached garage to remain 2' from the West property line rather than the required 5' which would be a 3' Building Variance, in order to 3) construct a new larger 14' x 29' enclosed porch 15' from the East property line rather than the required 25' which would be a 10' Building Variance, and 4) construct a new 3-stall attached garage 6' from the West property line rather than the required 20' which would be a 14' Building Variance, all on Lesnar First Addition to the City of Aberdeen, a.k.a. 1021 Lincoln St N. Brady Lesnar was present to represent the property.

Staff's report included findings and recommendation for approval of the Building Variances. Schumacher moved, and Gardner seconded to approve items #1 and #2. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCES APPROVED.**

Staff's report included findings and recommendation for denial of the Building Variance. Schumacher moved, and Gardner seconded to approve item #3. Upon roll call, all members voting nay, the motion carried. **BUILDING VARIANCE DENIED**

Staff's report included findings and recommendation for denial of the Building Variance. Weigel moved, and Schumacher seconded to deny item #4. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE DENIED.**

- 3) 4 aces, LLC requested permission to permit the conversion of an existing single family residence to a 2-family residence, which would be a Special Exception in a (R-1) Low Density Residential District, all on Lot 1, Block 5, 19<sup>th</sup> Addition to Highland North to the City of Aberdeen, a.k.a. 2203 N State St. Jeff Moench was present to represent the property.

Staff's report included findings and recommendations for approval of the Special Exception upon conditions. Schumacher moved, and Gardner seconded to approve the Special Exception upon the following conditions: (1) Plans must be submitted and approved prior to issuance of a Building Permit. (2) A Building Permit must be obtained. (3) Each bedroom shall have one egress window. (4) Smoke detectors are required in each bedroom. (5) Smoke/CO detectors are required directly outside each bedroom. (6) One-hour rated separation wall required between furnace and units. (7) Floor/ceiling assembly shall be one-hour rated. (8) Walls between units shall be one-hour rated. (9) 7' ceiling height shall be maintained. (10) Stairways shall also be of one-hour rated construction. (11) Each unit shall have an operational kitchen and bathroom. (12) All required inspections must be completed. (13) Must provide three designated off-street parking stalls. Jeff Moench verbally accepted the conditions of approval. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION CONDITIONALLY APPROVED.**

- 4) SWS Rentals requested permission, to Appeal a condition of the determination of the Board of Zoning Adjustment decision from November 13, 2025, to seek an extension of the project's completion deadline, all on Lot 1, Suedmeier Addition to the City of Aberdeen, a.k.a. 106 Lloyd St N. Scott Suedmeier was present to represent the property.

Staff's report included findings and recommendations for denial of the Appeal. Schumacher moved, and Weigel seconded to deny the Appeal. Upon roll call, Weigel nay, Sommers aye, Babcock nay, Gardner nay, Schumacher nay, (4 nay, 1 aye), the motion failed. Upon further discussion, Schumacher moved, and Babcock seconded to approve the Appeal upon the following condition: (1) All structures must be fully connected to the primary structure and set on a completed foundation, with all backfilling, exterior roofing, siding and any other exterior improvements finished no later than July 1, 2026. If these requirements are not met by July 1, 2026, the City will immediately proceed with abatement of the property via demolition after July 1, 2026. Upon roll call, Weigel aye, Sommers nay, Babcock aye, Gardner aye, Schumacher aye, (4 aye, 1 nay), the motion carried. **APPEAL CONDITIONALLY APPROVED.**

#### OTHER BUSINESS:

There being no further business before the Board, Weigel moved, and Sommers seconded, to adjourn the meeting, all members voting aye, the motion carried.



---

Emily Ellingson  
Board of Zoning Adjustment Secretary  
March 12, 2026



# Aberdeen City Board of Zoning Adjustment

Special Exception Staff Report

Meeting Date: April 9, 2026

<b>Agenda Item #1</b>	
<b>Applicant Request(s)</b>	
permission, as per site plan submitted, to construct three multi-use storage facilities which would be a Special Exception in the (C-2) Highway Commercial District,	
<b>Applicant Information</b>	
Applicant: Lee Park Storage LLC	
<b>City Staff Reviewers</b>	
Planner: Paula Nelson	
Code Enforcement: David Dosch	
Building Inspection: Barry Dunlavy	
Engineering: Destin Spellman	
Fire Marshal: Max Stoltenburg	
Public Works: Jeromy Thorstenson	
Public Safety: Captain Tony Bisbee	
<b>Property Information</b>	
Address and	1016 Fifth Ave NW
Legal Description	all on Lot 1, Lee Park Storage First Subdivision
<b>Existing Zoning</b>	
Subject Property	(C-2) Highway Commercial District
Adjacent North	(C-2) Highway Commercial District
Adjacent South	(C-2) Highway Commercial District
Adjacent East	(C-2) Highway Commercial District
Adjacent West	(C-2) Highway Commercial District
<b>Applicant's Justification</b>	
Pursuant to Chapter 60-193 of the Aberdeen City Municipal Code, before the Board shall have the authority to grant a Special Exception, the applicant must adequately address the following criteria:	
<b>Criteria:</b>	
<b>Applicants Response (verbatim):</b>	
1. <i>Fire Hazard.</i> The use shall not involve the use or storage of flammable or explosive material unless protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in the handling of such material.	<b>Yes</b>
2. <i>Noise.</i> The use shall not produce noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.	<b>Yes</b>
3. <i>Vibration.</i> The use shall not cause vibration which is discernible without instruments on any adjoining lot or property.	<b>Yes</b>

4. <i>Air Pollution.</i> The use shall not involve pollution of air by fly ash, dust, vapors, or other substances which are harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.	Yes
5. <i>Odors.</i> The use shall not involve malodorous gas or matter which is discernible on any adjoining lot or property.	Yes
6. <i>Glare.</i> The use shall not cause direct or reflected glare that is visible from any adjoining property or from any public street, road, or highway.	Yes
7. <i>Traffic Hazard.</i> The use shall not substantially increase the movement of traffic on surrounding public streets unless provision is made to limit traffic hazards and reduce congestion. A substantial increase in the movement of traffic includes any single use or density of development that generates traffic volumes on a surrounding public street in excess of 100 vehicle trips per day per acre of the property.	Yes
8. <i>Overtaxing of public facilities and utilities.</i> The use shall not substantially increase the burden on public utilities or facilities, unless provision is made for any necessary adjustments.	Yes
9. <i>Character of neighborhood.</i> The use shall not involve any activity not in character with the majority of the uses in the neighborhood unless, by design, setback, nature of operation, and other measures, the character of the neighborhood will be maintained. A finding that the use will create undue concentration of similar uses, cause blight or deterioration to occur, or diminish or impair property values in the neighborhood shall be supported by substantial evidence.	Yes
10. <i>General welfare of the community.</i> The use shall not adversely affect the public health, safety, or general welfare of the community.	Yes

### Board of Adjustment Criteria and Findings

Criteria:	Findings:
1. <i>Fire Hazard.</i> The use shall not involve the use or storage of flammable or explosive material unless protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in the handling of such material.	<b>Yes, the proposed use will not involve fire hazard(s).</b>
2. <i>Noise.</i> The use shall not produce noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.	<b>Yes, the proposed use will not produce excess noise.</b>

3. <i>Vibration</i> . The use shall not cause vibration which is discernible without instruments on any adjoining lot or property.	<b>Yes, the proposed use will not cause excess vibration.</b>
4. <i>Air Pollution</i> . The use shall not involve pollution of air by fly ash, dust, vapors, or other substances which are harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.	<b>Yes, the proposed use will not cause air pollution.</b>
5. <i>Odors</i> . The use shall not involve malodorous gas or matter which is discernible on any adjoining lot or property.	<b>Yes, the proposed use will not cause excess odors.</b>
6. <i>Glare</i> . The use shall not cause direct or reflected glare that is visible from any adjoining property or from any public street, road, or highway.	<b>Yes, the proposed use will not cause excess glare.</b>
7. <i>Traffic Hazard</i> . The use shall not substantially increase the movement of traffic on surrounding public streets unless provision is made to limit traffic hazards and reduce congestion. A substantial increase in the movement of traffic includes any single use or density of development that generates traffic volumes on a surrounding public street in excess of 100 vehicle trips per day per acre of the property.	<b>Yes, the proposed will not substantially increase traffic in the neighborhood.</b>
8. <i>Overtaxing of public facilities and utilities</i> . The use shall not substantially increase the burden on public utilities or facilities, unless provision is made for any necessary adjustments.	<b>Yes, the proposed use will not substantially increase the burden on utilities.</b>
9. <i>Character of neighborhood</i> . The use shall not involve any activity not in character with the majority of the uses in the neighborhood unless, by design, setback, nature of operation, and other measures, the character of the neighborhood will be maintained. A finding that the use will create undue concentration of similar uses, cause blight or deterioration to occur, or diminish or impair property values in the neighborhood shall be supported by substantial evidence.	<b>Yes, this is an expansion of a previously approved use.</b>
10. <i>General welfare of the community</i> . The use shall not adversely affect the public health, safety, or general welfare of the community.	<b>Yes, the proposed use will not adversely affect the community.</b>

### **Summary of Findings & Staff Recommendations**

As with similar requests in the past, staff recommend the Board **Conditionally Approve this item** with the conditions set forth below:

1. Plans must be submitted and approved prior to issuance of a building permit.
2. Property pins must be located to verify setbacks at the time of inspection.
3. All required inspections must be completed.
4. A fire hydrant and fire apparatus access will be required in accordance with Sections 503 and 507 of the 2018 International Fire Code.

Location Map

# Property of Interest

1016 5th Ave NW



0 62.5 125 250 375 500 Feet

*Ruth Nelson, Planner*  
Name/Title

*March 30, 2024*  
Date



# Application for Hearing Board of Zoning Adjustment

123 South Lincoln Street  
Aberdeen, SD 57401  
605-626-7017

# PAID

MAR 3 2026

The Board of Zoning Adjustment meets the 2<sup>nd</sup> Thursday of each month at 8:00 A.M. in the Council Chambers on the first floor of City Hall. Attach all plans and additional information to the request.

**Representation is required before the request may be heard!**

Fees: \$200.00 for Variance and \$200.00 for Special Exception or Appeal (**NON-REFUNDABLE**)

CITY FINANCE OFFICE  
ABERDEEN, SOUTH DAKOTA

Applicant Information					
Applicant(s) Name:	Lee Park Storage LLC				
Phone:	605 380 0622				
Mailing Address:	Po Box 490				
City:	Aberdeen	State:	SD	Zip:	57402

Property Information	
Address:	1016 5 <sup>th</sup> Ave NW
Legal Description:	Lot 1, Lee Park Storage First Subdivision
Current Zoning:	C-2

Type of Action Requested		
Variance <input type="checkbox"/>	Special Exception <input checked="" type="checkbox"/>	Appeal <input type="checkbox"/>
Action Requested:	* Three new multi-purpose Storage * 60' x 195' & two 60' x 116'	
Hardship (if applicable):		

Signature

3 Mar 2026  
Date

Office Use Only				
Date: 3 Mar 26	Receipt:	201565066	Fee:	200 <sup>00</sup>
Sign Issued <input checked="" type="checkbox"/>	Received By:	EM		



## Application for Special Exception(s)

123 South Lincoln Street  
Aberdeen, SD 57401  
605-626-7017

Written statement describing the proposed and/or intended use and detailing the Special Exception(s) being requested:

New buildings at an exist storage facility site

Pursuant to Chapter 60-193 of the Aberdeen City Municipal Code, before the Board shall have the authority to grant a Special Exception, the applicant must adequately address the following criteria:

**1. Fire hazard.** The use shall not involve the use or storage of flammable or explosive material unless protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in the handling of such material.

Yes

**2. Noise.** The use shall not produce noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

Yes

**3. Vibration.** The use shall not cause vibration which is discernible without instruments on any adjoining lot or property.

Yes

**4. Air pollution.** The use shall not involve pollution of air by fly ash, dust, vapors, or other substances which are harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.

Yes

**5. Odors.** The use shall not involve malodorous gas or matter which is discernible on any adjoining lot or property.

Yes

**6. Glare.** The use shall not cause direct or reflected glare that is visible from any adjoining property or from any public street, road, or highway.

Yes

**7. Traffic Hazard.** The use shall not substantially increase the movement of traffic on surrounding public streets unless provision is made to limit traffic hazards and reduce congestion. A substantial increase in the movement of traffic includes any single use or density of development that generates traffic volumes on surrounding public street in excess of 100 vehicle trips per day per acre of the property.

Yes

**8. Overtaxing of public facilities and utilities.** The use shall not substantially increase the burden on public utilities or facilities, unless provision is made for any necessary adjustments.

Yes

**9. Character of neighborhood.** The use shall not involve any activity not in character with the majority if the uses in the neighborhood unless, by design, setback, nature of operation, and other measures, the character of the neighborhood will be maintained. A finding that the use will create undue concentration of similar uses, cause blight or deterioration to occur, or diminish or impair property values in the neighborhood shall be supported by substantial evidence.

Yes

**10. General welfare of the community.** The use shall not adversely affect the public health, safety, or general welfare of the community.

Yes



DATE:	3/3/2026
REVISION:	
DRAWN BY:	NATHAN OBAN
SHEET: 2	OF: 16

Oban Construction, LLC  
 23 South 4th Street  
 Ipswich, SD 57451  
 605-426-6942

### Lee Park Storage Units

### Site Design

*THESE PLANS ARE THE EXCLUSIVE PROPERTY OF OBAN CONSTRUCTION, LLC AND ARE FOR THE INTENT OF OBAN CONSTRUCTION, LLC WORK ONLY. YOU MAY NOT DUPLICATE, DISTRIBUTE, OR USE THESE PLANS. ANY REPRODUCTIONS OR MODIFICATIONS WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF OBAN CONSTRUCTION, LLC IS STRICTLY PROHIBITED.*





DATE:	3/3/2026
REVISION:	
DRAWN BY:	NATHAN OBAN
SHEET: 2	OF: 16

Oban Construction, LLC  
 23 South 4th Street  
 Ipswich, SD 57451  
 605-426-6942

Lee Park Storage Units

Site Design

THESE PLANS ARE THE EXCLUSIVE PROPERTY OF OBAN CONSTRUCTION, LLC AND ARE FOR THE INTENT OF OBAN CONSTRUCTION LLC WORK ONLY. YOU MAY NOT DUPLICATE, DISTRIBUTE, OR USE THESE PLANS. ANY REPRODUCTIONS OR MODIFICATIONS WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF OBAN CONSTRUCTION LLC IS STRICTLY PROHIBITED.





# Aberdeen City Board of Zoning Adjustment

Variance Staff Report

Meeting Date: April 9, 2026

<b>Agenda Item #2</b>	
<b>Applicant Request(s)</b>	
<p>permission, as per site plan submitted, for 1) existing house to remain 23.5' from the East property line rather than the required 25' which would be a 1.5' Building Variance, 2) 3'9" from the South property line instead of the required 5', which would be a 1'3" Building Variance, in order to 3) construct a 140 sf addition to an existing accessory structure resulting in 1296 sf rather than the required 1089 sf, which would be a 207 sf Accessory Structure Lot Coverage Variance</p>	
<b>Applicant Information</b>	
Applicant: Simon Schnabel	
<b>City Staff Reviewers</b>	
Planner: Paula Nelson	
Code Enforcement: David Dosch	
Building Inspection: Barry Dunlavy	
Engineering: Destin Spellman	
Fire Marshal: Max Stoltenburg	
Public Works: Jeromy Thorstenson	
Public Safety: Captain Tony Bisbee	
<b>Property Information</b>	
Address and Legal Description	810 Fifteenth St S all on Lot 2, Schnabel 1 <sup>st</sup> Addition
<b>Existing Zoning</b>	
Subject Property	(R-3) High Density Residential District
Adjacent North	(R-3) High Density Residential District
Adjacent South	(R-3) High Density Residential District
Adjacent East	(R-3) High Density Residential District
Adjacent West	(R-3) High Density Residential District
<b>Applicant's Justification</b>	
<p>Pursuant to Chapter 60-198 of the Aberdeen City Municipal Code, before the Board shall have the authority to grant a Variance, the applicant must adequately address the following criteria:</p>	
<b>Criteria:</b>	<b>Applicants Response (verbatim):</b>
<p>1. <i>Special conditions exist.</i> Special conditions regarding the particular property do not apply generally in the district. Special conditions must relate to the hardship complained of and may include, but are not limited to, unique physical characteristics such as lot size or dimension, topography, or an existing structure location. Such special conditions that an extraordinary and exceptional situation on the property exists, or that denial</p>	<p><b>Will not affect any neighbors in the neighborhood.</b></p>

of the variance would create peculiar and exceptional practical difficulties or exceptional and unnecessary hardship to the applicant shall be described in the findings of the board.	
2. <i>Permitted use only.</i> The variance will not permit a use of land, building, or structure which is not permitted in the district. The mere existence of a nonconforming use of any neighboring land, building, or structure in the same district or of permitted or nonconforming uses in other districts shall not justify the variance.	No
3. <i>No special privilege.</i> The variance will not confer upon the applicant a special privilege denied to other residents of the district.	No
4. <i>Enjoyment of common privileges.</i> Failure to authorize the variance will deny the applicant a privilege commonly enjoyed by other residents of the district.	No
5. <i>Established business.</i> Failure to authorize the variance will result in unjust financial hardship to a previously established business or industry at the particular property.	No
6. <i>Deprivation of reasonable use.</i> Special conditions are such that the strict application of the provisions of this chapter will deprive the applicant of reasonable use of the particular property. Mere loss in value is not a deprivation of reasonable use so as to justify the variance.	No
7. <i>Minimum adjustment.</i> The variance will be the minimum adjustment necessary for the reasonable use of the land.	Yes
8. <i>Intent observed.</i> The variance will be in harmony with the general purposes and intent of this chapter and not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan of the city.	No

<b>Board of Adjustment Criteria and Findings</b>	
--	--

<b>Criteria:</b>	<b>Findings:</b>
1. Authorizing the variance will not be contrary to the public interest;	<b>Granting a lot coverage variance sets precedent for other properties to reference in the future.</b>
2. There are special conditions attached to the property that do not generally apply to other properties in the same district;	<b>No special conditions exist on this property.</b>
3. Because of the special conditions, strict application of the ordinance will result in unnecessary hardship to the applicant;	<b>Existing accessory structures (including detached garage and utility shed) presently require a 67' Accessory Structure Lot Coverage Variance to</b>

	<b>remain.</b> Granting this proposed addition exacerbates this situation.
4. The spirit of this chapter and the comprehensive plan will be observed by authorizing the variance; and	<b>Similar properties are required to adhere to the lot coverage requirements for construction of accessory structures.</b>
5. Substantial justice will be done by authorizing the variance.	<b>Similar properties are required to adhere to the lot coverage requirements for construction of accessory structures.</b>

**Location Map**



**Summary of Findings & Staff Recommendations**

As with similar requests in the past, staff recommend the Board **Approve items #1 & #2** to bring the property into compliance.

As with similar requests in the past, staff recommend the Board **Deny item #3** in accordance with the ordinance. However, if approved, the following conditions shall apply:

1. Plans must be submitted and approved prior to issuance of a Building Permit.
2. A Building Permit must be obtained.
3. Property lines must be located to verify setbacks at the time of inspection.
4. All required inspections must be completed.

*Paula Nelson / Planner*  
Name/Title

*March 30, 2024*  
Date



# Application for Hearing Board of Zoning Adjustment

123 South Lincoln Street  
Aberdeen, SD 57401  
605-626-7017

The Board of Zoning Adjustment meets the 2<sup>nd</sup> Thursday of each month at 8:00 A.M. in the Council Chambers on the first floor of City Hall. Attach all plans and additional information to the request.

**Representation is required before the request may be heard!**


Fees: \$200.00 for Variance and \$200.00 for Special Exception or Appeal (NON-REFUNDABLE)

PAID

<b>Applicant Information</b>				MAR 17 2026	
Applicant(s) Name:	Simon Schnabel				
Phone:	605-218-2973				
Mailing Address:	810 S 15th st				
City:	Aberdeen	State:	SD	Zip:	57401

<b>Property Information</b>	
Address:	810 S 15th st
Legal Description:	Lot 2 Schnabel 1 <sup>st</sup> Add
Current Zoning:	R-3

<b>Type of Action Requested</b>		
Variance <input checked="" type="checkbox"/>	Special Exception <input type="checkbox"/>	Appeal <input type="checkbox"/>
Action Requested:	* 1296 SF of existing accessory structures, rather than the permitted 1190.75 SF, 30'x40' / 1200 SF garage + 8'x12' / 96 SF shed.	
	* Construct 20' x 7' addition to garage	
	* Existing house to remain 23.5' from East/Front & 3'9" from South/side	
Hardship (if applicable):		

  
Signature

3-17-26  
Date

<b>Office Use Only</b>					
Date:	3/17/26	Receipt:	RO1968065	Fee:	200 <sup>00</sup>
Sign Issued <input checked="" type="checkbox"/>	Received By:	EM			



## Application for Variance(s)

123 South Lincoln Street  
Aberdeen, SD 57401  
605-626-7017

Written statement describing the proposed and/or intended use and detailing the Variance(s) being requested:

Adding a bathroom and mud room to garage.

Pursuant to Chapter 60-198 of the Aberdeen City Municipal Code, before the Board shall have the authority to grant a Variance, the applicant must adequately address the following criteria:

**1. *Special conditions exist.*** Special conditions regarding the particular property do not apply generally in the district. Special conditions must relate to the hardship complained of and may include, but are not limited to, unique physical characteristics such as lot size or dimension, topography, or an existing structure location. Such special conditions that an extraordinary and exceptional situation on the property exists, or that denial of the variance would create peculiar and exceptional practical difficulties or exceptional and unnecessary hardship to the applicant shall be described in the findings of the board.

Will not affect any neighbors in the neighborhood.

**2. *Permitted use only.*** The variance will not permit a use of land, building, or structure which is not permitted in the district. The mere existence of a nonconforming use of any neighboring land, building, or structure in the same district or of permitted or nonconforming uses in other districts shall not justify the variance.

no.

**3. *No special privilege.*** The variance will not confer upon the applicant a special privilege denied to other residents of the district.

no

**4. *Enjoyment of common privileges.*** Failure to authorize the variance will deny the applicant a privilege commonly enjoyed by other residents of the district.

no

**5. Established business.** Failure to authorize the variance will result in unjust financial hardship to a previously established business or industry at the particular property.

no

**6. Deprivation of reasonable use.** Special conditions are such that the strict application of the provisions of this chapter will deprive the applicant of reasonable use of the particular property. Mere loss in value is not a deprivation of reasonable use so as to justify the variance.

no

**7. Minimum adjustment.** The variance will be the minimum adjustment necessary for the reasonable use of the land.

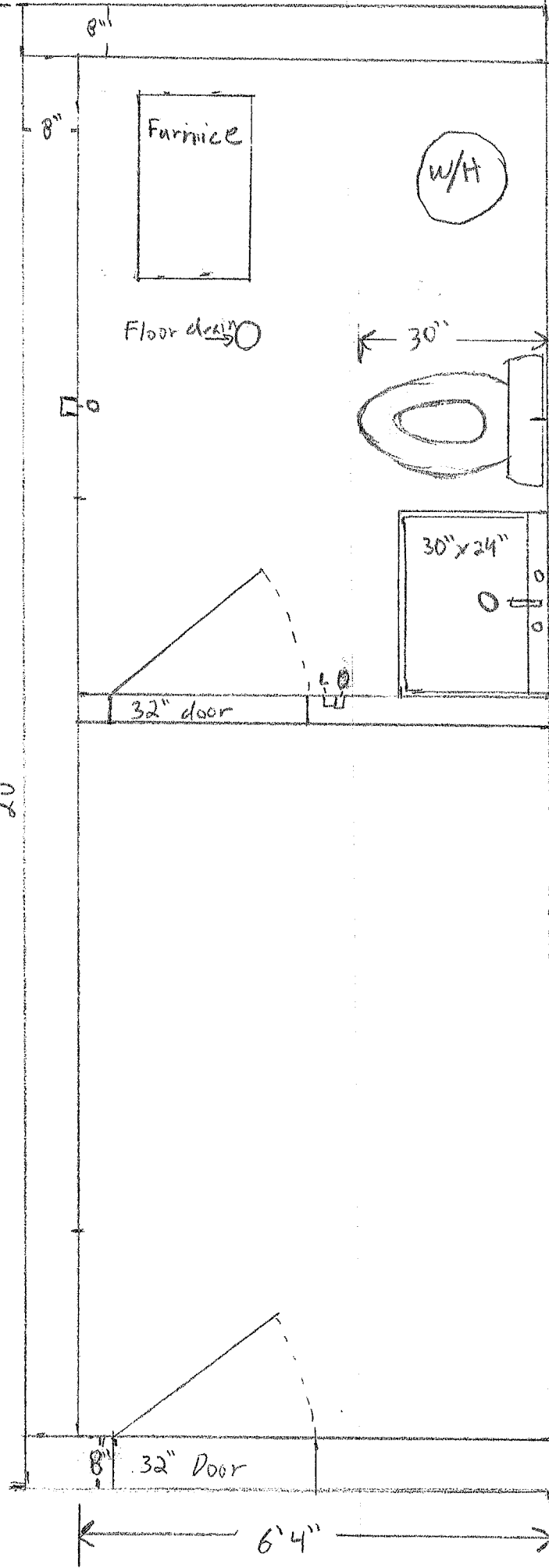
yes

**8. Intent observed.** The variance will be in harmony with the general purposes and intent of this chapter and not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan of the city.

no



Scale 20

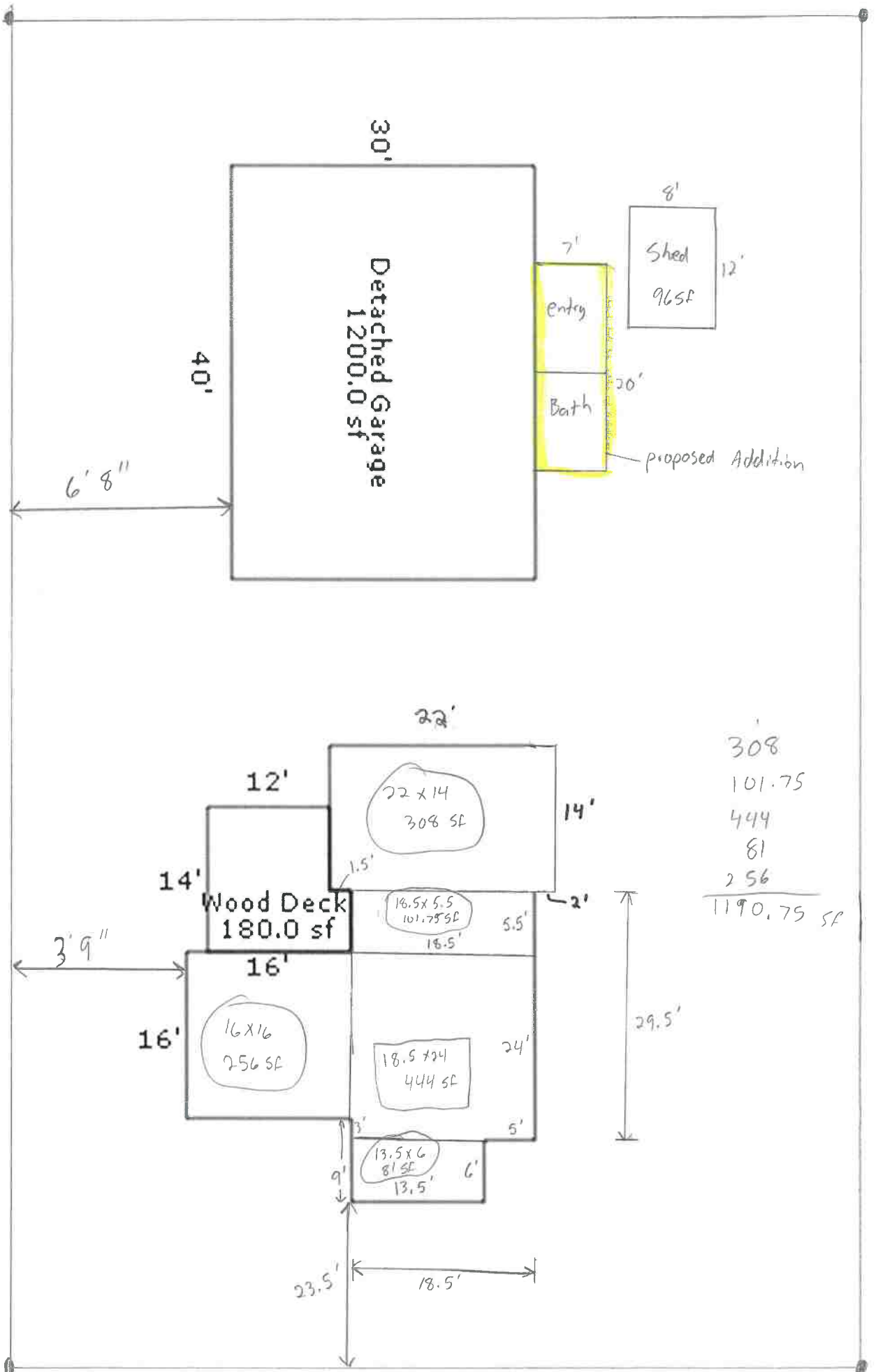


○ - outlet  
 L - Light swite

Water Spicket

30" opening

20



308  
 101.75  
 444  
 81  
 256  
 -----  
 1190.75 SF



# Aberdeen City Board of Zoning Adjustment

Special Exception Staff Report

Meeting Date: April 9, 2026

<b>Agenda Item #3</b>	
<b>Applicant Request(s)</b>	
permission, as per site plan submitted, to permit the operation of a Feline Kennel Operation to include Boarding in the (C-2) Highway Commercial District which would be a Special Exception	
<b>Applicant Information</b>	
Applicant: Janet Wright	
<b>City Staff Reviewers</b>	
Planner: Paula Nelson	
Code Enforcement: David Dosch	
Building Inspection: Barry Dunlavy	
Engineering: Destin Spellman	
Fire Marshal: Max Stoltenburg	
Public Works: Jeromy Thorstenson	
Public Safety: Captain Tony Bisbee & Animal Control Officer John Weaver	
<b>Property Information</b>	
Address and Legal Description	1105 Sixth Ave SW all on Lot 1, Hoff Consolidation Subdivision
<b>Existing Zoning</b>	
Subject Property	(C-2) Highway Commercial District
Adjacent North	(M) Municipal, State and County Use District
Adjacent South	(R-3) High Density Residential District
Adjacent East	(C-2) Highway Commercial District
Adjacent West	(C-2) Highway Commercial District
<b>Applicant's Justification</b>	
Pursuant to Chapter 60-193 of the Aberdeen City Municipal Code, before the Board shall have the authority to grant a Special Exception, the applicant must adequately address the following criteria:	
<b>Criteria:</b>	<b>Applicants Response (verbatim):</b>
1. <i>Fire Hazard.</i> The use shall not involve the use or storage of flammable or explosive material unless protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in the handling of such material.	<b>We do and will continue to have fire suppression equipment at all times.</b>
2. <i>Noise.</i> The use shall not produce noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.	<b>This will be less noisy then when we had our grooming salon at that location, I feel the cats will be extremely quiet.</b>
3. <i>Vibration.</i> The use shall not cause vibration which is discernible without instruments on any adjoining lot or property.	<b>We do not have anything that will cause vibration.</b>

4. <i>Air Pollution.</i> The use shall not involve pollution of air by fly ash, dust, vapors, or other substances which are harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.	<b>Not to our knowledge would we have anything that could cause air pollution.</b>
5. <i>Odors.</i> The use shall not involve malodorous gas or matter which is discernible on any adjoining lot or property.	<b>We will not have anything that will pertain to this.</b>
6. <i>Glare.</i> The use shall not cause direct or reflected glare that is visible from any adjoining property or from any public street, road, or highway.	<b>The outside of the building will stay the same and does not currently cause this issue.</b>
7. <i>Traffic Hazard.</i> The use shall not substantially increase the movement of traffic on surrounding public streets unless provision is made to limit traffic hazards and reduce congestion. A substantial increase in the movement of traffic includes any single use or density of development that generates traffic volumes on a surrounding public street in excess of 100 vehicle trips per day per acre of the property.	<b>We will generate very little traffic.</b>
8. <i>Overtaxing of public facilities and utilities.</i> The use shall not substantially increase the burden on public utilities or facilities, unless provision is made for any necessary adjustments.	<b>We will use less utilities than when we operated the grooming salon out of the building. We should have a decrease of water and electricity.</b>
9. <i>Character of neighborhood.</i> The use shall not involve any activity not in character with the majority of the uses in the neighborhood unless, by design, setback, nature of operation, and other measures, the character of the neighborhood will be maintained. A finding that the use will create undue concentration of similar uses, cause blight or deterioration to occur, or diminish or impair property values in the neighborhood shall be supported by substantial evidence.	<b>We will do nothing that will diminish the neighborhood or impair property values we have been at this location for the last nine years to date. I did start off as renting but have since purchased it.</b>
10. <i>General welfare of the community.</i> The use shall not adversely affect the public health, safety, or general welfare of the community.	<b>It will not. I should bring peace of mind to cat owners that a need a place for their cat.</b>

**Board of Adjustment Criteria and Findings**

<b>Criteria:</b>	<b>Findings:</b>
1. <i>Fire Hazard.</i> The use shall not involve the use or storage of flammable or explosive material unless protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in the handling of such material.	<b>Yes, the proposed use will not involve fire hazard(s).</b>
2. <i>Noise.</i> The use shall not produce noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.	<b>Yes, the proposed will not produce excess noise.</b>

<p>3. <i>Vibration.</i> The use shall not cause vibration which is discernible without instruments on any adjoining lot or property.</p>	<p><b>Yes, the proposed use will not cause excess vibration.</b></p>
<p>4. <i>Air Pollution.</i> The use shall not involve pollution of air by fly ash, dust, vapors, or other substances which are harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.</p>	<p><b>Yes, the proposed use will not cause air pollution.</b></p>
<p>5. <i>Odors.</i> The use shall not involve malodorous gas or matter which is discernible on any adjoining lot or property.</p>	<p><b>Yes, the proposed use will not cause excess odors.</b></p>
<p>6. <i>Glare.</i> The use shall not cause direct or reflected glare that is visible from any adjoining property or from any public street, road, or highway.</p>	<p><b>Yes, the proposed use will not cause excess glare.</b></p>
<p>7. <i>Traffic Hazard.</i> The use shall not substantially increase the movement of traffic on surrounding public streets unless provision is made to limit traffic hazards and reduce congestion. A substantial increase in the movement of traffic includes any single use or density of development that generates traffic volumes on a surrounding public street in excess of 100 vehicle trips per day per acre of the property.</p>	<p><b>Yes, the proposed use will not substantially increase traffic in the neighborhood.</b></p>
<p>8. <i>Overtaxing of public facilities and utilities.</i> The use shall not substantially increase the burden on public utilities or facilities, unless provision is made for any necessary adjustments.</p>	<p><b>Yes, the proposed use will not substantially increase the burden on utilities.</b></p>
<p>9. <i>Character of neighborhood.</i> The use shall not involve any activity not in character with the majority of the uses in the neighborhood unless, by design, setback, nature of operation, and other measures, the character of the neighborhood will be maintained. A finding that the use will create undue concentration of similar uses, cause blight or deterioration to occur, or diminish or impair property values in the neighborhood shall be supported by substantial evidence.</p>	<p><b>Yes, the proposed use will not have an impact on the character of the neighborhood.</b></p>
<p>10. <i>General welfare of the community.</i> The use shall not adversely affect the public health, safety, or general welfare of the community.</p>	<p><b>Yes, the proposed use will not adversely affect the community.</b></p>

## Location Map

# Property of Interest

1105 6th Ave SW



0 20 40 80 120 160 Feet

## Summary of Findings & Staff Recommendations

As with similar requests in the past, staff recommend the Board **Conditionally Approve** this request with the conditions set forth below:

1. This Special Exception is for Janet Wright only, as long as she is the owner/operator of the proposed use.
2. Plans must be reviewed and approved by the Building Inspection Department, Animal Control Officer, and Fire Marshal for any required permits and must comply with any and all state and federal kennel requirements.
3. Additionally, any and all Zoning, Building, Fire Department, and Animal Control requirements must be met in order to obtain a Zoning Certificate of Occupancy before the business may operate at this location.
4. Announced and unannounced inspections must be permitted by the operator.

Paula Nelson / Planner  
Name/Title

March 30, 2024  
Date



# Application for Hearing Board of Zoning Adjustment

123 South Lincoln Street  
Aberdeen, SD 57401  
605-626-7017

**PAID**

MAR 19 2026

The Board of Zoning Adjustment meets the 2<sup>nd</sup> Thursday of each month at 8:00 A.M. in the Council Chambers on the first floor of City Hall. Attach all plans and additional information to the request.

CITY FINANCE OFFICE  
ABERDEEN, SOUTH DAKOTA

**Representation is required before the request may be heard!**

Fees: \$200.00 for Variance, Special Exception and Appeal (NON-REFUNDABLE)

Applicant Information					
Applicant(s) Name:	Janet Wright				
Phone:	605-396-7194				
Mailing Address:	11906 401st Ave				
City:	Houghton	State:	SD	Zip:	57432

Property Information	
Address:	1105 6th Ave SW Aberdeen SD 57401
Legal Description:	Lot 1, Hoff Consolidation Subdivision in Aberdeen, South Dakota
Current Zoning:	C-2 (Highway Commercial)

Type of Action Requested		
Variance <input type="checkbox"/>	Special Exception <input checked="" type="checkbox"/>	Appeal <input type="checkbox"/>
Action Requested:	I am hoping for a special exception to open a feline only boarding facility in where my grooming salon was located before we moved to a larger location.	
Hardship (if applicable):		

*Janet Wright*  
Signature

3/19/2026

Date

Office Use Only					
Date:	3-19-26	Receipt:	201568696	Fee:	200 <sup>00</sup>
Sign Issued <input checked="" type="checkbox"/>	Received By:	<i>EM</i>			



## Application for Special Exception(s)

123 South Lincoln Street  
Aberdeen, SD 57401  
605-626-7017

Written statement describing the proposed and/or intended use and detailing the Special Exception(s) being requested:

I would like to open a feline only boarding facility. It will be a limited number of rooms to highlight top end care.

Pursuant to Chapter 60-193 of the Aberdeen City Municipal Code, before the Board shall have the authority to grant a Special Exception, the applicant must adequately address the following criteria:

**1. Fire hazard.** The use shall not involve the use or storage of flammable or explosive material unless protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in the handling of such material.

We do an will continue to have fire suppression equipment at all times.

**2. Noise.** The use shall not produce noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.

This will be less noisy then when we had our grooming salon at that location. I feel the cats will be extremely quiet!

**3. Vibration.** The use shall not cause vibration which is discernible without instruments on any adjoining lot or property.

We do not have anything that will cause vibration.

**4. Air pollution.** The use shall not involve pollution of air by fly ash, dust, vapors, or other substances which are harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.

Not to our knowledge would we have anything that could cause air pollution.

**5. Odors.** The use shall not involve malodorous gas or matter which is discernible on any adjoining lot or property.

We will not have anything that will pertain to this.

**6. Glare.** The use shall not cause direct or reflected glare that is visible from any adjoining property or from any public street, road, or highway.

The outside of the building will stay the same and does not currently cause this issue.

**7. Traffic Hazard.** The use shall not substantially increase the movement of traffic on surrounding public streets unless provision is made to limit traffic hazards and reduce congestion. A substantial increase in the movement of traffic includes any single use or density of development that generates traffic volumes on surrounding public street in excess of 100 vehicle trips per day per acre of the property.

We will generate very little traffic.

**8. Overtaxing of public facilities and utilities.** The use shall not substantially increase the burden on public utilities or facilities, unless provision is made for any necessary adjustments.

We will use less utilities than when we operated the grooming salon out of the building.

We should have a decrease of water and electricity.

**9. Character of neighborhood.** The use shall not involve any activity not in character with the majority if the uses in the neighborhood unless, by design, setback, nature of operation, and other measures, the character of the neighborhood will be maintained. A finding that the use will create undue concentration of similar uses, cause blight or deterioration to occur, or diminish or impair property values in the neighborhood shall be supported by substantial evidence.

We will do nothing that will deminish the neighborhood or impair property values we have been at this location for the last nine years to date. I did start off as renting but have since purchased it.

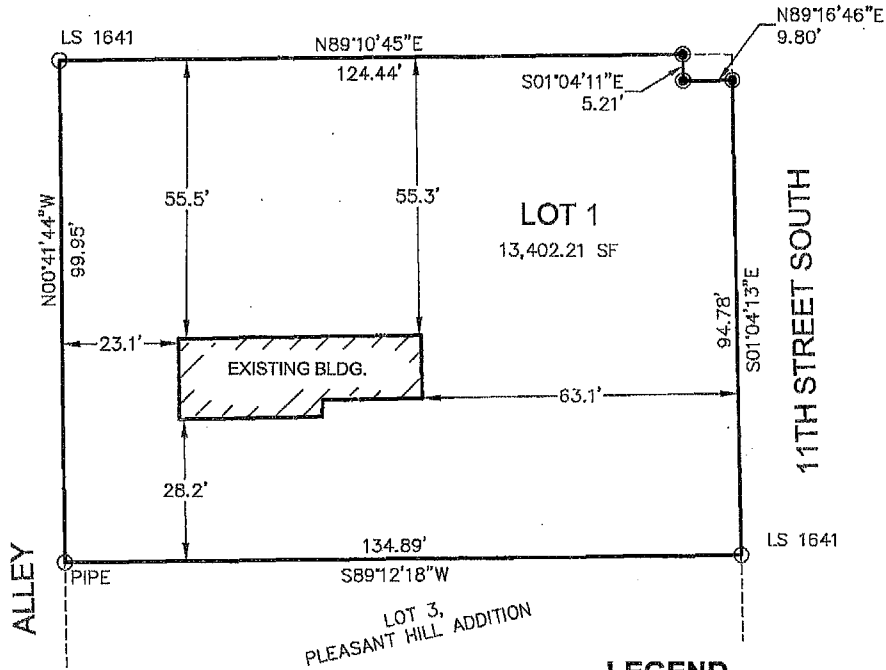
**10. General welfare of the community.** The use shall not adversely affect the public health, safety, or general welfare of the community.

It will not. It should bring peace of mind to cat owners that need a place for their cat to

**CERTIFICATE OF SURVEY**  
**LOT 1, HOFF CONSOLIDATION SUBDIVISION**  
**IN ABERDEEN, SOUTH DAKOTA**

A-9467

6TH AVENUE SW



**LEGEND**

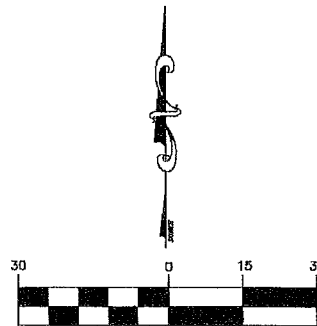
- SET 5/8" REBAR WITH SURVEY CAP STAMPED KIESO RLS 9214
- FOUND PROPERTY CORNER AS NOTED
- ▲ CALCULATED POSITION

I HEREBY CERTIFY THAT THIS SURVEY, PLAN OR REPORT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF SOUTH DAKOTA.



ROBERT K. KIESO RLS 9214

*11/22/23*



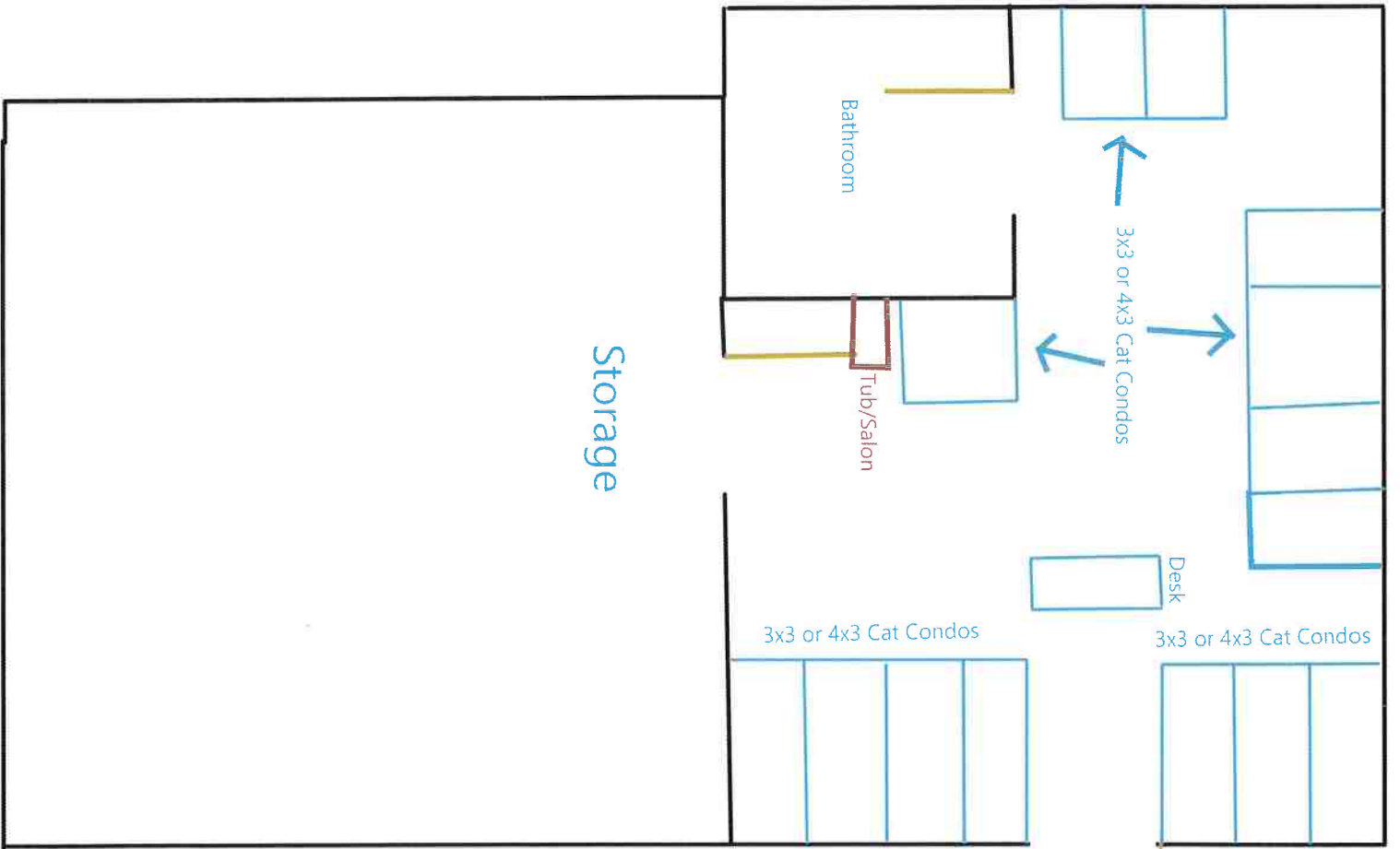
( IN FEET )  
1 inch = 30 ft.



P.O. BOX 111 - 416 N. PRODUCTION ST.  
 ABERDEEN, SOUTH DAKOTA 57401  
 PHONE: (605)225-1212  
 FAX: (605)225-3189

1105 6TH AVENUE SW  
 ABERDEEN, SOUTH DAKOTA

Dwg. No. A-9467	Date: 11/17/23	Drawn By: BKK	SHEET 1 OF 1
--------------------	-------------------	------------------	-----------------





# Aberdeen City Board of Zoning Adjustment

Variance Staff Report

Meeting Date: April 9, 2026

<b>Agenda Item #4</b>	
<b>Applicant Request(s)</b>	
<p>permission, as per site plan submitted, for 1) existing house to remain 27' from the East property line rather than the required 35' which would be an 8' Building Variance, 2) existing 16' x 12' uncovered deck to remain 12' from the West property line rather than the required 15' which would be a 3' Building Variance, in order to 3) construct a 10' x 20' sunroom 18' from the West property line rather than the required 25' which would be a 7' Building Variance, 4) construct a 16' x 41' addition 22' from the West property line rather than the required 25' which would be a 3' Building Variance, and 5) construct a 16' x 41' addition 27' from the East property line rather than the required 25' which would be a 8' Building Variance</p>	
<b>Applicant Information</b>	
Applicant: Marilyn J Coyle and Rob & DeeAnn Brandner	
<b>City Staff Reviewers</b>	
Planner: Paula Nelson	
Code Enforcement: David Dosch	
Building Inspection: Barry Dunlavy	
Engineering: Destin Spellman	
Fire Marshal: Max Stoltenburg	
Public Works: Jeromy Thorstenson	
Public Safety: Captain Tony Bisbee	
<b>Property Information</b>	
Address and Legal Description	1722 Eighth St S. all on Lot 6 and North 20' of Lot 7, Block 12, Forest Acres 8 <sup>th</sup> Addition
<b>Existing Zoning</b>	
Subject Property	(R-1) Low Density Residential District
Adjacent North	(R-1) Low Density Residential District
Adjacent South	(R-1) Low Density Residential District
Adjacent East	(R-2) Medium Density Residential District
Adjacent West	(R-1) Low Density Residential District
<b>Applicant's Justification</b>	
Pursuant to Chapter 60-198 of the Aberdeen City Municipal Code, before the Board shall have the authority to grant a Variance, the applicant must adequately address the following criteria:	
<b>Criteria:</b>	<b>Applicants Response (verbatim):</b>
1. <i>Special conditions exist.</i> Special conditions regarding the particular property do not apply generally in the district. Special conditions must relate to the hardship complained of and may include, but are not limited to, unique physical characteristics such as lot size or dimension, topography, or an existing structure location.	<b>The lot is on the corner of a culdesac, the depth of the lot is extremely narrow but in an R1 zoning area with large setbacks. The depth of the lot is 90'. 90' minus 35' front setback minus the 25' back setback only leaves 30' for a narrow house. To accomplish the addition necessary to work for</b>

Such special conditions that an extraordinary and exceptional situation on the property exists, or that denial of the variance would create peculiar and exceptional practical difficulties or exceptional and unnecessary hardship to the applicant shall be described in the findings of the board.	<b>living there to do the job needed, the extra length we are asking for is necessary.</b>
2. <i>Permitted use only.</i> The variance will not permit a use of land, building, or structure which is not permitted in the district. The mere existence of a nonconforming use of any neighboring land, building, or structure in the same district or of permitted or nonconforming uses in other districts shall not justify the variance.	<b>No</b>
3. <i>No special privilege.</i> The variance will not confer upon the applicant a special privilege denied to other residents of the district.	<b>No</b>
4. <i>Enjoyment of common privileges.</i> Failure to authorize the variance will deny the applicant a privilege commonly enjoyed by other residents of the district.	<b>Yes</b>
5. <i>Established business.</i> Failure to authorize the variance will result in unjust financial hardship to a previously established business or industry at the particular property.	<b>No</b>
6. <i>Deprivation of reasonable use.</i> Special conditions are such that the strict application of the provisions of this chapter will deprive the applicant of reasonable use of the particular property. Mere loss in value is not a deprivation of reasonable use so as to justify the variance.	<b>No</b>
7. <i>Minimum adjustment.</i> The variance will be the minimum adjustment necessary for the reasonable use of the land.	<b>Yes</b>
8. <i>Intent observed.</i> The variance will be in harmony with the general purposes and intent of this chapter and not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan of the city.	<b>Yes</b>
<b>Board of Adjustment Criteria and Findings</b>	
<b>Criteria:</b>	<b>Findings:</b>
1. Authorizing the variance will not be contrary to the public interest;	<b>Granting a variance would not negatively impact or potentially harm the neighborhood.</b>
2. There are special conditions attached to the property that do not generally apply to other properties in the same district;	<b>No special conditions exist on this property.</b>

3. Because of the special conditions, strict application of the ordinance will result in unnecessary hardship to the applicant;	<b>An adequately sized addition could be constructed while meeting all required setbacks.</b>
4. The spirit of this chapter and the comprehensive plan will be observed by authorizing the variance; and	<b>Similar properties are required to meet the same setbacks.</b>
5. Substantial justice will be done by authorizing the variance.	<b>Similar properties are required to meet the same setbacks.</b>

**Location Map**

**Property of Interest**

1722 8th St S



0 15 30 60 90 120 Feet

**Summary of Findings & Staff Recommendations**

As with similar requests in the past, staff recommend the Board **Approve items #1 & #2** to bring the property into compliance.

As with similar requests in the past, staff recommend the Board **Deny item #3, #4, and #5** in accordance with ordinance. If approved, the following conditions shall apply:

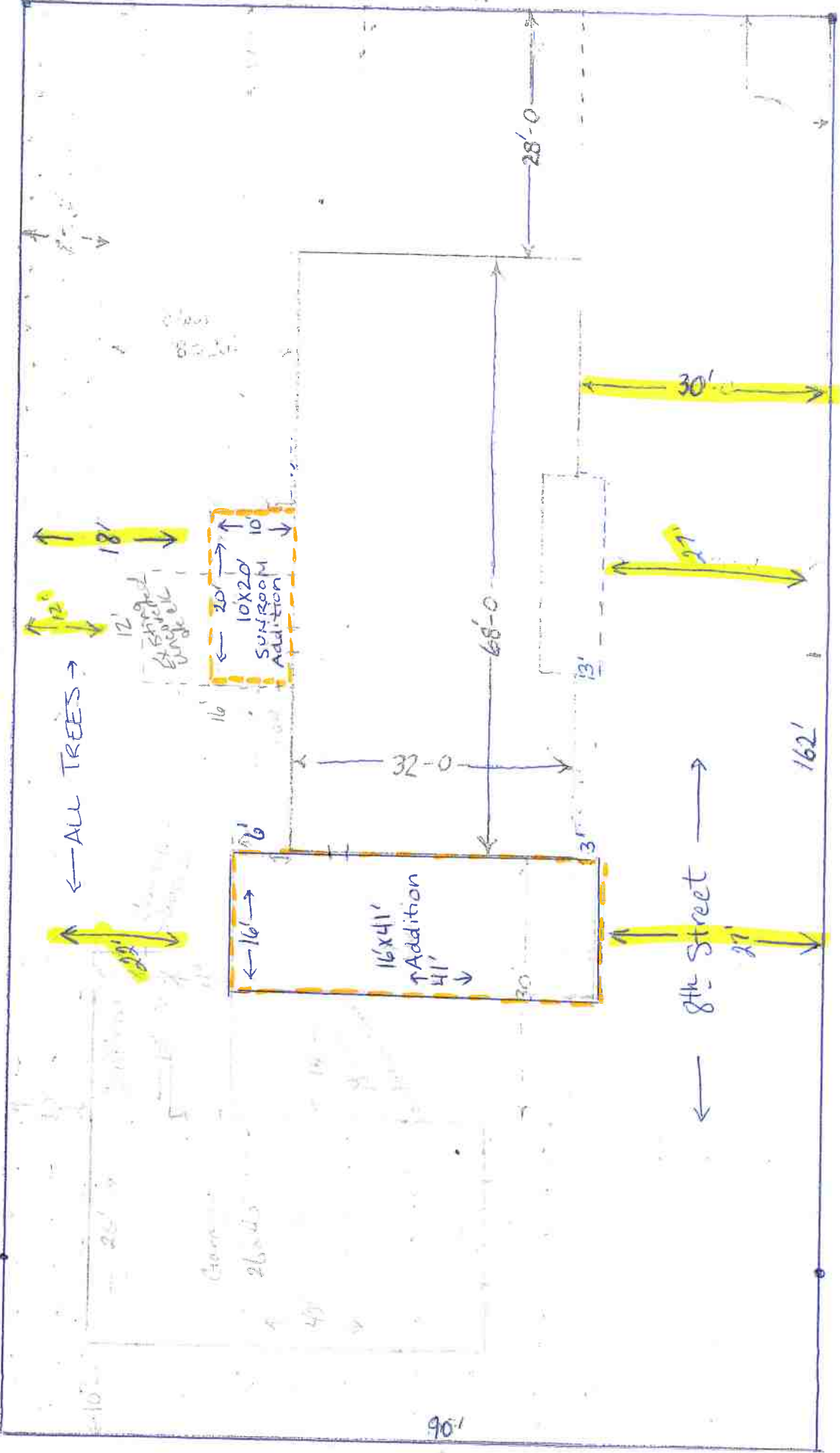
1. Property must be replatted prior to construction commencing.
2. Plans must be submitted and approved prior to issuance of a Building Permit.
3. A Building Permit must be obtained.
4. Property lines must be located to verify setbacks at the time of inspection.
5. All required inspections must be completed.

*Saula Nelson, Planner*  
Name/Title

*March 30, 2024*  
Date



90'



W

E

S

90'



# Application for Variance(s)

123 South Lincoln Street  
Aberdeen, SD 57401  
605-626-7017

**Written statement describing the proposed and/or intended use and detailing the Variance(s) being requested:**

I have been living with my mother who has been diagnosed with something that she will probably end up in a wheelchair.

We would like to build an addition on to her house for myself and my husband to live in and take care of her. Variances needed on the 16' side of

the 16'x41' addition are: 4' on East (Front) side, 4' on the West (back) side. Also 7' variance for a small sunroom on the West (back) side.

Pursuant to Chapter 60-198 of the Aberdeen City Municipal Code, before the Board shall have the authority to grant a Variance, the applicant must adequately address the following criteria:

**1. *Special conditions exist.* Special conditions regarding the particular property do not apply generally in the district. Special conditions must relate to the hardship complained of and may include, but are not limited to, unique physical characteristics such as lot size or dimension, topography, or an existing structure location. Such special conditions that an extraordinary and exceptional situation on the property exists, or that denial of the variance would create peculiar and exceptional practical difficulties or exceptional and unnecessary hardship to the applicant shall be described in the findings of the board.**

The lot is on the corner of a culdesac the depth of the lot is extremely narrow but in an R1 zoning area with large setbacks.

The depth of the lot is 90'. 90' minus 35' front setback minus the 25' back setback only leaves 30' for a narrow house.

To accomplish the addition necessary to work for living there to do the job needed, the extra length we are asking for is necessary.

**2. *Permitted use only.* The variance will not permit a use of land, building, or structure which is not permitted in the district. The mere existence of a nonconforming use of any neighboring land, building, or structure in the same district or of permitted or nonconforming uses in other districts shall not justify the variance.**

No

**3. *No special privilege.* The variance will not confer upon the applicant a special privilege denied to other residents of the district.**

No

**4. *Enjoyment of common privileges.* Failure to authorize the variance will deny the applicant a privilege commonly enjoyed by other residents of the district.**

Yes

**5. Established business.** Failure to authorize the variance will result in unjust financial hardship to a previously established business or industry at the particular property.

No

**6. Deprivation of reasonable use.** Special conditions are such that the strict application of the provisions of this chapter will deprive the applicant of reasonable use of the particular property. Mere loss in value is not a deprivation of reasonable use so as to justify the variance.

No

**7. Minimum adjustment.** The variance will be the minimum adjustment necessary for the reasonable use of the land.

yes

**8. Intent observed.** The variance will be in harmony with the general purposes and intent of this chapter and not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the comprehensive plan of the city.

yes



# Aberdeen City Board of Zoning Adjustment

Special Exception Staff Report

Meeting Date: April 9, 2026

<b>Agenda Item #5</b>	
<b>Applicant Request(s)</b>	
<p>permission, as per site plan submitted, to 1) Plat a lot that is 90' deep rather than the 142' required which would be a 52' Lot Depth Variance, in order to 2) construct a multi-use storage facility which would be a Special Exception in the (C-2) Highway Commercial District, and 3) to be located 32' from the North property line rather than the required 45' which would be a 13' Building Variance</p>	
<b>Applicant Information</b>	
Applicant: Arnie Isaak	
<b>City Staff Reviewers</b>	
Planner: Paula Nelson	
Code Enforcement: David Dosch	
Building Inspection: Barry Dunlavy	
Engineering: Stu Nelson	
Fire Marshal: Max Stoltenburg	
Public Works: Jeromy Thorstenson	
Public Safety: Captain Tony Bisbee	
<b>Property Information</b>	
Address and Legal Description	2422 Fourth Ave SE all on the East 103.03' of Lots 1-3, Block 41, Roches East Side Addition and the West ½ of vacated Greenwood Street adjacent to the East
<b>Existing Zoning</b>	
Subject Property	(C-2) Highway Commercial District
Adjacent North	(C-2) Highway Commercial District
Adjacent South	(C-2) Highway Commercial District
Adjacent East	(C-2) Highway Commercial District
Adjacent West	(C-2) Highway Commercial District
<b>Applicant's Justification</b>	
Pursuant to Chapter 60-193 of the Aberdeen City Municipal Code, before the Board shall have the authority to grant a Special Exception, the applicant must adequately address the following criteria:	
<b>Criteria:</b>	
1. <i>Fire Hazard.</i> The use shall not involve the use or storage of flammable or explosive material unless protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in the handling of such material.	<b>Applicants Response (verbatim):</b> <b>Ok</b>
2. <i>Noise.</i> The use shall not produce noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.	<b>No</b>

3. <i>Vibration</i> . The use shall not cause vibration which is discernible without instruments on any adjoining lot or property.	No
4. <i>Air Pollution</i> . The use shall not involve pollution of air by fly ash, dust, vapors, or other substances which are harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.	No
5. <i>Odors</i> . The use shall not involve malodorous gas or matter which is discernible on any adjoining lot or property.	None
6. <i>Glare</i> . The use shall not cause direct or reflected glare that is visible from any adjoining property or from any public street, road, or highway.	No
7. <i>Traffic Hazard</i> . The use shall not substantially increase the movement of traffic on surrounding public streets unless provision is made to limit traffic hazards and reduce congestion. A substantial increase in the movement of traffic includes any single use or density of development that generates traffic volumes on a surrounding public street in excess of 100 vehicle trips per day per acre of the property.	N/A
8. <i>Overtaxing of public facilities and utilities</i> . The use shall not substantially increase the burden on public utilities or facilities, unless provision is made for any necessary adjustments.	No
9. <i>Character of neighborhood</i> . The use shall not involve any activity not in character with the majority of the uses in the neighborhood unless, by design, setback, nature of operation, and other measures, the character of the neighborhood will be maintained. A finding that the use will create undue concentration of similar uses, cause blight or deterioration to occur, or diminish or impair property values in the neighborhood shall be supported by substantial evidence.	N/A
10. <i>General welfare of the community</i> . The use shall not adversely affect the public health, safety, or general welfare of the community.	No

**Board of Adjustment Criteria and Findings**

<b>Criteria:</b>	<b>Findings:</b>
1. <i>Fire Hazard</i> . The use shall not involve the use or storage of flammable or explosive material unless protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in the handling of such material.	<b>Yes, the proposed use will not involve fire hazard(s).</b>

2. <i>Noise</i> . The use shall not produce noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled.	<b>Yes, the proposed use will not produce excess noise.</b>
3. <i>Vibration</i> . The use shall not cause vibration which is discernible without instruments on any adjoining lot or property.	<b>Yes, the proposed use will not cause excess vibration.</b>
4. <i>Air Pollution</i> . The use shall not involve pollution of air by fly ash, dust, vapors, or other substances which are harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation.	<b>Yes, the proposed use will not cause air pollution.</b>
5. <i>Odors</i> . The use shall not involve malodorous gas or matter which is discernible on any adjoining lot or property.	<b>Yes, the proposed use will not cause excess odors.</b>
6. <i>Glare</i> . The use shall not cause direct or reflected glare that is visible from any adjoining property or from any public street, road, or highway.	<b>Yes, the proposed use will not cause excess glare.</b>
7. <i>Traffic Hazard</i> . The use shall not substantially increase the movement of traffic on surrounding public streets unless provision is made to limit traffic hazards and reduce congestion. A substantial increase in the movement of traffic includes any single use or density of development that generates traffic volumes on a surrounding public street in excess of 100 vehicle trips per day per acre of the property.	<b>Yes, the proposed will not substantially increase traffic in the neighborhood.</b>
8. <i>Overtaxing of public facilities and utilities</i> . The use shall not substantially increase the burden on public utilities or facilities, unless provision is made for any necessary adjustments.	<b>Yes, the proposed use will not substantially increase the burden on utilities.</b>
9. <i>Character of neighborhood</i> . The use shall not involve any activity not in character with the majority of the uses in the neighborhood unless, by design, setback, nature of operation, and other measures, the character of the neighborhood will be maintained. A finding that the use will create undue concentration of similar uses, cause blight or deterioration to occur, or diminish or impair property values in the neighborhood shall be supported by substantial evidence.	<b>Yes, the proposed use will not adversely affect the character of the neighborhood.</b>
10. <i>General welfare of the community</i> . The use shall not adversely affect the public health, safety, or general welfare of the community.	<b>Yes, the proposed use will not adversely affect the community.</b>
<b>Criteria:</b>	
<b>Findings:</b>	
1. Authorizing the variance will not be contrary to the public interest;	<b>Granting a variance would not negatively impact or potentially harm the neighborhood.</b>
2. There are special conditions attached to the property that do not generally apply to other properties in the same district;	<b>No special conditions exist on this property.</b>

3. Because of the special conditions, strict application of the ordinance will result in unnecessary hardship to the applicant;	<b>An adequate multi-storage facility could be constructed while meeting all required setbacks.</b>
4. The spirit of this chapter and the comprehensive plan will be observed by authorizing the variance; and	<b>Similar properties are required to meet the same setbacks.</b>
5. Substantial justice will be done by authorizing the variance.	<b>Similar properties are required to meet the same setbacks.</b>

**Location Map**



**Summary of Findings & Staff Recommendations**

As with similar requests in the past, staff recommend the Board **Approve item #1** in order to replat an existing parcel of land.

As with similar requests in the past, staff recommend the Board **Conditionally Approve item #2** with the conditions set forth below:

1. Plans must be submitted and approved prior to issuance of a building permit.
2. Property pins must be located to verify setbacks at the time of inspection.
3. All required inspections must be completed.

As with similar requests in the past, staff recommend the Board **Deny item #3** in accordance with the ordinance. It appears that a smaller building could be constructed to meet all setbacks. However, if approved, the following conditions shall apply:

1. Plans must be submitted and approved prior to issuance of a building permit.
2. Property pins must be located to verify setbacks at the time of inspection.
3. All required inspections must be completed.

*Paula Nelson* / Planner  
Name/Title

*March 30, 2024*  
Date



# Application for Hearing Board of Zoning Adjustment

123 South Lincoln Street  
Aberdeen, SD 57401  
605-626-7017

The Board of Zoning Adjustment meets the 2<sup>nd</sup> Thursday of each month at 8:00 A.M. in the Council Chambers on the first floor of City Hall. Attach all plans and additional information to the request.

**Representation is required before the request may be heard!**

Fees: \$100.00 for Variance and \$200.00 for Special Exception or Appeal (NON-REFUNDABLE)

<b>Applicant Information</b>			
Applicant(s) Name:	ARNIE ISAAK		
Phone:	605 380-9636		
Mailing Address:	2411 S. US Hwy 281		
City:	ABERDEEN	State: SD	Zip: 57401

<b>Property Information</b>	
Address:	2422 4 <sup>th</sup> Ave SE
Legal Description:	The east 103.03' of Lots 1-3, Block 41, Roches East Side Addition & the west 1/2
Current Zoning:	C-2 of Varated Greenwood Street adjacent to the east

<b>Type of Action Requested</b>		
Variance <input checked="" type="checkbox"/>	Special Exception <input checked="" type="checkbox"/>	Appeal <input type="checkbox"/>
Action Requested:	* Special Exception - Multi-use Storage Facility	
	* Plat lot at 90' deep rather than 142'	
	* 120' X 46' multi-use storage building 32' from front/north lot line rather than the required 45'	
Hardship (if applicable):		

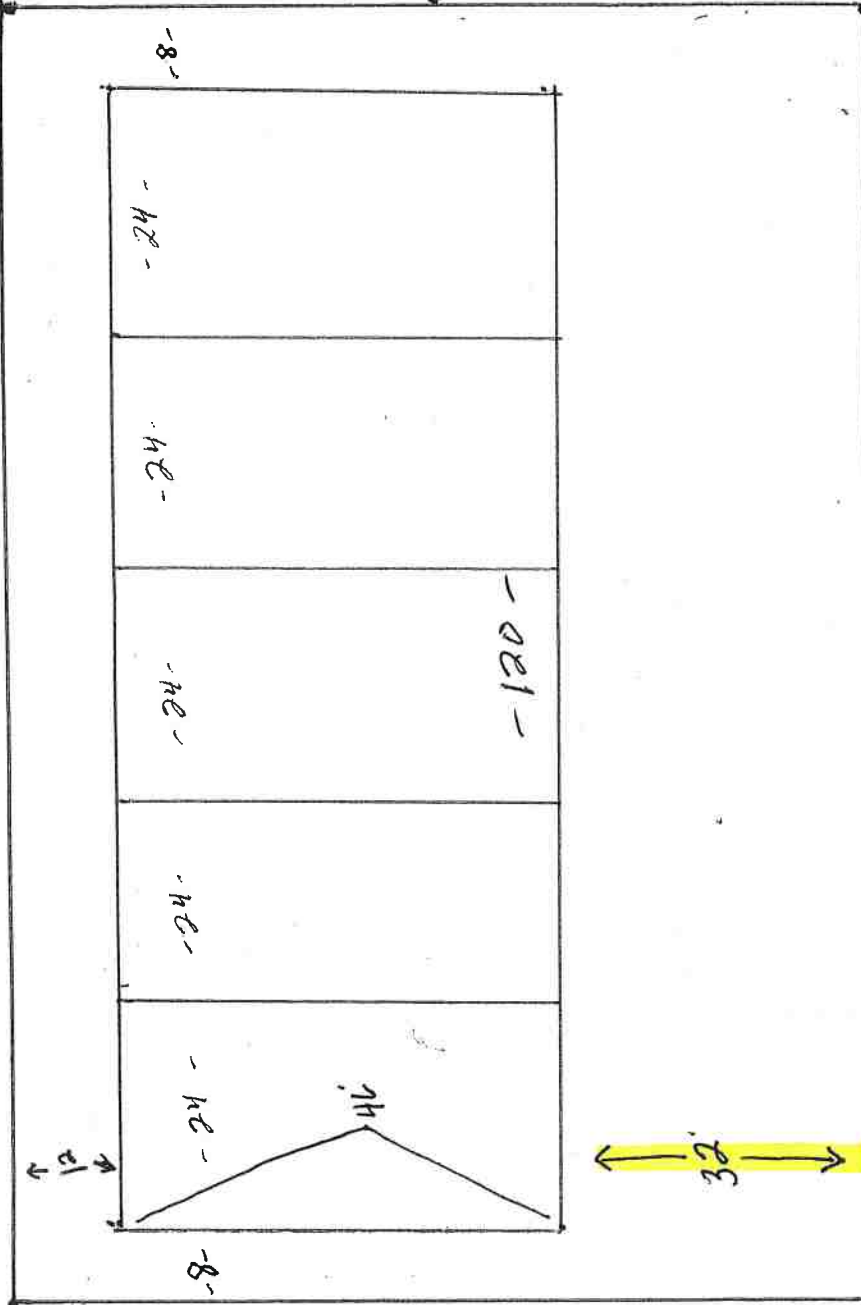
X Arnie Isak  
Signature

X 3-20-2026  
Date

<b>Office Use Only</b>					
Date:	3/20/26	Receipt:	ROF569046	Fee:	\$200
Sign Issued <input checked="" type="checkbox"/>	Received By:	EM			

36.03'

90'



4TH AVE SE  
5TH AVE SE





# Application for Special Exception(s)

123 South Lincoln Street  
Aberdeen, SD 57401  
605-626-7017

Written statement describing the proposed and/or intended use and detailing the Special Exception(s) being requested: <b>(5) 24x46 STORAGE UNITS</b>

Pursuant to Chapter 60-193 of the Aberdeen City Municipal Code, before the Board shall have the authority to grant a Special Exception, the applicant must adequately address the following criteria:

<b>1. Fire hazard.</b> The use shall not involve the use or storage of flammable or explosive material unless protected by adequate firefighting and fire suppression equipment and by such safety devices as are normally used in the handling of such material. <b>OK</b>
<b>2. Noise.</b> The use shall not produce noise which is objectionable due to volume, frequency, or beat unless muffled or otherwise controlled. <b>No</b>
<b>3. Vibration.</b> The use shall not cause vibration which is discernible without instruments on any adjoining lot or property. <b>No</b>
<b>4. Air pollution.</b> The use shall not involve pollution of air by fly ash, dust, vapors, or other substances which are harmful to health, animals, vegetation, or other property or which can cause soiling, discomfort, or irritation. <b>No</b>

5. **Odors.** The use shall not involve malodorous gas or matter which is discernible on any adjoining lot or property. *None*

6. **Glare.** The use shall not cause direct or reflected glare that is visible from any adjoining property or from any public street, road, or highway. *No*

7. **Traffic Hazard.** The use shall not substantially increase the movement of traffic on surrounding public streets unless provision is made to limit traffic hazards and reduce congestion. A substantial increase in the movement of traffic includes any single use or density of development that generates traffic volumes on surrounding public street in excess of 100 vehicle trips per day per acre of the property. *N/A*

8. **Overtaxing of public facilities and utilities.** The use shall not substantially increase the burden on public utilities or facilities, unless provision is made for any necessary adjustments. *NO*

9. **Character of neighborhood.** The use shall not involve any activity not in character with the majority if the uses in the neighborhood unless, by design, setback, nature of operation, and other measures, the character of the neighborhood will be maintained. A finding that the use will create undue concentration of similar uses, cause blight or deterioration to occur, or diminish or impair property values in the neighborhood shall be supported by substantial evidence. *N/A*

10. **General welfare of the community.** The use shall not adversely affect the public health, safety, or general welfare of the community. *No*