City of Aberdeen Board of Zoning Adjustment Agenda

8:00 a.m. Regular Meeting
June 11, 2026
City Council Chambers
123 South Lincoln Street
Aberdeen, South Dakota 57401

I. Call to Order

II. Roll Call

III. Approval of Minutes

1) May 14, 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) Mari & Tony Redman request permission, as per site plan submitted, for existing house to remain 1) 32’ from the West lot line rather than the required 35, which would be a 3’ Building Variance, 2) 3.86’ from the North lot line rather than the required 15’, which would be a 11.14’ Building Variance, 3) 6’ from the South lot line rather than the required 10’, which would be a 4’ Building Variance, for existing uncovered deck to remain 4) 0’ from the North lot line rather than the required 5’, which would be a 5’ Building Variance, 5) to approve a lot frontage variance for an existing lot that is 50.16’ wide rather than the 75’ required, which would be a 24.84’ required Minimum Lot Width Variance in the (R-1) Low Density Residential District, in order to 6) construct a 10’ x 12’ shed 30’ from the North lot line rather than the required 35’, which would be a 5’ Building Variance, and 7) construct a 24’ x 24’ detached garage 5’ from the South lot line rather than the required 10’, which would be a 5’ Building Variance, 8) 20’ from the North lot line rather than the required 35’, which would be a 15’ Building Variance, and, all on Lots 1 and 2, Block 30, Corrected Plat of the Highlands Addition to Aberdeen, a.k.a. 1324 Washington St N.

2) Mark Glanzer requests permission, as per site plan submitted, to construct a 24’ x 24’ detached garage 21’ from the South lot line rather than the required 25’, which would be a 4’ Building Variance in the (R-3) High Density Residential District, all on Glanzer First Addition to the City of Aberdeen, a.k.a. 104 Washington St N.

3) Butler Machinery Company and Stein Sign Display request permission to install a second freestanding sign, which would be a Second Freestanding Sign Variance in the (C-2) Highway Commercial District, all on Butler Machinery Addition, a.k.a. 4950 Sixth 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.***

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 themself, 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
May 14, 2026

The Board of Zoning Adjustment Meeting was held on Thursday, May 14, 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 Schumacher, Weigel, Babcock, Sommers and Slaight-Hansen. Also present were Ken Hubbart, Community Development Director, Paula Nelson, City Planner, Benjamin Phillips, GIS Coordinator, Destin Spellman, Assistant City Engineer, Brandon Smith, Building Inspector and Emily Ellingson Board of Zoning Adjustment Secretary.

Schumacher moved, and Slaight-Hansen seconded, to approve the Board of Zoning Adjustment Minutes of April 9, 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) Dan Scharlau and Balsam Ridge LLC requested permission, as per site plan submitted, to operate or maintain a trailer camp within the limits of the city as required by City Ordinance Section 32 in the (R-5) Trailers, Trailer Parks and Planned Residential Area, all on Lot 1, Lakeside Estates First Addition, a.k.a. 2511 Highway 281 South. Kevin Hopfinger was present to represent the property.

   Staff's report included findings and recommendation for approval of the Special Exception upon conditions. Schumacher moved, and Weigel seconded to approve the Special Exception upon the following conditions: (1) Trailer Camp license must be maintained in accordance with city ordinance. (2) Owner must continue working with code enforcement and maintain the existing trailers in accordance with city ordinance and adopted 2018 International Property Maintenance Code and by removing or demolishing dilapidated/abandoned trailers as identified. (3) Any spaces for RV's/Campers must follow a minimum 30 day lease/rental agreement. (4) Any spaces for RV's/Campers must utilize the existing 911 addressing system to assist in emergency response per Police Department. (5) Combustible/flammable waste accumulation and vegetation must be kept in compliance with Chapter 3, Section 304 (Combustible Waste Material) of the International Fire Code (2018 Edition) per Fire Department conditions. (6) Unsafe conditions of any structure must be kept in compliance with Chapter 1, Section 111 (Unsafe Buildings) of the International Fire Code (2018) Edition per Fire Department conditions. (7) Private fire hydrants, fire service mains and water tanks must be inspected and maintained in accordance with Chapter 5, Section 507 (Fire Protection Water Supplies) of the International Fire Code (2018 Edition) and NFPA 25 per Fire Department conditions. Kevin Hopfinger verbally accepted the conditions of approval. Upon roll call, all members voting aye, the motion carried. **SPECIAL EXCEPTION CONDITIONALLY APPROVED**

2) Kimberly K Ludwig requested permission, as per site plan submitted, for existing house to remain 1) 3' from the West property line rather than the required 5' which would be a 2' Building Variance, 2) 5' from the South property line rather than the required 20' which would be a 15' Building Variance, 3) 14' from the North property line rather than the required 25' which would be a 11' Building Variance, and for existing uncovered landing and steps to remain 4) 10' from the North property line rather than the required 15' which would be a 5' Building Variance, in order to 5) construct a one-stall garage 14' from the North property line rather than the required 25' which would be a 11' Building Variance and to 6) Plat a lot that is 50' deep rather than the 100' required, which would be a 50' Minimum Lot Depth Variance in the (R-3/R-4) High Density/Special Density Residential District, all on proposed Lot 1, K. Ludwig First Addition to the City of Aberdeen, a.k.a. 214 Eleventh Ave SE. Joe Ludwig was present to represent the property.

   Staff's report included findings and recommendation for approval of the Building Variances. Weigel moved, and Sommers seconded to approve items #1, # 2, #3, and #4. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCES APPROVED.**

Staff's report included findings and recommendation for approval of the Building Variance upon conditions. Slaight-Hansen moved, and Sommers seconded to approve item #5 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) Property lines must be located to verify setbacks at the time of inspection. (4) All required inspections must be completed. (5) Property must be replatted prior to construction commencing (we have received the plat for this property). Joe Ludwig verbally accepted the conditions of approval. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE CONDITIONALLY APPROVED.**

Staff's report included findings and recommendation for approval of the Minimum Lot Depth Variance. Schumacher moved, and Weigel seconded to approve item #6. Upon roll call, all members voting aye, the motion carried. **MINIMUM LOT DEPTH VARIANCE APPROVED**.

3) Presentation Sisters requested permission, as per site plan submitted, to allow an expansion of the previously approved nature area allowing grass/vegetation to exceed 10" in height, which would be an Appeal to the Board of Zoning Adjustment in the (R-1) Low Density Residential District, all on Lot 1, Presentation Third Addition to the City of Aberdeen in the NE ¼ of Section 12, T123N-R64W of the 5th P.M., Brown County, South Dakota, a.k.a. 224 Fifteenth Ave NW. Carmen Morrison was present to represent the property.

Staff's report included findings and recommendations for approval of the Appeal upon conditions. Weigel moved, and Slaight-Hansen seconded to approve the Appeal upon the following conditions. (1) All boulevards/public right-of-way must continue to be maintained as a mowed area; crops and grasslands must remain on private property. (2) Owners will be responsible for maintaining corner visibility areas or other areas of concern for visibility. (3) Owners will be responsible for the control of noxious weeds, rodents, pests, trash accumulation and other potential nuisances. (4) Vegetation near streets (south side of property) must be maintained below 10" high for 50 feet North of the private property line and boulevard at all times. Carmen Morrison verbally accepted the conditions of approval. Upon roll call, all members voting aye, the motion carried. **APPEAL CONDITIONALLY APPROVED.**

4) James Heier requested permission, as per site plan submitted, for 1) existing detached garage to remain 14.6' from the South property line rather than the required 25' which would be a 10.4' Building Variance, in order to 2) construct a 10' x 24' addition to existing detached garage 14.6' from the South property line rather than the required 25' which would be a 10.4' Building Variance, and to 3) Plat a lot that is 47.6 wide rather than the 50' required, which would be a 2.4' Minimum Lot Width Variance in the (R-3) High Density Residential District, all on the South 17.2' of Lot 142 and Lot 143, Morning Heights Addition, a.k.a. 840 Aldrich St S. James Heier was present to represent the property.

Staff's report included findings and recommendations for approval of the Building Variance. Schumacher moved, and Sommers seconded to approve item #1. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE APPROVED**.

Staff's report included findings and recommendations for denial of the Building Variance upon conditions. Schumacher moved, and Slaight-Hansen seconded to approve item #2 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) Property lines must be located to verify setbacks at the time of inspection. (4) All required inspections must be completed. (5) Property must be replatted prior to construction commencing. James Heier verbally accepted the conditions of approval. Upon roll call, all members voting aye, the motion carried. **BUILDING VARIANCE CONDITIONALLY APPROVED.**

Staff's report included findings and recommendations for approval of the Minimum Lot Depth Variance. Weigel moved, and Sommers seconded to approve item #3. Upon roll call, all members voting aye, the motion carried. **MINIMUM LOT WIDTH VARIANCE APPROVED.**

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

Emily Ellingson

Emily Ellingson
Board of Zoning Adjustment Secretary
May 14, 2026

Aberdeen City Board of Zoning Adjustment

Variance Staff Report

Meeting Date: June 11, 2026

Agenda Item #1	
Applicant Request(s)	
permission, as per site plan submitted, for existing house to remain 1) 32' from the West lot line rather than the required 35, which would be a 3' Building Variance, 2) 3.86' from the North lot line rather than the required 15', which would be a 11.14' Building Variance, 3) 6' from the South lot line rather than the required 10', which would be a 4' Building Variance, for existing uncovered deck to remain 4) 0' from the North lot line rather than the required 5', which would be a 5' Building Variance, 5) to approve a lot frontage variance for an existing lot that is 50.16' wide rather than the 75' required, which would be a 24.84' required Minimum Lot Width Variance in the (R-1) Low Density Residential District, in order to 6) construct a 10' x 12' shed 30' from the North lot line rather than the required 35', which would be a 5' Building Variance, and 7) construct a 24' x 24' detached garage 5' from the South lot line rather than the required 10', which would be a 5' Building Variance, 8) 20' from the North lot line rather than the required 35', which would be a 15' Building Variance	
Applicant Information	
Applicant: Mari & Tony Redman	
City Staff Reviewers	
Planner: Paula Nelson	
Code Enforcement: David Dosch	
Building Inspection: Barry Dunlavy	
Engineering: Destin Spellman	
Fire Marshal: Max Stoltenburg	
Public Works: Jeromy Thorstenson	
Public Safety: Tony Bisbee	
Property Information	
Address and Legal Description	1324 Washington St N all on Lots 1 and 2, Block 30, Corrected Plat of the Highlands Addition to Aberdeen
Existing Zoning	
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-1) Low Density Residential District
Adjacent West	(R-1) Low Density Residential District
Applicant's Justification	
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:	
Criteria:	**Applicants Response (verbatim):**
1. *Special conditions exist.* Special conditions regarding the particular property do not apply generally in the district. Special conditions must relate to the hardship	**Narrow lot, (R-1) setbacks, larger boulevard**

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.	
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.	**N/A**
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**
Board of Adjustment Criteria and Findings	
Criteria:	**Findings:**
1. Authorizing the variance will not be contrary to the public interest;	**Granting a variance would not negatively impact or potentially harm the neighborhood.**

2. There are special conditions attached to the property that do not generally apply to other properties in the same district;	**The culmination of the narrow corner lot and the (R-1) setbacks restrict the ability to construct most accessory structures.**
3. Because of the special conditions, strict application of the ordinance will result in unnecessary hardship to the applicant;	**The culmination of the narrow lot and the (R-1) setbacks restrict the ability to construct most accessory structures.**
4. The spirit of this chapter and the comprehensive plan will be observed by authorizing the variance; and	**Granting a variance would not negatively impact the intent of the comprehensive plan.**
5. Substantial justice will be done by authorizing the variance.	**Granting a variance would not negatively impact the neighboring properties.**

Location Map

Summary of Findings & Staff Recommendations

As with similar requests in the past, staff recommend the Board **Approve items #1, #2, #3, #4, & #5** to bring the property into compliance.

As with similar requests in the past, staff recommend the Board **Approve items #6, #7, and #8** to allow accessory structures on an existing lot with extenuating circumstances with 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. Property must be **replatted** prior to construction of the detached garage commencing.
4. Property lines must be located to verify setbacks at the time of inspection.
5. All required inspections must be completed.

Paula Nelson, City Planner — 05/29/2024

Name/Title — 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 2nd 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)**

Applicant Information					
Applicant(s) Name:	Mari + Tony Redman				
Phone:	605-377-4365				
Mailing Address:	1324 N Washington St.				
City:	Aberdeen	State:	SD	Zip:	57401

Property Information	
Address:	1324 N. Washington St.
Legal Description:	Lots 1 & 2, Block 30, Corrected Plat of the Highlands Addition to Aberdeen
Current Zoning:	(R-1)

Type of Action Requested		
Variance ☑	Special Exception ☐	Appeal ☐

Action Requested: 1) House to remain 32' from West lot line, rather than required 35' and 2) 3.86' from N. lot line rather than required 15', 3) Deck to remain 0' from N. Lot line rather than required 5' 4) house to remain 6' from S lot line rather than required 10' in order to 5) construct a 10'x12' shed 30' from N. lot line rather than required 35' and 6) to construct a 24'x24' detached garage 5' from ~~North~~ South lot line rather than required 10' and 7) 20' from N. lot line rather than required 35'. 8) 58.16' lot width rather than required 75'.

Hardship (if applicable): Narrows corner lot. Larger than normal boulevard. Attached garage would be cost prohibitive w/ foundation requirements.

Mari Redman
Signature

5/8/24
Date

Office Use Only					
Date:	5/8/2024	Receipt:	R01577014	Fee: $200	
Sign Issued ☑	Received By:				

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:

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.
Narrow lot, R-1 setbacks, larger boulevard.

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.
N/A
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

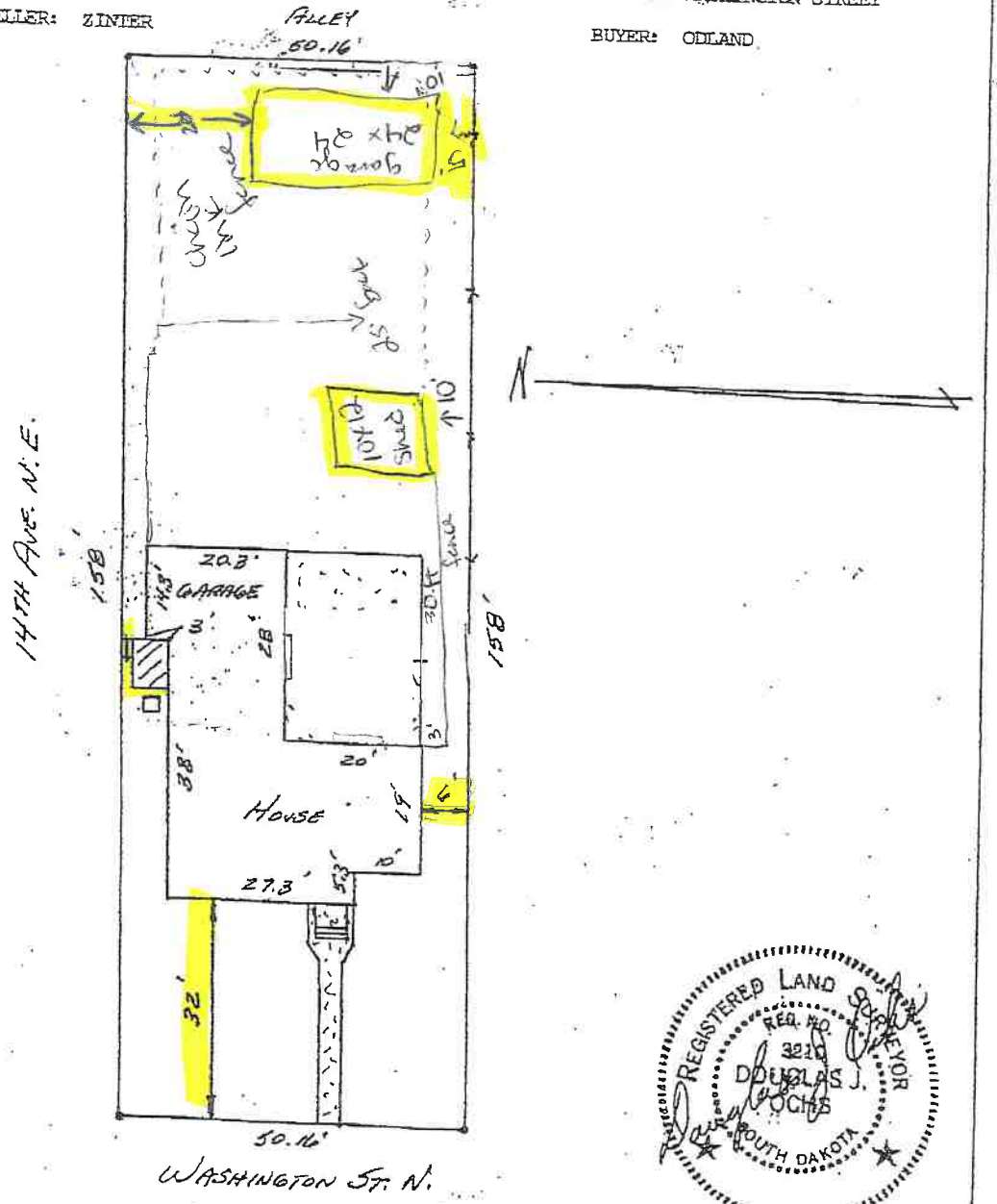
MORTGAGE LOAN ASBUILT SKETCH

LOCATION OF BUILDINGS ON LOTS 1 AND 2, BLOCK 30 CORRECTED PLAT OF THE HIGHLANDS ADDITION TO ABERDEEN, SOUTH DAKOTA.

1324 N. WASHINGTON STREET

SELLER: ZINTER

BUYER: ODLAND



REGISTERED LAND SURVEYOR
REG. NO. 3210
DOUGLAS J. DICKS
SOUTH DAKOTA

I HEREBY CERTIFY THAT THIS "ASBUILT SKETCH" MEETS THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA LAND TITLE SURVEYS AND THAT THE SIZE DIMENSIONS AND LOCATIONS OF ALL BOUNDARIES, BUILDINGS AND IMPROVEMENTS ARE SHOWN HEREON; AND THAT THERE ARE NO VISIBLE ENCROACHMENTS OR IMPROVEMENTS AFFECTING THIS PROPERTY WHICH ARE NOT SHOWN.

THIS "ASBUILT SKETCH" IS TO BE USED BY THE MORTGAGE LENDER AND TITLE INSURANCE COMPANY FOR THEIR PURPOSES ONLY. SUBJECT TO ANY DISCLOSURE BY AN ACCURATE BOUNDARY SURVEY. THIS "ASBUILT SKETCH" IS NOT TO BE USED FOR CONSTRUCTION OF FENCES, BUILDING IMPROVEMENTS, ESTABLISHING BOUNDARY LINES, CONCRETE SLAB CONSTRUCTION OR ANY OTHER IMPROVEMENTS.

Douglas J. Dicks

REGISTERED LAND SURVEYOR #3210

⊕ - DENOTES PROPERY PIN FOUND
NOT A LEGAL BOUNDARY SURVEY

11-27-09

1" = 20'

Aberdeen City Board of Zoning Adjustment

Variance Staff Report

Meeting Date: June 11, 2026

Agenda Item #2	
Applicant Request(s)	
permission, as per site plan submitted, to construct a 24' x 24' detached garage 21' from the South lot line rather than the required 25', which would be a 4' Building Variance in the (R-3) High Density Residential District	
Applicant Information	
Applicant: Mark Glanzer	
City Staff Reviewers	
Planner: Paula Nelson	
Code Enforcement: David Dosch	
Building Inspection: Barry Dunlavy	
Engineering: Destin Spellman	
Fire Marshal: Max Stoltenburg	
Public Works: Jeromy Thorstenson	
Public Safety: Tony Bisbee	
Property Information	
Address and Legal Description	104 Washington St N all on Glanzer First Addition to the City of Aberdeen
Existing Zoning	
Subject Property	(R-3) High Density Residential District
Adjacent North	(R-3) High Density Residential District
Adjacent South	(C-3) Central Business District and (I-2) Unrestricted Industrial District
Adjacent East	(R-3) High Density Residential District
Adjacent West	(C-3) Central Business District and (R-3) High Density Residential District
Applicant's Justification	
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:	
Criteria:	**Applicants Response (verbatim):**
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.	**20' garage isn't big enough for a truck to park in. I would like to make it 24'**

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**
Board of Adjustment Criteria and Findings	
Criteria:	**Findings:**
1. Authorizing the variance will not be contrary to the public interest;	**Granting a variance would not negatively impact or potentially harm the neighborhood.**
2. There are special conditions attached to the property that do not generally apply to other properties in the same district;	**This corner lot restricts the ability to construct an adequately sized accessory structure and meet setbacks.** **The larger adjacent boulevard (public right-of-way) ensures no visibility issues will be created.** **The existing public right-of-way contains city utilities, making it impossible for this property owner to purchase any portion of existing right-of-way to increase the size of this lot.**

3. Because of the special conditions, strict application of the ordinance will result in unnecessary hardship to the applicant;	**The corner lot side street setbacks restricts the ability to construct an adequately sized accessory structure.**
4. The spirit of this chapter and the comprehensive plan will be observed by authorizing the variance; and	**Granting a variance would not negatively impact the intent of the comprehensive plan.**
5. Substantial justice will be done by authorizing the variance.	**Granting a variance would not negatively impact the neighboring properties.**

Location Map

Summary of Findings & Staff Recommendations

As with similar requests in the past, staff recommend the Board **Approve this item** with 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. Property lines must be located to verify setbacks at the time of inspection.
4. All required inspections must be completed.

Paula Nelson, City Planner — Name/Title

05/29/2024 — Date

Application for Hearing
Board of Zoning Adjustment

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

PAID
MAY 21 2026
CITY FINANCE OFFICE
ABERDEEN, SOUTH DAKOTA

The Board of Zoning Adjustment meets the 2nd 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: $700.00 for Variance and $200.00 for Special Exception or Appeal **(NON-REFUNDABLE)**

Applicant Information					
Applicant(s) Name:	Mark Glanzer				
Phone:	605 380 0576				
Mailing Address:	704 S 12th St				
City:	Aberdeen	State: SD		Zip: 57401	

Property Information	
Address:	104 N. Washington
Legal Description:	Glanzer First Addition To The City of Aberdeen in the NE¼ of Sec 13-T123-R64W
Current Zoning:	R-3

Type of Action Requested		
Variance ☒	Special Exception ☐	Appeal ☐

Action Requested:

* 24' x 24' detached garage 21' From South Side Street (25' min.)

Hardship (if applicable):

Signature

5-21-26
Date

Office Use Only					
Date:	5/21/26	Receipt:	RO1580215	Fee:	200.00
Sign Issued ☒	Received By:	EM			

Application for Variance(s)

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

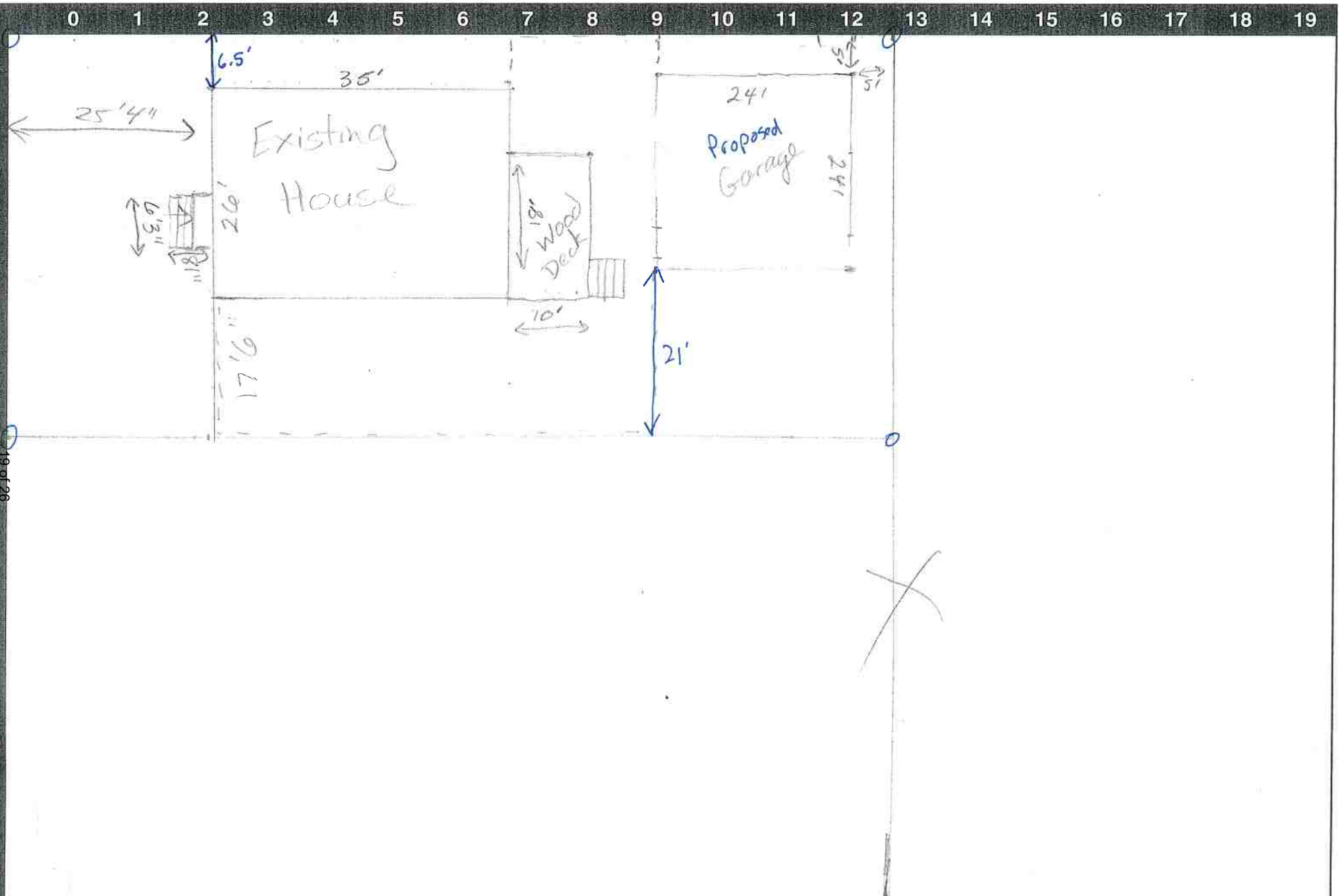
Written statement describing the proposed and/or intended use and detailing the Variance(s) being requested:
Build a 24'x 24' garage

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:

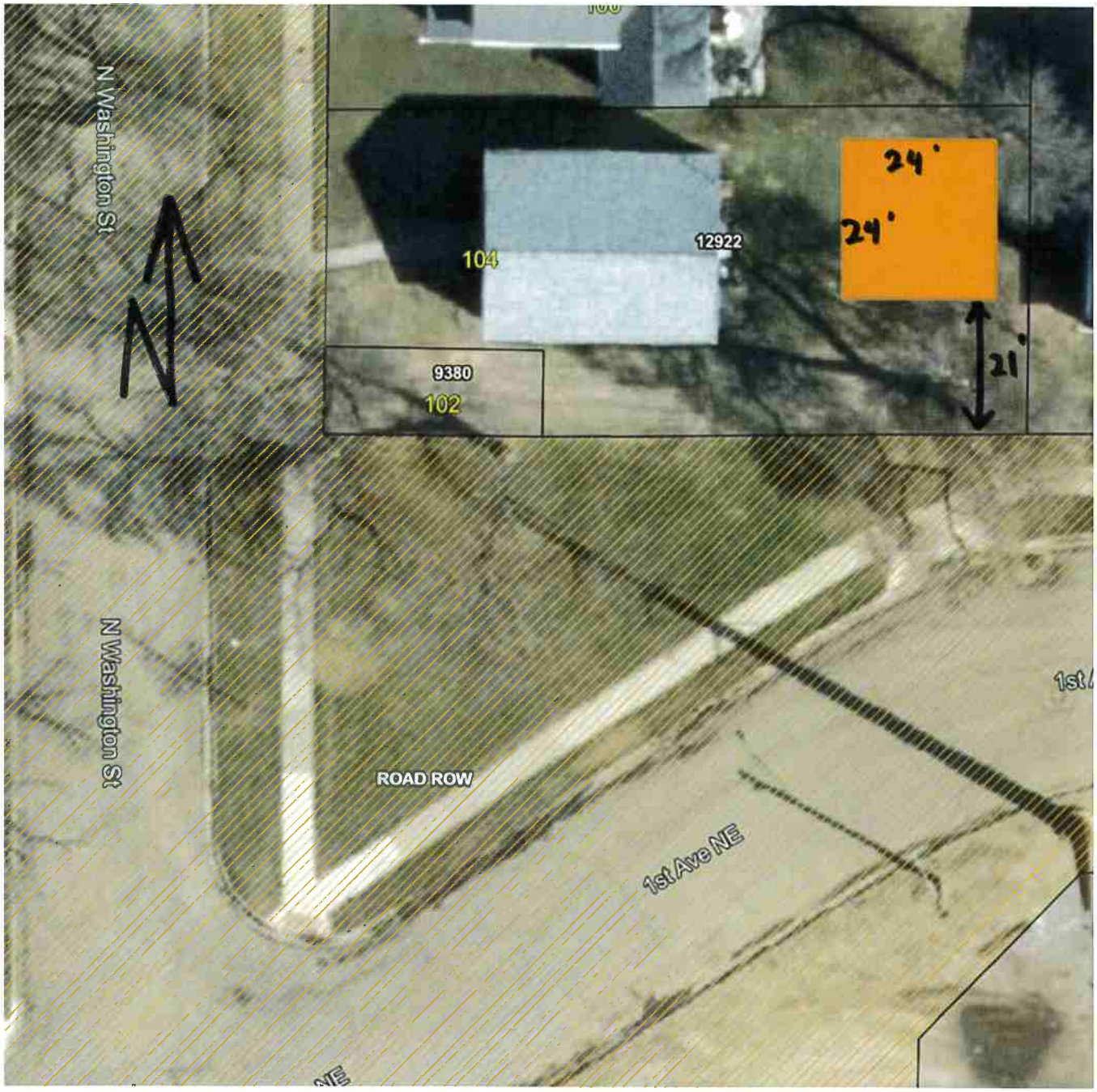
1. *Special conditions exist.* Special conditions regarding the particular property do not apply generally in the district. Special conditions must relate to the hardship complained of and may include, but are not limited to, unique physical characteristics such as lot size or dimension, topography, 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.
20' garage is not Big enough for a truck to park in I would like to make it 24'
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

CABINET FLOOR PLAN LAYOUT



SHOWPLACE Wood Products	DATE	STYLE	STAIN	DRAWER	CUSTOMER OR JOB#	DRAWN BY


N Washington St
104
12922
24'
24'
21'
9380
102
N Washington St
ROAD ROW
1st Ave NE

Aberdeen City Board of Zoning Adjustment

Variance Staff Report

Meeting Date: June 11, 2026

Agenda Item #3	
Applicant Request(s)	
permission to install a second freestanding sign, which would be a Second Freestanding Sign Variance in the (C-2) Highway Commercial District	
Applicant Information	
Applicant: Butler Machinery Company and Stein Sign Display	
City Staff Reviewers	
Planner: Paula Nelson	
Code Enforcement: David Dosch	
Building Inspection: Barry Dunlavy	
Engineering: Destin Spellman	
Fire Marshal: Max Stoltenburg	
Public Works: Jeromy Thorstenson	
Public Safety: Tony Bisbee	
Property Information	
Address and Legal Description	4950 Sixth Ave SE all on Butler Machinery Addition
Existing Zoning	
Subject Property	(C-2) Highway Commercial District
Adjacent North	(I-2) Unrestricted Industrial District
Adjacent South	(M) Municipal, State, and County Use District
Adjacent East	Not in city limits
Adjacent West	(I-2) Unrestricted Industrial District
Applicant's Justification	
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:	
Criteria:	**Applicants Response (verbatim):**
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.	

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.	
3. *No special privilege.* The variance will not confer upon the applicant a special privilege denied to other residents of the district.	
4. *Enjoyment of common privileges*. Failure to authorize the variance will deny the applicant a privilege commonly enjoyed by other residents of the district.	
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.	
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.	
7. *Minimum adjustment.* The variance will be the minimum adjustment necessary for the reasonable use of the land.	
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.	
Board of Adjustment Criteria and Findings	
Criteria:	**Findings:**
1. Authorizing the variance will not be contrary to the public interest;	**A second free standing sign on this property would be a contributing factor towards sign clutter.**
2. There are special conditions attached to the property that do not generally apply to other properties in the same district;	**No**
3. Because of the special conditions, strict application of the ordinance will result in unnecessary hardship to the applicant;	**No**
4. The spirit of this chapter and the comprehensive plan will be observed by authorizing the variance; and	**No. Ordinance limits this property to one free standing sign and the Comprehensive Plan urges care and attention be given to reducing sign clutter at the entrances to our community.**

5. Substantial justice will be done by authorizing the variance.	**No. Approval of a second free standing sign would be contrary to the sign ordinance.**

Location Map

Summary of Findings & Staff Recommendations

As with similar requests in the past, staff recommend the Board **Deny this item** in accordance with ordinance.

If approved, the following conditions shall apply:

1. Sign permit must be obtained prior to installation.
2. Property lines must be located to verify setbacks at the time of inspection.

Laura Nelson, City Planner — Name/Title

05/29/2024 — 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 2nd 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, Special Exception and Appeal **(NON-REFUNDABLE)**

Applicant Information					
Applicant(s) Name:	Stein Sign Display — Butler Machinery Company				
Phone:	605-520-7639				
Mailing Address:	2020 4th Ave SW				
City:	Watertown	State:	SD	Zip:	57201

Property Information	
Address:	4950 US-12 Aberdeen, SD
Legal Description:	BUTLER MACHINERY ADD (PT NE 21-123-63) 8.22 A
Current Zoning:	C-2

Type of Action Requested		
Variance ☑	Special Exception ☐	Appeal ☐
Action Requested:	Butler Machinery is requesting a second freestanding sign along	
6th Ave SE (Hwy 12) - see attached for sign location and drawings		
Hardship (if applicable):		

Ashlee Gruby — Digitally signed by Ashlee Gruby Date: 2026.05.21 10:46:01 -05'00'
Signature

5/21/26
Date

Office Use Only					
Date:		Receipt:		Fee:	
Sign Issued ☐	Received By:				

BUTLER MACHINERY Addition and Remodel
Aberdeen, South Dakota

SHEET INDEX:

ARCHITECTURAL:

SP1	COVER SHEET / SITE PLAN
A1	DEMOLITION PLAN
A2	FLOOR PLAN / SCHEDULES
A3	ENLARGED FLOOR PLAN (NORTH)
A4	ENLARGED FLOOR PLAN (SOUTH)
A5	ELEVATIONS
A6	BUILDING SECTIONS
A7	DETAILS
A8	DETAILS
A9	REFLECTIVE CEILING PLANS

CIVIL:

C-1	

STRUCTURAL:

S0.1	GENERAL STRUCTURAL NOTES
S1	FOOTING AND FOUNDATION PLAN
S2	FOOTING AND FOUNDATION PLAN
S3	2ND FLOOR FRAMING PLAN
S4	ROOF FRAMING PLAN
S5	ROOF FRAMING PLAN
S6	FOUNDATION DETAILS
S7	FOUNDATION DETAILS
S8	FRAMING DETAILS

MECHANICAL:

M1.1	FIRST FLOOR DEMOLITION AND LEGEND
M2.0	FOUNDATION PLAN NORTH
M2.1	FOUNDATION PLAN SOUTH
M2.2	FIRST FLOOR PIPING PLAN NORTH
M2.3	FIRST FLOOR MECHANICAL PLAN SOUTH
M2.4	SECOND FLOOR MECHANICAL PLAN
M3.1	FIRST FLOOR HVAC PLAN NORTH
M3.2	SECOND FLOOR HVAC PLAN NORTH
M4.0	DETAILS
M5.0	SCHEDULES

ELECTRICAL:

E-1	SITE PLAN - ELECTRICAL
E-2	FLOOR PLAN - DEMOLITION
E-3	OFFICES FLOOR PLAN - LIGHTING
E-4	SHOP FLOOR PLAN - LIGHTING
E-5	OFFICES FLOOR PLAN - POWER
E-6	SHOP FLOOR PLAN - POWER / SYSTEMS
E-7	OFFICES FLOOR PLAN - SYSTEMS
E-8	SECOND FLOOR PLAN - ELECTRICAL
E-9	ELECTRICAL RISER & SCHEDULES

PROJECT STATISTICS:

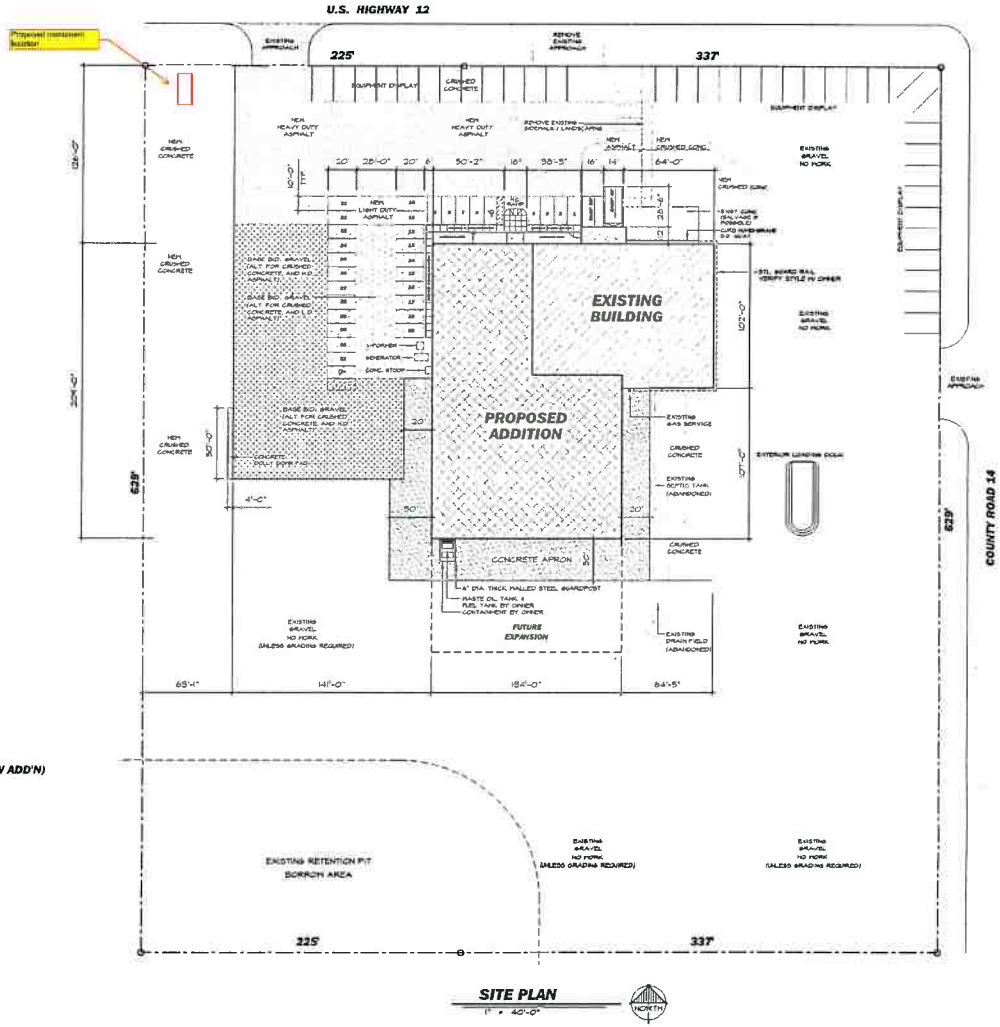
ZONING:	C-2
GOVERNING CODE:	2000 IBC
FULLY SPRINKLERED:	NO (ONLY NEW ADD'N)

S.F. BREAKDOWN:

EXISTING:	
OFFICE (TO BE REMOVED)	2,556 S.F.
EXISTING PARTS (ROOF TO BE RAISED)	5,952 S.F.
EXISTING SHOP (CONVERTED TO STORAGE)	12,582 S.F.
NEW:	
SHOP	15,538 S.F.
OFFICE AREA - DISPLAY	6,640 S.F.
2ND FLOOR	3,080 S.F.
GROSS FLOOR AREA:	43,792 S.F.

PARKING REQUIREMENTS:

1 SPACE FOR EACH EMPLOYEE ON LARGEST SHIFT + 2 SPACES FOR EVERY 300 S.F. OF REPAIR AREA OR MAINT. SPACE.



SITE PLAN
1" = 40'-0"

OLAF ANDERSON & SON
GENERAL CONTRACTORS

PHONE: (701) 237-3605 FAX: (701) 232-0562
WWW.OLAFANDERSON.COM

This print is the exclusive property of Olaf Anderson & Son Construction Company and is not to be modified, photographed, scanned, or used by anyone without written consent from Olaf Anderson & Son Construction Company. Failure to obtain permission may result in legal action.

DATE: 10-1-02
DRAWN BY: TDM
CHECKED BY: -
FILE NAME: 2002-0645P1D

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Architect under the laws of the State of South Dakota.
Print Name:
Signature:
Date: Registration No.

REVISIONS :	DATE :	DESCRIPTION :
1	12-3-02	
	12-6-02	
	12-10-02	
	12-13-02	
	12-31-02	
	1-3-03	
	1-13-03	
	1-23-03	
	1-28-03	
	2-11-03	
	2-14-03	

GENERAL NOTES:

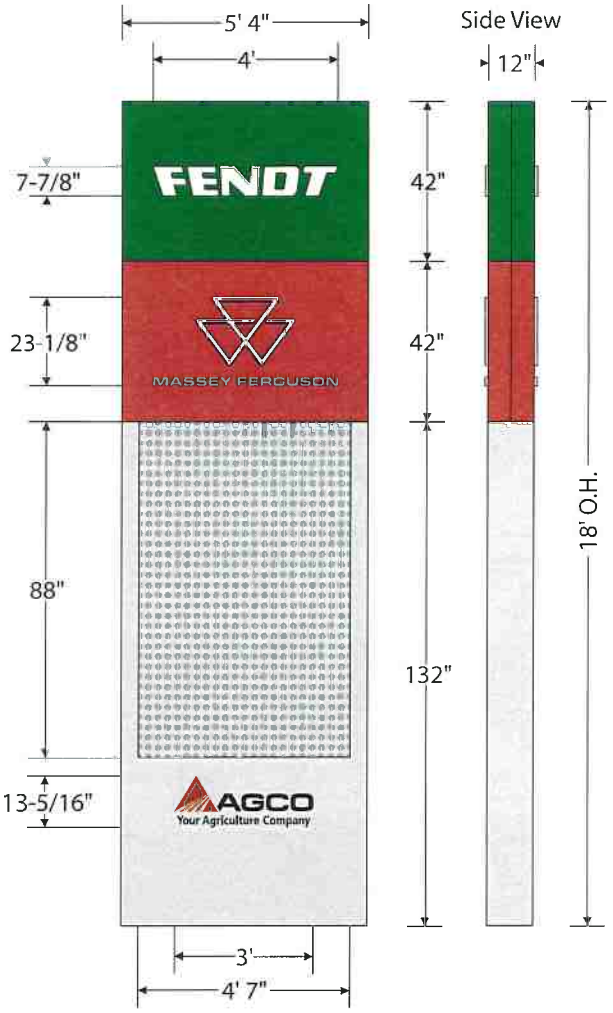
1

BUTLER MACHINERY
Addition and Remodel
4950 E. HWY 12
ABERDEEN, SOUTH DAKOTA 57401

SITE PLAN — SHEET 1

REVISED DRAWING : SP1
DESTROY ALL OTHER DOCUMENTS
DATE : 2-14-03

Photo Rendering (Not to Scale)



Client: AGCO

Location: Aberdeen, SD

Account Rep: Bill Ortmeier

Drawing #: 31343

Revision: 1 (4/29/26)

Drawn By: ZS

Date: 4/22/26

Scale: ¼" = 1'

Sales Order #:

Special Order Material: ☐ Yes ☐ No

ELECTRIC SIGN SECTION
ALL ELECTRICAL COMPONENTS

Color Disclaimer & Approval Acknowledgement

Please review your artwork proof carefully before approval. Colors displayed on your screen or printed proof may vary slightly from the final product due to differences in monitor settings, printing processes, and material surfaces. While we make every effort to match colors as closely as possible, exact color replication cannot be guaranteed.

By approving this proof, you acknowledge that:

- You have reviewed all colors, text, and layout for accuracy.
- Minor variations in color, size, and placement are acceptable within the industry standards.
- You accept responsibility for any errors or discrepancies not identified prior to approval.

Once approved, production will proceed. Any changes made in production, additional costs may be incurred.

This drawing is property of Stein Sign Display. Any Reproduction is prohibited. All rights reserved until purchased or sold.

**** Conceptual Only ****

Quantity: 1

STEIN SIGN DISPLAY

Delivery Notes: *FAILURE TO FILL OUT DELIVERY NOTES MAY LEAD TO ADDITIONAL SHIPPING COSTS*

☐ Business ☐ Residential ☐ Job Site ☐ Lift Gate Delivery

Ship to Address: _____

☐ Notification (Phone #: _____ Name: _____)

ORDER APPROVAL: _____

DATE: _____ *Please Sign & Email - For project pricing refer to the quote supplied.*