



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 (587-2443) for assistance.

AGENDA
MANHATTAN BOARD OF ZONING APPEALS
City Commission Room, City Hall
1101 Poyntz Avenue
Wednesday, June 10, 2015
7:00 PM

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

1. Consider the **MINUTES** of the May 13, 2015 Board of Zoning Appeals meeting.
2. **Table the Public Hearing** to consider a CONDITIONAL USE under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow for the construction of a two-family dwelling unit, in which both of the dwelling units are greater than six-hundred (600) square feet in floor area and where one of the dwelling units has more than two bedrooms, located at 910 Osage Street, within a R-M/TNO, Four-Family Residential District with a Traditional Neighborhood Overlay. (*Applicant: Emily Koenig / Owner: Brandt Rudzinski*)
3. **A Public Hearing** to consider a CONDITIONAL USE under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow for the construction of a two-family dwelling unit, in which both of the dwelling units are greater than six-hundred (600) square feet in floor area and where both of the dwelling units has more than two bedrooms, located at 531 Bluemont Avenue, within a R-2/TNO, Two-Family Residential District and Traditional Neighborhood Overlay District. (*Applicant: Gregg Wege / Owner: Randy Kokenge*)
4. **A Public Hearing** to consider an EXCEPTION under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow for the reduction of the minimum required twenty-five (25) foot front yard setback to twenty-three (23) feet for a proposed garage addition; a reduction of the minimum required front yard setback from twenty-five (25) to eight (8) feet along Gross Street; and a reduction of the minimum required front yard setback from twenty-five (25) feet to twenty-four (24) feet along Strong Avenue, all for the existing residential home located at 2001 Strong Avenue, in a R-1, Single-Family Residential District. (*Applicant / Owner: Gary Pryor*)

5. **A Public Hearing** to consider an EXCEPTION under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow for the reduction of the minimum required sixty (60) foot front yard setback to approximately twenty-five (25) feet for a proposed tree house; and to allow for more than one (1) curb cut per street frontage, all associated with an existing single-family home located at 1912 Stratton Circle, in the R-1, Single-Family Residential District. (*Applicant: M.O.D. Design / Owner: David & Diane Sauter*)

6. **A Public Hearing** to consider an EXCEPTION under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow for the reduction of the minimum required twenty-five (25) foot rear yard setback to approximately two (2) feet for an existing structure; a reduction of the minimum required front yard setback from sixty (60) feet to approximately forty-seven (47) feet for an existing detached garage; and a reduction of the minimum required rear yard setback from five (5) feet to approximately two (2) feet for an existing detached garage. These Exceptions are for an existing residential home located at 214 S. 6th Street, in a R-M/TNO, Four-Family Residential District with a Traditional Neighborhood Overlay. (*Applicant: M.O.D. Design / Owner: Derek Richards*)

7. **A Public Hearing** to consider a VARIANCE under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow for the reduction of the minimum required lot area from 6,500 square feet to approximately 5,500 square feet; and to allow for the reduction of the minimum required lot depth from one-hundred (100) feet to seventy-five (75) feet, all for an existing residential structure located at 214 S. 6th Street, in a R-M/TNO, Four-Family Residential District with a Traditional Neighborhood Overlay. (*Applicant: M.O.D. Design / Owner: Derek Richards*)

8. **A Public Hearing** to consider an EXCEPTION under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow for the reduction of the minimum required twenty-five (25) foot rear yard setback to approximately one (1) foot; a reduction of the minimum required side yard setback from eight (8) feet to approximately five (5) feet along the north property line; an increase to the maximum allowed front yard setback from twenty-five (25) feet to approximately thirty-seven (37) feet; and to allow access from a curb cut off of 8th Street while the lot is reasonably accessible from an alley. These Exceptions are for a proposed remodel of an existing residential home located at 312 S. 8th Street, in a R-1/TNO, Single-Family Residential District with a Traditional Neighborhood Overlay. (*Applicant / Owner: Dave Darling*)

9. **A Public Hearing** to consider a VARIANCE under the terms of the Manhattan Zoning

Ordinance of the City of Manhattan, Kansas, to allow for the reduction of the minimum required lot area from 6,500 square feet to approximately 5,000 square feet for a proposed remodel of an existing residential home located at 312 S. 8th Street, in an R-1/TNO, Single-Family Residential District with a Traditional Neighborhood Overlay. (*Applicant / Owner: Dave Darling*)

10. **A Public Hearing** to consider an EXCEPTION under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow for the reduction of the minimum required front yard setback from twenty-five (25) feet to zero (0) for an expansion of an existing off-street parking lot associated with a professional office building located at 2306 Anderson Ave, in the C-1, Restricted Business District. (*Applicant: Timber & Stone Architecture and Design LLC / Owner: Eileen & Curtis Hayden*)

11. **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.