



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.

DRAFT AGENDA  
MANHATTAN BOARD OF ZONING APPEALS  
City Commission Room, City Hall  
1101 Poyntz Avenue  
Wednesday, May 11, 2011  
7:00 PM

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

1. Consider the **MINUTES** of the March 9, 2011, Board of Zoning Appeals meeting.
2. Consider a Request for a **180 DAY EXTENSION** for an approved **EXCEPTION** to allow for an increase of the maximum thirty (30) percent lot coverage to thirty-five (35) percent for a proposed single-story office building at 1509 and 1515 Poyntz Avenue in the C-1, Restricted Business District. (*Applicant/Owner: Calvin Emig*).
3. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for the reduction of the minimum required front yard setback from twenty-five (25) feet to eight (8) feet along Vattier Street for new and existing off-street parking spaces; a reduction of the minimum front yard setback from twenty-five (25) feet to (24) feet along Vattier Street for the existing building; a reduction of the minimum sixty (60) foot front yard setback along Vattier Street to fourteen (14) feet for a proposed trash enclosure; a reduction of the minimum required front yard setback from twenty-five (25) feet to eight (8) feet along N. 8<sup>th</sup> Street for new and existing off-street parking spaces; a reduction of the minimum front yard setback from twenty-five (25) feet to (24) feet along N. 8<sup>th</sup> Street for the existing building; and a reduction of the minimum required twenty-five (25) foot front yard setback along N. 8<sup>th</sup> Street, Bluemont Avenue and N. Juliette Street to zero (0) feet for new and existing chain link fence, all for the Bluemont Elementary School at 714 Bluemont Avenue in the R-M/TNO, Four-Family Residential District and Traditional Neighborhood Overlay District (*Applicant/Owner: Manhattan/Ogden USD 383 – Dr. Robert Seymour*)

4. A **PUBLIC HEARING** to consider a **VARIANCE** to allow for a reduction of the minimum 75% landscaped open area required in the front yard along Vattier Street to 65% for new and existing off-street parking spaces; AND to allow an encroachment of twenty-two (22) feet into the thirty (30) foot Vision Clearance Triangle at the intersection of N.8<sup>th</sup> Street and Vattier Street for a existing and proposed parking for the Bluemont Elementary School at 714 Bluemont Avenue in the R-M/TNO, Four-Family Residential District and Traditional Neighborhood Overlay District (*Applicant/Owner: Manhattan/Ogden USD 383 – Dr. Robert Seymour*)
5. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for a reduction of the minimum required off-street parking for a eighteen (18) unit multiple-family dwelling from thirty-six (36) to twenty-seven (27) at 1866 College Heights Road in the R-3/OU, Multiple-Family Residential District and University Overlay District (*Applicant/Owner: GJL Real Estate LLP – Gwyn Riffel*).
6. A **PUBLIC HEARING** to consider a **VARIANCE** to allow off-street parking for a proposed multiple-family apartment complex in the R-3/UO, Multiple-Family Residential District and University Overlay District, to be located between the front lot line and a line parallel to the front lot line drawn through a point which is on the side of the principal structure furthest from the front lot line, yet still facing the front lot line AND to reduce the minimum 75% landscaped open area to 65% required in the front yard at 1866 College Heights Road (*Applicant/Owner: GJL Real Estate LLP – Gwyn Riffel*).
7. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for an increase in the maximum ten (10) foot driveway width to twenty-two (22) feet for a new driveway associated with a new two-car, detached garage at 501 Laramie Street in the R-2/TNO Two-Family Residential District and Traditional Neighborhood Overlay District. (*Applicant/Owner: John Stamey and Michelle Iseman*).
8. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for an increase of the maximum lot coverage from thirty (30%) percent to thirty-two (32%) percent for a proposed addition to the existing house at 444 Oakdale Drive in the R, Single-Family Residential District (*Applicant/Owner: Troy and Betty Hensley*).
9. A **PUBLIC HEARING** to consider an **EXCEPTION** allow the reduction of the minimum front yard setback along North 6<sup>th</sup> Street from fourteen (14) to zero (0) feet for a proposed wooden, privacy fence up to but no greater than eight (8) feet in height. The property is located at 530 Vattier, in the R-2/TNO, Two-Family Residential District and Traditional Neighborhood Overlay District. (*Applicant/Owner: Elena V. Boiko and Michael S. Rhodes*)
10. **ADJOURN**

**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.