

## Agenda

Wednesday, May 13, 2020

7:00 p.m.

**NOTE:** Due to precautions associated with the COVID-19 pandemic, City Hall has been temporarily closed to the public. This meeting will be held via video conference with Board members, staff, applicants, and other interested persons participating remotely. Written public comment on agenda items may be submitted to staff liaison, Barry Beagle prior to the meeting at [barry.beagle@cityofmhk.com](mailto:barry.beagle@cityofmhk.com) or 785-587-2425. Written public comments must be submitted by 12 NOON on May 6, 2020. If you wish to offer public comment as part of the live video conference, contact staff at [communitydevelopment@cityofmhk.com](mailto:communitydevelopment@cityofmhk.com) for meeting details. Requests to offer public comments at the meeting must be received by 12 NOON on May 11, 2020. You will receive follow up instructions on how to login and participate remotely in the meeting.

You can watch the meeting remotely through this City website [link](#) or on Cox Cable channel 3.

### 1. CALL TO ORDER

- 1.1. Roll Call
- 1.2. Approve the **MINUTES** of the March 11, 2020, Manhattan Board of Zoning Appeals meeting.

### 2. GENERAL AGENDA

- 2.1 A **PUBLIC HEARING** to consider a **CONDITIONAL USE** under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow the renovation of a legally nonconforming three-unit dwelling in an R-1/TNO, Single-Family Residential District with Traditional Neighborhood Overlay at **1000 Leavenworth Street**. (*Applicant/Owner: BIDLILJ, LLC; file no.: EXC-19-079*) CONTINUED FROM DECEMBER 11, 2019 BZA MEETING
- 2.2 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 a Group Day Care Center to provide service for up to 75 pre-school aged children in an R-1, Single-Family Residential District at **4801 Anderson Avenue**. (*Applicant/Owner: St. Luke's Evangelical Lutheran Church, Brad Brunkow; file no. CUP-20-016*)
- 2.3 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 an Electronic Changeable



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 persons with disabilities. Please contact the Human Resources Department (587-2443) for assistance.

- Copy Sign for a church on property in the R-1, Single-Family Residential District at **4801 Anderson Avenue**. (Applicant: *Thomas Sign Service, Susan Zoeller*; Owner: *St. Luke's Evangelical Lutheran Church, Brad Brunkow*; file no.: *CUP-20-020*)
- 2.4 A **PUBLIC HEARING** to consider a **VARIANCE** under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to increase the maximum allowable sign area for an Electronic Changeable Copy Sign from 16 square feet to approximately 28 square feet for a church on property in the R-1, Single-Family Residential District at **4801 Anderson Avenue**. (Applicant: *Thomas Sign Company, Susan Zoeller*; Owner: *St. Luke's Evangelical Lutheran Church, Brad Brunkow*; file no. *VAR-20-021*)
- 2.5 2.6 A **PUBLIC HEARING** to consider an **EXCEPTION** under the terms of the Manhattan Zoning Regulations of the City of Manhattan, Kansas to allow a reduction of the required front yard setback from 25 feet to 22 feet on Lee Street, and an additional required front yard setback from 25 feet to 15 feet on Hunting Avenue to accommodate a proposed building addition in the R, Single-Family Residential District at **2000 Hunting Avenue**. (Applicant/Owner: *Nicholas Grande, Jr.*; file no.: *EXC-20-015*)
- 2.7 A **PUBLIC HEARING** to consider an **EXCEPTION** under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow for a reduction of the required front yard setback from 14-feet to 5-feet on Pierre Street to accommodate an existing carport; and, to allow for a reduction of the required front yard setback from 14-feet to 0-feet to install a fence along Pierre Street for property in the R-1/TNO, Single-Family Residential District with Traditional Neighborhood Overlay at **222 S Manhattan Avenue**. (Applicant: *Anthony Shehan*; Owner: *Patricia Shehan*; file no. *EXC-20-017*)
- 2.8 A **PUBLIC HEARING** to consider a **CONDITIONAL USE** under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow a drive-thru restaurant (Pizza Hut) for property in the C-2, Neighborhood Shopping District at **3268 Kimball Avenue**. (Applicant: *MJC Huts, LLC, Greg Shelton*; Owner: *Jeanne Ann Phelps*; file no. *CUP-20-019*)
- 2.9 A **PUBLIC HEARING** to consider an **EXCEPTION** under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow an increase in maximum driveway width from 10-feet to 17-feet for property in the R-M/TNO, Four-Family Residential District with Traditional Neighborhood Overlay at **403 S Juliette Avenue**. (Applicant/Owner: *Richard and Tanya Bachamp*; file no.: *EXC-20-022*)
- 2.10 A **PUBLIC HEARING** to consider a **CONDITIONAL USE** under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow a drive-thru teller window for a bank in the C-4, Central Business District at **221 N 4<sup>th</sup> Street**. (Applicant: *BBN Architects, Daniel Crouch*; Owner: *United Bank & Trust, Donna Scheele*; file no.: *CUP-20-024*)

### 3. ADJOURNMENT

- 3.1. Next meeting: Wednesday, June 10, 2020

**14-605. 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 effect 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.

**14-504. 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.

**14-704. 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.