



It is our policy to provide individuals with disabilities an equal opportunity to participate in, and enjoy the benefits of our services, programs, and activities. This meeting is being held in the City Commission Room at City Hall, 1101 Poyntz Avenue. In accordance with provisions of the ADA, every attempt will be made to accommodate the needs of the disabled. Please contact the Human Resources Department (587-2440) for assistance.

AGENDA
MANHATTAN BOARD OF ZONING APPEALS
City Commission Room, City Hall
1101 Poyntz Avenue
Wednesday, October 14, 2009
7:00 PM

BOARD MEMBERS PLEASE NOTIFY THE PLANNING OFFICE IF YOU CANNOT ATTEND THIS MEETING.

1. Consider the **MINUTES** of the September 9, 2009, Board of Zoning Appeals meeting.
2. Consider a request for a **180 DAY EXTENSION** for **APPROVED EXCEPTIONS** to reduce the minimum rear yard setback for decks greater than 30 inches in height above the grade on which they are located for Lots 12A and 12B to Lot 20A and 20B, Kimball Townhomes Addition; a reduction of the minimum rear yard setback for a principal single-family attached residential structure (Lot 12A, Kimball Townhomes Addition); and to allow an increase of the maximum thirty-five (35) percent lot coverage to up to forty-five (45) percent for Lots 12B to 20B, Kimball Townhomes Addition for the purpose of constructing single-family attached residences with decks in the R-2, Two-Family Residential District. (*Applicant: Bayer Construction, Owner: Bayer Construction and AppleTech Construction, Inc.*).
3. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow a drive-in establishment to be associated with an existing and proposed laundry establishment at 1120 Westport Street in the C-2, Neighborhood Shopping District (*Applicant/Owner: FAR Holdings, Inc.*).
4. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for a reduction of the minimum front yard setback from twenty (25) feet to twenty (20) feet for an existing canopy associated with a laundry establishment at 1120 Westport Street in the C-2, Neighborhood Shopping District (*Applicant/Owner: FAR Holdings, Inc.*).

5. A **PUBLIC HEARING** to consider a **VARIANCE** to allow an increase in the maximum width of a driveway from twenty-four (24) feet to thirty-three (33) feet; and to reduce the minimum 75% landscaped open area required in the front yard to 63%, all for a proposed paved driveway for a new single-family dwelling located at 3200 Wilson Drive in the R, Single-Family Residential District. (*Applicant/Owner: Yvonne Holthaus*).

6. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the minimum front yard setback from twenty-five (25) feet to ten (10) feet along Englewood Street for a proposed fence and patio, and a reduction of the minimum front yard setback from twenty-five (25) to fifteen (15) feet along Farmingdale Court for an existing patio and fence in the R-1, Single-Family Residential District. (*Applicant/Owner: Gary L and Wendy L Skrdlant*).

7. A **PUBLIC HEARING** to consider a **VARIANCE** from the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow an encroachment of five (5) feet into the thirty (30) foot vision clearance triangle at the intersection of Englewood Street and Farmingdale Court for a proposed fence in the R-1, Single-Family Residential District. (*Applicant/Owner: Gary L and Wendy L Skrdlant*).

8. **ADJOURN**

Agenda/BZA

Standards for Exceptions. The Board of Zoning Appeals shall not grant an exception as authorized in Section 14-604 hereof unless it shall, in each case, make specific written findings of fact, based upon the particular evidence presented to it, that all of the following standards have been met:

- (A) The property complies with all applicable requirements of these regulations, other than the one for which an exception is being requested;
- (B) The proposed exception will not cause a substantial adverse affect on nearby properties;
- (C) The exception desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare;
- (D) The strict application of these regulations is unreasonable, or unnecessary when all facts and circumstances are considered. In determining this standard, the Board shall weigh all facts and circumstances and place whatever emphasis and relevance it deems to be appropriate on each. Examples of such facts and circumstances to be considered are as follows:
 - (1) Whether or not conditions of the property requiring the exception were created by the applicant with prior knowledge and disregard of applicable regulations;
 - (2) Whether or not the applicant acquired the property with knowledge of the conditions which require the exception and whether or not the consideration for the acquisition took into account such conditions;
 - (3) Whether or not there are reasonable alternatives which would allow the property to meet the strict application of these regulations; and
 - (4) Whether or not a granting of the exception will result in a relative gain to the health, safety and general welfare of the Community; and,
- (E) Any other standards for exceptions that are specifically identified in these regulations.

Standards for Variances. The Board of Zoning Appeals shall not grant a variance as authorized in Section 14-501 hereof unless it shall, in each case, make specific written findings of fact, based upon the particular evidence presented to it, that all of the following standards have been met:

- (A) The variance requested arises from such condition which is unique to the property in question and which is not ordinarily found in the same zoning district, and is not created by an action or actions of the property owner or the applicant;
- (B) The granting of the variance will not adversely affect the rights of adjacent property owners or residents;
- (C) The strict application of the provisions of these regulations from which a variance is requested will constitute unnecessary hardship upon the property owner represented in the application;
- (D) The variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare; and
- (E) Granting the variance desired will not be opposed to the general spirit and intent of these regulations.

Standards For Conditional Use Permits. The Board of Zoning Appeals shall not grant a conditional use permit unless it shall, in each specific case, make specific written findings of fact directly, based upon the particular evidence presented to it, that all of the following standards have been met:

- (A) The proposed conditional use complies with all applicable regulations of these regulations, including lot size requirements, bulk regulations, use limitations, and performance standards.
- (B) The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- (C) The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
 - (1) The location, nature and height of buildings, structures, walls and fences on the site; and
 - (2) The nature and extent of landscaping and screening on the site.
- (D) Off-street parking and loading areas will be provided in accordance with the standards set forth in Article VII of these regulations, and such areas will be screened from adjoining residential uses and located so as to protect such residential uses from any injurious effect.
- (E) Adequate utility, drainage, and other such necessary facilities have been or will be provided.
- (F) Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.