



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 8, 2016

7:00 PM

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

1. Consider the **MINUTES** of the May 11, 2016, Board of Zoning Appeals meeting.
2. A **PUBLIC HEARING** to consider an EXCEPTION to allow for the parking in the front yard area 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, extending to the edge of the zoning lot, yet still facing the front lot line for driveways leading to garages of four-family dwellings in the R-3, Multiple-Residential District, located at 3511 & 3510 Ocean Circle and 4904 & 4905 Lake Course Circle. (*Applicant: Action Pact Design – Heather Peterson, Property Owner: TJ Vilkanskas*) **The applicant is requesting an exception to allow parking in the front yard area for proposed townhomes.**
3. 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 front yard setback from twenty-five (25) feet to approximately twenty-three (23) feet for a proposed front porch and from (25) feet to approximately nineteen (19) feet for a proposed retaining wall associated with a proposed new home located in an R, Single Family Residential District, located at 3612 Dickens Avenue. (*Applicant/Property Owner: Bruce and Carol Cubie.*) **The applicant is requesting an exception to reduce the front yard setback for a proposed new home.**
4. 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 lot area from 10,000 square feet to approximately 4,800 square feet, and to allow for the reduction of the minimum lot width from seventy-five (75) feet to approximately thirty-two (32) feet in a C-5 Highway Service Commercial District, to allow for the construction of an off-site pylon sign, generally located at the northwest corner of Leavenworth Street and Tuttle Creek Blvd. (*Applicant: Howard Summers, Property Owner: Flint Hills Holdings, LLC*) **The applicant is**

requesting a variance to reduce the minimum lot area and lot width to bring the property into compliance with the zoning regulations and allow the construction of an off-site pylon sign.

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 front yard setback for off-premise signs from twenty-five (25) feet to approximately twenty-four (24) feet, and for a reduction of the rear yard setback for off-premise signs from twenty-five (25) feet to zero (0) feet in a C-5 Highway Service Commercial District, generally located at the northwest corner of Leavenworth Street and Tuttle Creek Blvd. (*Applicant: Howard Summers, Property Owner: Flint Hills Holdings, LLC*) **The applicant is requesting an exception for a reduction of the front and rear yard setbacks for a proposed off-site pylon sign.**

6. A **PUBLIC HEARING** to consider an EXCEPTION to allow for the reduction of the twenty-five (25) foot front yard setback to zero (0) feet for an existing split rail fence associated with an existing single family home, located in the R, Single-Family Residential District, located at 3112 Amherst Avenue. (*Applicant/Property Owner: Imad Khamis*) **The applicant is requesting an exception for a reduction of the minimum front yard setback to maintain an existing split rail fence.**

7. **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.