



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, August 10, 2011

7:00 PM

1. Consider the **MINUTES** of the July 13, 2011, Board of Zoning Appeals meeting.
2. **TABLE** the **PUBLIC HEARING** to consider an **EXCEPTION** to allow for the increase of the maximum lot coverage from thirty (30%) percent to thirty-three (33%) percent for a proposed second story addition and the reduction of the fourteen (14) foot front yard setback along S. 16th Street to eight (8) feet for an existing deck at 1600 Pierre Street in the R-1/TNO, Single-Family Residential District and Traditional Neighborhood Overlay District. (*Applicant/Owner: Robert and Susan Kelly*).
3. Consider a request for a **180 DAY EXTENSION** for **APPROVED EXCEPTION** to allow for a reduction in the minimum required number of off-street parking spaces from 63 parking spaces to 3 parking spaces for a proposed self-storage unit business on property located at 4850 Eureka Drive in the I-3/AO, Light Industrial District and Airport Overlay District. (*Applicant/Owner: K & M Holding*)
4. 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.*).
5. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the minimum side

yard setback for the existing house to be used for a Bed and Breakfast Home from fifteen (15) feet to six (6) feet at 500 Denison Avenue in the R-1/TNO, Single-Family Residential District and Traditional Neighborhood Overlay District. (*Applicant/Owner: James T. Lindemuth*).

6. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow the renovation of an existing single-family dwelling unit to a two-family dwelling unit at 823 Bluemont Avenue, located within a R-M/TNO, Four-Family Residential District and Traditional Neighborhood Overlay District, in which both of the dwelling units are greater than six-hundred (600) square feet in floor area and where one or both of the dwelling units has more than two bedrooms (*Applicant/Owner: Sheahan Taylor Land Company – Steve Sheahan – President*)

7. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow an increase in the maximum lot coverage from thirty (30%) percent to thirty-three (33%) percent for an existing house and detached garage; a reduction of the minimum eight (8) foot side yard setback to four (4) feet along the east lot line for the existing structure; a reduction of the minimum eight (8) foot side yard setback to five (5) feet along the west property line for the existing structure; and a reduction of the minimum three (3) foot side yard setback for an accessory structure to one (1) foot for the existing detached garage at 823 Bluemont Avenue in the R-M/TNO, Four-Family Residential District and Traditional Neighborhood Overlay District. No addition or modifications are proposed to the existing structures. The Exception requests are to give the applicant clear title of the property so that he may apply for a Conditional Use to establish a two-family dwelling in the structure. (*Applicant/Owner: Sheahan Taylor Land Company – Steve Sheahan – President*)

8. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for an increase in the maximum allowable lot coverage from thirty (30) to thirty-two (32) percent for a proposed building addition; reduction in the minimum required side yard setback from eight (8) feet to four (4) feet for a proposed building addition, as well as an existing single-family home; a reduction in the minimum required front yard setback along Kearney Street from fourteen (14) feet to thirteen (13) feet for the existing single-family home; a reduction in the minimum required front yard setback along N. 6th Street from fourteen (14) feet to thirteen (13) feet for the existing single-family home; and a reduction in the minimum required side yard setback from three (3) feet to one (1) foot for an existing accessory detached garage, all for an existing single-family home at 531 Kearney Street in the R-1/TNO, Single-Family Residential District and Traditional Neighborhood Overlay District. (*Applicant/Owner: James L. and Connie Armour*).

9. **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.