

AGENDA

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, May 9, 2016
7:30 p.m.

Commission Meeting Room
Courthouse Plaza East

(Procedure: Open joint meeting of the Riley County Planning Board/Board of Zoning Appeals.)

I. OPEN PUBLIC COMMENTS

II. CONSENT AGENDA

1. Consider the minutes of the April 11, 2016 meeting.
2. Consider the Report of Fees for the month of April 2016.

(Procedure: Adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and convene as the Board of Zoning Appeals.)

III. GENERAL AGENDA - RILEY COUNTY BOARD OF ZONING APPEALS

Declaration: At this time the Board Members may declare any conflict of interest or communications they've had that could influence their ability to consider any items on today's agenda impartially.

1. Public Hearing to consider the request of P. Ileene Strauss, petitioner, and Dan Strauss & P. Ileene Smith Strauss, owners, for a **Conditional Use Authorization** to permit a dog breeding kennel operation in the "AG" (Agricultural District) zoning designation.
2. Public Hearing to consider the request of Tony Zafran, petitioner, and Sam Zafran, owner, for a **Variance Authorization** to reduce the front yard requirement from 25 feet to 0 feet.

(Procedure: Adjourn as the Riley County Board of Zoning Appeals and convene as the Riley County Planning Board.)

IV. GENERAL AGENDA - RILEY COUNTY PLANNING BOARD

1. Final Report/Memo - Annual Comprehensive Plan review process
2. Update on Zoning and Subdivision Regulations re-write
3. Update on Big Blue Floodplain Management Plan
4. Update on Fort Riley Joint Land Use Study

(Procedure: Adjourn the Riley County Planning Board meeting.)

MINUTES

RILEY COUNTY PLANNING BOARD/ BOARD OF ZONING APPEALS

Monday, April 11, 2016
7:30 pm

Courthouse Plaza East
Commission Meeting Room
115 North 4th Street

Members Present: Lorn Clement, Jr., Chair
Diane Hoobler
John Wienck
John Osarczuk

Members Absent: Dr. Tom Taul, Vice-Chair

Staff Present: Bob Isaac – Planner and Lisa Daily - Administrative Assistant

Others Present: Tamara Fulton

OPEN PUBLIC COMMENTS

None

CONSENT AGENDA

The minutes of the March 14, 2016 meeting were presented and approved. The Report of Fees the month of March (\$4,260.00) were presented and approved.

John Wienck moved to adjourn the joint meeting of the Riley County Planning Board/Board of Zoning Appeals and convene as the Board of Zoning Appeals.

Diane Hoobler seconded. Carried 4-0.

BOARD OF ZONING APPEALS

Creed – Variance

Chairman Clement asked the Board Members to declare any ex parte contact they may have had regarding this item and to declare any conflict of interest or communications they've had that could influence their ability to be impartial.

All Board Members confirmed no ex parte contact.

Chairman Clement opened the public hearing at the request Jerald and Cary Creed, petitioners and owners, for a variance authorization to permit construction of a detached accessory structure 6.3 feet below the required elevation of one (1) foot above base flood elevation (1016.7 ft.).

Bob Isaac presented the request explaining the applicant's wish to replace an existing accessory structure (garage/shop) to store equipment and supplies. Mr. Isaac said that at the time the building permit (#03-0053) was issued for the existing structure, the property was not within the 1% annual chance floodplain, as per the November 2003 FIRM, thus, did not require a floodplain development permit. Mr. Isaac explained that the Applicant was issued a building permit to build onto the existing structure and add a cement floor. Mr. Isaac stated that the applicant was allowed to do this without bringing the entire structure in compliance with the current floodplain regulations because it was "grandfathered". Mr. Isaac stated that, consequently, during construction, the Applicant discovered too many structural problems with the existing building and commenced replacing the whole structure with a new building. Mr. Isaac explained that this action triggered the requirement for the structure to be in compliance with the current floodplain regulations. Mr. Isaac said the building permit was voided due to the need for a floodplain development permit and variance approval. Staff advised the applicant to seek variance approval for the new building. Staff recommended approval of the request.

Diane Hoobler stated that she drove by the site and observed that the house appeared to be elevated as well as the neighbor's house and garage. She said the structure needing the variance appears to be at a much lower elevation. She said she also noticed that the Applicant has poured a concrete floor. She stated she doesn't understand why the Applicant didn't elevate this structure.

Bob Isaac explained the floodplain regulations allow for accessory structures to be built below the base flood elevation with "wet" and "dry" floodproofing techniques. He said the entire site is in the 1% annual chance floodplain so there was no other place to locate the structure on his property.

Diane Hoobler replied all they had to do was fill.

Steve Higgins, Riley County Floodplain Administrator, stated the elevation of the building pad would have to be raised up six (6) feet from the ground and the utilities would have to be one foot above base flood elevation. If the Applicant chose to utilize the fill requirement, the structure would still be required to do the wet flood proofing techniques. Mr. Higgins explained that the Applicant chose the variance option so the structure would be more functional for their needs. He said the Applicant told him they will be using the structure for residential storage and a personal wrestling gym for their three (3) sons.

Bob Isaac said there was another such variance that came before this Board in which the applicants chose to raise the structure only a portion of the required elevation, and receive a variance for the difference. He said elevating the structure above base flood elevation would have rendered the accessory structure unusable, as it would have been too difficult to get in and out of it.

Diane Hoobler stated, having been through a flood, the reason for the regulations is to protect people.

Bob Isaac replied that in this particular situation, the new structure will have flood proofing techniques, whereas the previous structure didn't; thus, the regulations successfully improved an existing situation.

Steve Higgins replied the Applicant will have to install the flood vents and utilize floodproofing materials. He stated he will be doing the inspections.

Bob Isaac stated this variance will provide an improvement on the site for the very reasons you are discussing.

Chairman Clement asked if the Applicant wanted to speak.

Tamara Fulton, representing the Creeds, explained they were unable to attend the meeting this evening due to the passing of Mr. Creed's father.

Chairman Clement offered condolences to the Creed family on behalf of the Board.

There were no proponents or opponents.

John Wienck moved to close the public hearing. Diane Hoobler seconded. Carried 4-0.

Diane Hoobler moved to approve the request for a variance authorization to permit the construction of a detached accessory structure 6.3 feet below the required elevation of one (1) foot above base flood elevation (1016.7 ft.).

John Wienck seconded. Carried 4-0.

John Wienck moved to adjourn the Board of Zoning Appeals meeting and convene as the Riley County Planning Board. Diane Hoobler seconded. Carried 4-0.

RILEY COUNTY PLANNING BOARD

Annual Comprehensive Plan Update

Mr. Isaac asked the Board if they had a chance to review the Plan and if there was any suggestions for modification. By consensus, the Board recommended no changes at this time. Bob Isaac stated he will draft a memo to the Board of County Commissioners and will have Chairman Clement sign on behalf of the Board at the May meeting.

Update on Zoning and Subdivision Regulations re-write

Bob Isaac announced that the selection committee chose LSL Planning/SAFEbuilt (Project Manager: Elizabeth Garvin, Esq., ACIP). He said the next step is to develop a scope of services.

Big Blue Floodplain Management Plan update

Bob Isaac stated staff has received a copy of the draft plan and have begun their review.

Chairman Clement inquired about another transportation connection over the Big Blue River.

Bob Isaac said there have been preliminary discussions regarding the Junietta-Marlatt Avenue connection project. Mr. Isaac stated that a feasibility study would be needed, which could cost over \$100,000. He also said that the Kansas Department of Transportation (KDOT) doesn't want to add any additional road miles for maintenance. Mr. Isaac stated that he had no information as to where the project was in the process.

The meeting was adjourned at 7:58 P.M.



**RILEY COUNTY
PLANNING & DEVELOPMENT**

REPORT OF FEES

April 2016

<u>DATE</u>	<u>NAME</u>	<u>AMOUNT</u>
04-04-2016	Radon Kit	5.00
04-04-2016	Prather, Building Permit #16-0015	150.00
04-05-2016	Zimmer, Building Permit #16-0016	150.00
04-05-2016	Steiner, Lagoon Permit	300.00
04-06-2016	Palmer, Water Screening Report	2.00
04-06-2016	BAM Excavation, Repair Permit	75.00
04-06-2016	Soder, Repair Permit	75.00
04-07-2016	Thowe, Boundary Line Adjustment	100.00
04-07-2016	Stevens, Building Permit #16-0017	150.00
04-08-2016	Doane, Repair Permit	75.00
04-08-2016	Wedel, Refund Conference Tour	60.00
04-11-2016	McNulty, Water Screening Report	2.00
04-11-2016	K-Construction, Building Permit #16-0018	150.00
04-11-2016	K-Construction, Building Permit #16-0019	150.00
04-11-2016	Tomasign, Sign Permit	50.00
04-12-2016	Anderson, Radon Kit	5.00
04-12-2016	Onsite Automotive, Sign Permit	50.00
04-12-2016	Wallace, Repair Permit	75.00
04-14-2016	Soder, Well Permit	75.00
04-14-2016	Kimball, Repair Permit	75.00
04-15-2016	Thowe, Profile/Percolation Test	450.00
04-18-2016	Fritcher, Water Screening Report	12.00
04-18-2016	Smith, Water Screening Report	10.00
04-19-2016	Westar, Floodplain Development Permit	75.00
04-20-2016	Logan, Building Permit #16-0020	150.00
04-20-2016	Logan, Building Permit #16-0020	50.00
04-21-2016	Shaver, Water Screening Report	10.00
04-21-2016	Thowe, Repair Permit	75.00
04-22-2016	Norman, Repair Permit	75.00
04-22-2016	Artzer, Repair Permit	75.00
04-21-2016	Steiner, Building Permit #16-0021	150.00
04-25-2016	Pottawatomie County, Water Screening Report x 10	100.00
04-25-2016	Weisner, Environmental Site Evaluation	100.00
04-27-2016	Casper, Water Screening Report x 2	24.00
04-27-2016	Palmer, Building Permit #16-0023	150.00
04-27-2016	Dugan, Water Screening Report	8.00

04-28-2016 Dick, Environmental Site Evaluation

100.00

TOTAL

\$3,388.00

DEPOSITS MADE:

04-04-2016	\$ 150.00
04-08-2016	992.00
04-13-2016	75.00
04-19-2016	10.00
04-21-2016	75.00
04-22-2016	1,604.00
04-29-2016	482.00
TOTAL	\$3,388.00

Permit #	App Date	Ownr	Type of Bldg	Use of Bldg	Const Cost	Amnt Paid	Property Address	City & Zp
16-0015	04/04/2016	LESTER PRATHER	Addition (residential)	Deck	\$3,400.00	\$150.00	3089 Keats Ave	Manhattan (66503)
16-0016	04/05/2016	Dave & Shonna Zimmer	House (modular)	Residential dwelling	\$164,000.00	\$150.00	18111 Tuttle Creek Blvd	Randolph (66554)
16-0017	04/07/2016	ALAN E STEVENS	Storage (residential)	Storage of residential equipmennt	\$800.00	\$0.00	1720 S Airport Rd	Manhattan (66502)
16-0019	04/11/2016	LEONARD A KATZER JR	Storage (residential)	Residential storage	\$22,000.00	\$150.00	3131 Wildcat Creek Rd	Manhattan (66503)
16-0018	04/11/2016	MARK & BETTY BACHAMP	Addition (residential)	Lean-to on existing building	\$7,500.00	\$150.00	4292 S Dam Rd	Manhattan (66502)
16-0021	04/20/2016	THOMAS & NANCY LOGAN	Storage (residential)	Shed - residential storage	\$2,000.00	\$50.00	3305 Oak Shores Rd	Manhattan (66503)
16-0020	04/20/2016	THOMAS & NANCY LOGAN	Garage (detached)	Residential storage	\$40,000.00	\$150.00	3305 Oak Shores Rd	Manhattan (66503)
16-0022	04/21/2016	WESTON STEINER	House (site built)	Residential dwelling	\$100,000.00	\$150.00	Falcon Rd	Riley (66531)
16-0023	04/25/2016	Wilma M. Palmer Trust	Addition (residential)	Porch/covered patio	\$8,000.00	\$150.00	5884 Tuttle Creek Blvd	Manhattan (66503)
16-0026	04/26/2016	WILLIAM & SUSAN SCHARDEIN	Storage (ag related)	Lean-To	\$5,000.00	\$0.00	11190 Tuttle Creek Blvd	Manhattan (66503)
16-0025	04/26/2016	WILLIAM & SUSAN SCHARDEIN	Storage (ag related)	Lean-To	\$9,800.00	\$0.00	11190 Tuttle Creek Blvd	Manhattan (66503)
16-0024	04/26/2016	JERALD & CARY CREED	Storage (residential)	Residential storage & personal wrestling gym	\$40,000.00	\$0.00	115 Messenger Rd	Manhattan (66502)



PLANNING & DEVELOPMENT

STAFF REPORT

Conditional Use

PETITION: (#16-05) Conditional Use

APPLICANT: P. Ileene Strauss
10550 Madison Rd
Riley, KS 66531

PROPERTY OWNER: Dan Strauss & P. Ileene Smith Strauss
10550 Madison Rd
Riley, KS 66531

REQUEST: A Conditional Use Authorization to permit a dog breeding/kennel operation.

SIZE OF TRACT: The subject site is approximately .76 acres.

LOCATION: Generally located approximately 3,700 feet west of Anderson Avenue, on the north side of Madison Road; Section 5, Township 9 South, Range 6 East; Grant Township.



BACKGROUND: According to the applicant, Mrs. Strauss has had a passion for dogs, specifically German Shepherds, her entire life. This passion had become more focused over the years into a purpose of which is breeding and conditioning dogs to be used as service dogs. Service dogs help with performing a function for a person that is limited by a disability, such as mobility issues, visual impairment (blindness), hearing impairment (deafness), seizures, diabetes, PTSD, autism, epilepsy, multiple sclerosis (MS), and other physical/mental disabilities. The applicant is seeking conditional use authorization to own and operate a specialized breeding kennel for the aforementioned purpose.

DESCRIPTION:

Physical site characteristics: A home, several outbuildings, livestock enclosures, an on-site wastewater lagoon and several mature trees occupy the central portion of the 21-plus acre tract. The majority of the tract is in brome, with the principal use of the property being agricultural. The proposed outdoor area for the dogs is approximately 1,000 feet from the nearest neighboring residence.

General character of the area: The character of the area is agricultural.

ZONING:

Zoning History: Currently zoned “AG” (Agricultural District), the subject property has been zoned as such since at least 1974. There are no variances or other conditional uses associated with the parent tract.

POTENTIAL IMPACT:

Public facilities and services:

Streets and bridges: The subject property has direct access to Madison Road (US Highway 24), a paved, two-lane state highway. No other entrances are being proposed with this request.

Water and sewer: The subject site is served by Rural Water District #1 and has an on-site wastewater lagoon.

Fire: Riley County Fire District #1 will serve the site. The nearest County Fire Station is located at 321 N. Main in Riley. The subject site is located within five road miles of a fire station.

Effect on public facilities and services: It is not anticipated that the proposed conditional use will have an adverse impact on public facilities and/or services.

STAFF RECOMMENDATIONS: Staff recommends the requested Conditional Use be approved with the following conditions:

1. Specialized service dog breeding kennel; no commercial boarding permitted.
2. The kennel shall be limited to a maximum of 18 adult dogs (including puppies over the age of eight weeks) at any given time, consistent with State licensing requirement.
3. Adequate shelter/housing shall be provided, together with a secured outdoor turn out area for daily exercise and training. Use of the outdoor areas shall be limited to daylight hours.
4. Secondary secured fencing shall be installed around turn out area to prevent digging under and/or climbing of the main fence.

5. Structures intended for housing dogs, including outdoor runs and turn out areas, are shown in approximate locations, as per the site plan.
6. The kennel operator shall meet all local, state and federal licensing requirements for a dog breeding kennel operation.
7. The primary hours of operation shall be limited to the hours between 8:00 AM to 8:00 PM, seven days per week.
8. Adequate parking shall be provided and limited to on-site parking areas only, with adequate room for maneuvering.
9. Access to the kennel, including designated parking areas, shall consist of gravel or similar aggregate material.
10. Solid waste shall be collected, removed and composted as least once daily. Dog areas will be washed out daily with weekly scrubs. Wastewater runoff shall be collected and processed via a septic tank/on-site wastewater lagoon system.
11. Glare from exterior illumination of the establishment shall be primarily contained to the site by using directional lighting or alternative methods.
12. Business signs advertising the establishment shall meet the minimum requirements of the Riley County Zoning Regulations.

ATTACHMENTS:

- Vicinity/site map
- Surrounding zoning map
- Site plan

Prepared by: Bob Isaac, Planner
April 26, 2016



VICINITY AND SITE

Strauss

Conditional Use #16-05

**Authorization to permit a dog
breeding/kennel operation.**

5-9-6

Legend

 1000' Buffer

 Site





SURROUNDING ZONING

Strauss

Conditional Use #16-05

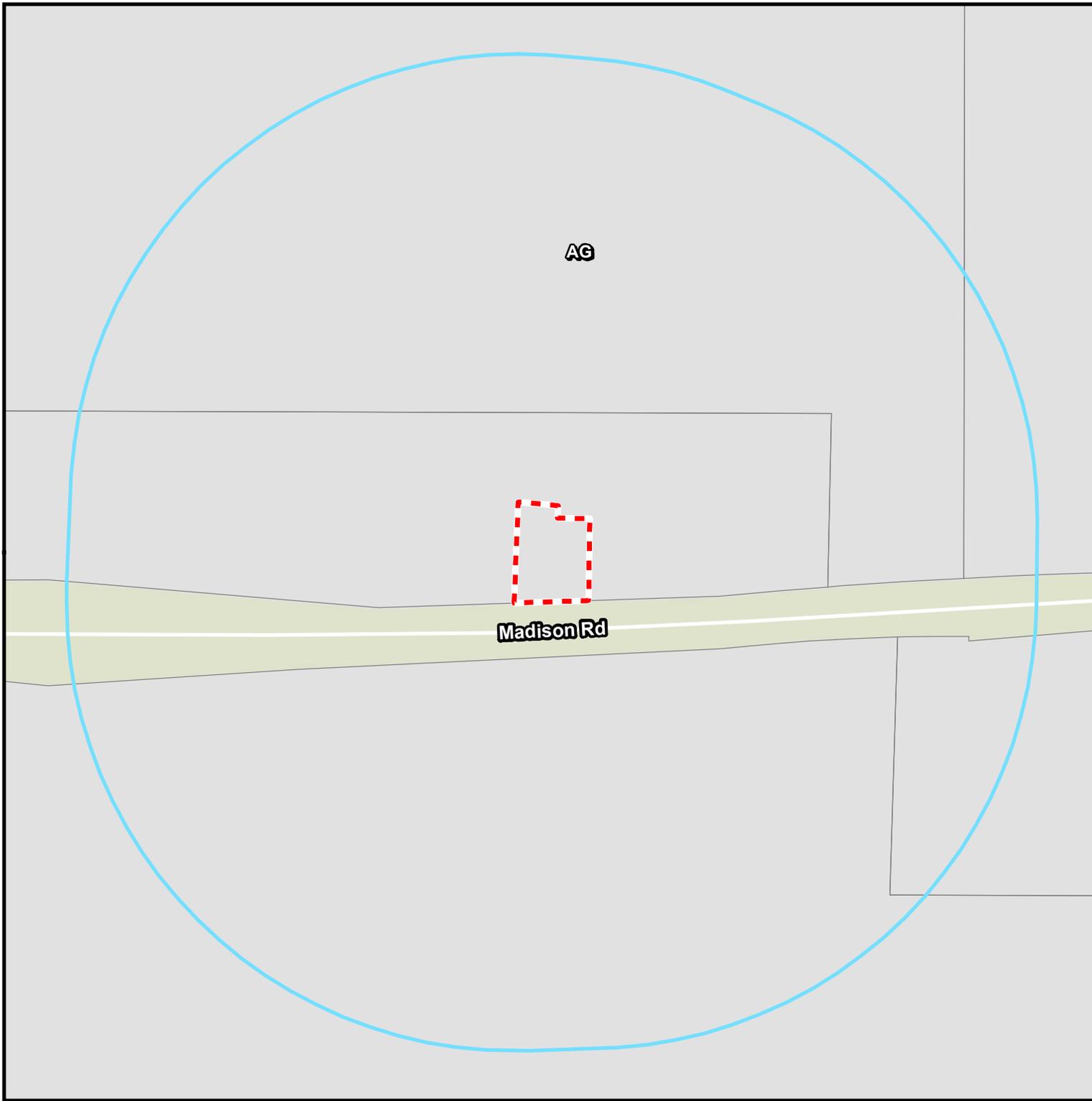
Authorization to permit a dog breeding/kennel operation.

5-9-6

Legend

-  1000' Buffer
-  Site

- | | |
|--|---|
|  SF-1 Single Family |  AG Agricultural |
|  SF-2 Single Family |  N-1 Noise Hazard |
|  SF-3 Single Family |  PUD Planned Unit Dev |
|  SF-4 Single Family |  U University |
|  SF-5 Single Family |  City Boundaries |
|  B-1 Two Family |  Fort Riley |
|  B-2 Multiple Family | |
|  B-3 Mobile Home Park | |
|  C-1 Neighborhood Bus | |
|  C-2 Shopping Dist |  Special Zoning:
Conditional Use
Designator Lot
Special Use
Variance |
|  C-3 General Business | |
|  C-4 Highway Business | |
|  D-1 Industrial Park | |
|  D-2 Light Industrial | |
|  D-3 Heavy Industrial | |
|  D-4 Business Park | |





SITE AND SURROUNDING AREA

Strauss

Conditional Use #16-05

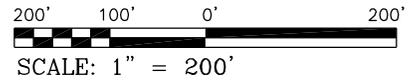
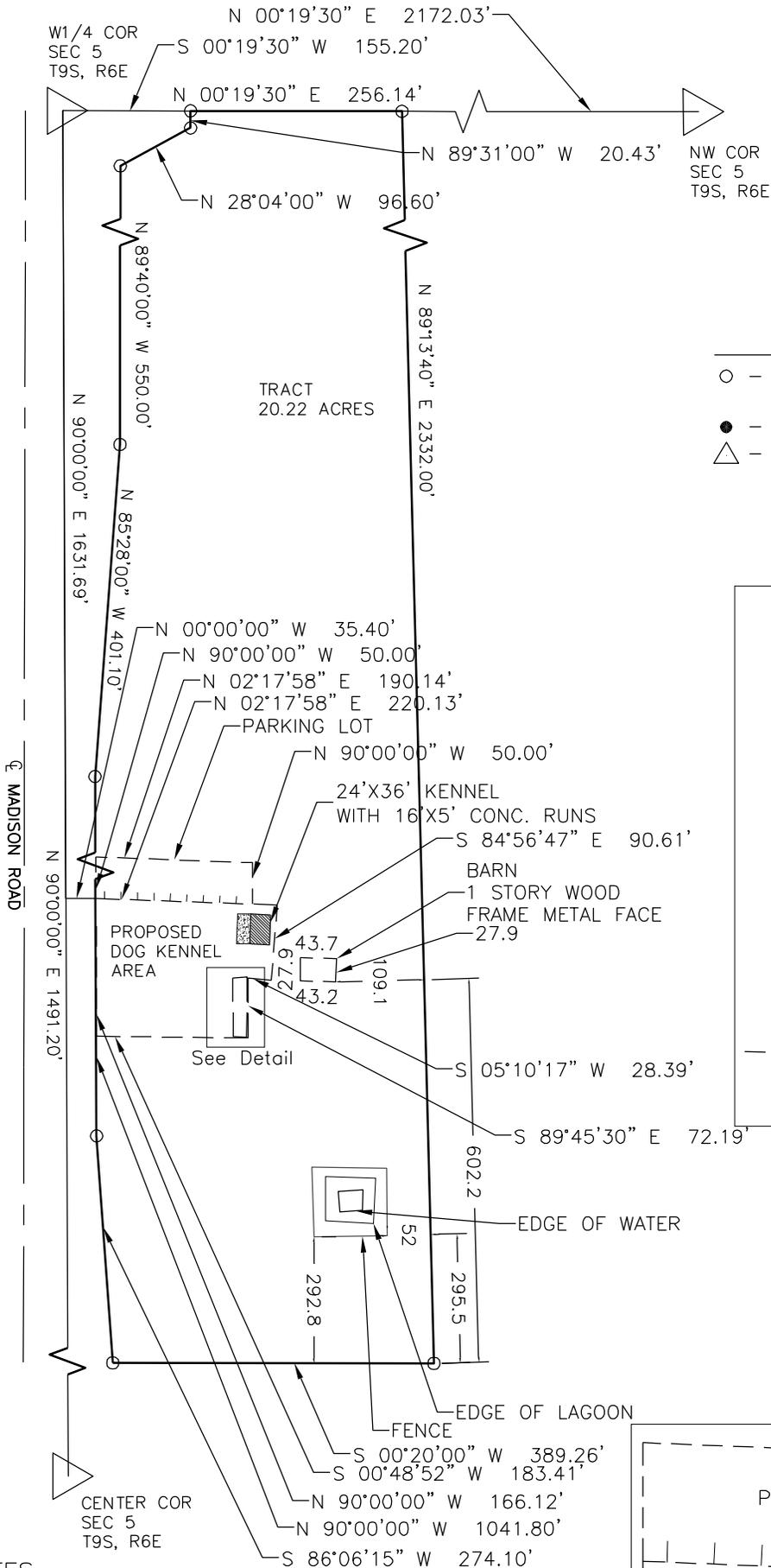
Authorization to permit a dog breeding/kennel operation.

5-9-6



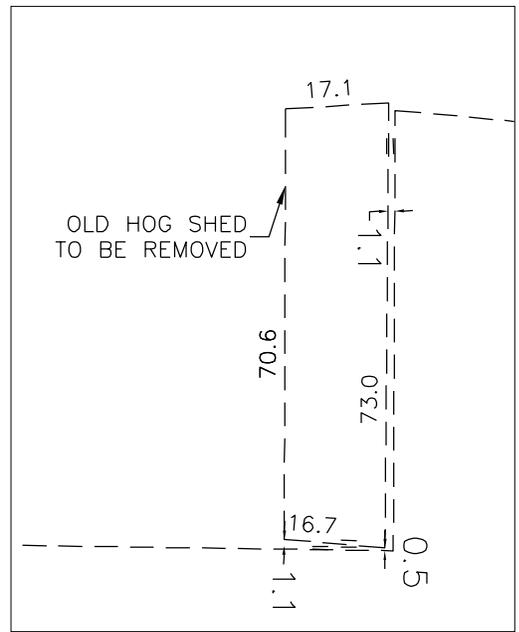
**Fort
Riley**

SITE PLAN FOR REZONING

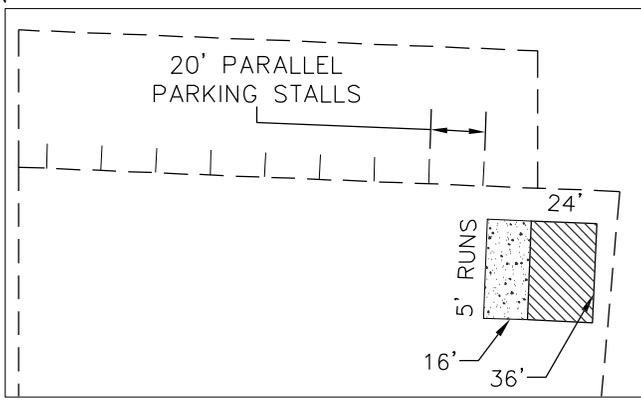


LEGEND

- - Monument Found (1/2" Rebar), Origin - Unknown Unless Noted
- - 1/2"x24" Rebar w/LS66 Cap Set
- △ - Section Corner, NOTE: All section corner monument origins are unknown unless otherwise noted.



Detail View



Building and Parking Detail

NOTES:
 No easements, restrictions reservations, setbacks, or other matter of record, if any, affecting the Title of this property are shown.
 No gaps or overlaps exist.
 There are no lines of possession that affect this survey.



2017 Vanesta Place, Suite 110 • Manhattan, Kansas 66503
 (785) 776-0541 • FAX 776-9760 • Email: tim@smhconsultants.com
 Project #1603MN1040 DD #TDS47



PLANNING & DEVELOPMENT

STAFF REPORT

Variance

PETITION: (#16-06) Variance

APPLICANT: Tony Zafran
5002 Vista Acres
Manhattan, KS 66502

PROPERTY OWNER: Sam Zafran
P O Box 64
Ogden, KS 66517-0064

TYPE OF REQUEST: A variance to reduce the front yard requirement from 25 feet to 0 feet.

SIZE OF TRACT: The subject site is approximately 1.57 acres.

LOCATION: Generally located approximately 200 feet north of Tuttle Cove Road, on the east side of Vista Acres Drive; Section 13, Township 9 South, Range 7 East; Grant Township.



BACKGROUND: The subject site consists of Lot 2 Vista Acres platted in August 1960. The site is currently developed with a single family home built in 1966 (Permit # 609). The applicant has been refurbishing/rehabilitating the home which had fallen into severe disrepair. The attached garage, which was situated between the home and Vista Acres Drive was in such bad condition it was deemed unsafe and demolished. As part of the home renovation project, the applicant wishes to replace the attached garage its original location.

According to the building permit, the home was *proposed* to be constructed 30 feet back from the front property line. Note however, at the time the building permit was issued, the property was not subject to building setback/yard requirements, as this portion of the county was not zoned yet. Additionally, the Final Plat of Vista Acres did not include building setback lines.

However, since there was no building permit issued for the original garage and due to the close proximity of the existing home and proposed garage in relation to Vista Acres Drive, the applicant is required to receive variance authorization in order to rebuild the garage in the original location. The applicant is seeking a reduction of the front yard requirement from 25 feet to 0 feet, to bring the entire home into compliance with the current zoning requirements.

DESCRIPTION:

Physical site characteristics: As mentioned, the subject site is developed with a single family home, which occupies the high point of the lot. The majority of the undeveloped portion of the site consists of several mature trees and other vegetation. Typical of the hilly topography along Tuttle Creek Reservoir, the northern and eastern portions of the subject property slope dramatically down from Vista Acres Drive.

General character of the area: The area is predominantly suburban residential in character.

ZONING:

Zoning History: The subject site was zoned "A-1" (Single Family Residential) (Pet #17) during the 1974 countywide zoning conversion process. The "A-1" (Single Family Residential) zoning district was renamed in May 2012 to "SF-1" (Single Family Residential).

STAFF EVALUATION OF VARIANCE CRITERIA:

- a. The variance request arises from conditions which are unique to the property in question and which are not ordinarily found in the same zone or district and that such conditions are not created by an action of the owner or applicant.**

The condition which is unique to the property is the physical attributes of the lot, i.e. the relatively limited buildable area due to steep slopes and building setback requirements, which is not a typical attribute of the "SF-1" (Single Family Residential) zoning district. This condition was not created by an action of the Applicant.

- b. The granting of the variance will not adversely affect the rights of adjacent property owners or residents.**

The subject property has been developed as is for several years without incident. It is not anticipated that the replacement of the attached garage will have a negative impact on Vista Acres Drive or surrounding properties.

- c. The strict application of the provisions of the zoning regulations from which the variance is requested will constitute unnecessary hardship upon the property owner or applicant.**

The reasons for the request stems from the intention of improving the quality of the home and property, while providing a new structure to protect the family vehicles and other items from the elements. Due to the topography and existing orientation/placement of the home, there are few options available to relocate the garage elsewhere on the property. Thus, not granting the variance could constitute an unnecessary hardship upon the property owner, as compared to what the public would gain by denying the request.

- d. The variance requested will not adversely affect the public health, safety and welfare.**

There are at least two concerns that should be evaluated when considering a reduction of a minimum front yard requirement; first, is the impact of placing a structure (principle or accessory) closer to the designated right-of-way of a road that would limit a community's ability to widen the road if and when deemed necessary; and second, the creation of a potential safety hazard for drivers on Vista Acres Drive and those entering and exiting the subject property, due to limited sight distance attributed to curves, hilly terrain, insufficient road width, vehicle speed and weather conditions. In this particular case, however, the residence has occupied the subject property for several years without incident and appears to have satisfied the above concerns over time. The former garage did not extend into the platted right-of-way and did not interfere with the flow of traffic in the area. It is expected that the proposed addition also will not extend into the platted right-of-way and will not interfere with the flow of traffic in the area. Thus, the granting of the variance should not adversely affect the public health, safety and welfare.

- e. The granting of the variance will not be opposed to the general spirit and intent of the regulations.**

According to the criteria for variance approval set forth in the Riley County Zoning Regulations, Section 20 (4), the granting of the request will not violate the general spirit and intent of the regulations.

STAFF RECOMMENDATIONS: Staff recommends that the requested variance be approved.

ATTACHMENTS:

- Vicinity/site map
- Surrounding zoning map
- Zoning map
- Variance Exhibit

Prepared by: Bob Isaac, Planner
April 29, 2016



VICINITY AND SITE

Zafran

Variance #16-06

A variance to reduce the front yard
requirement from 25' to 0'

23-9-7

Legend

-  1000' Buffer
-  Site





SITE AND SURROUNDING AREA

Zafran

Variance #16-06

A variance to reduce the front yard requirement from 25' to 0'

23-9-7





SURROUNDING ZONING

Zafran

Variance #16-06

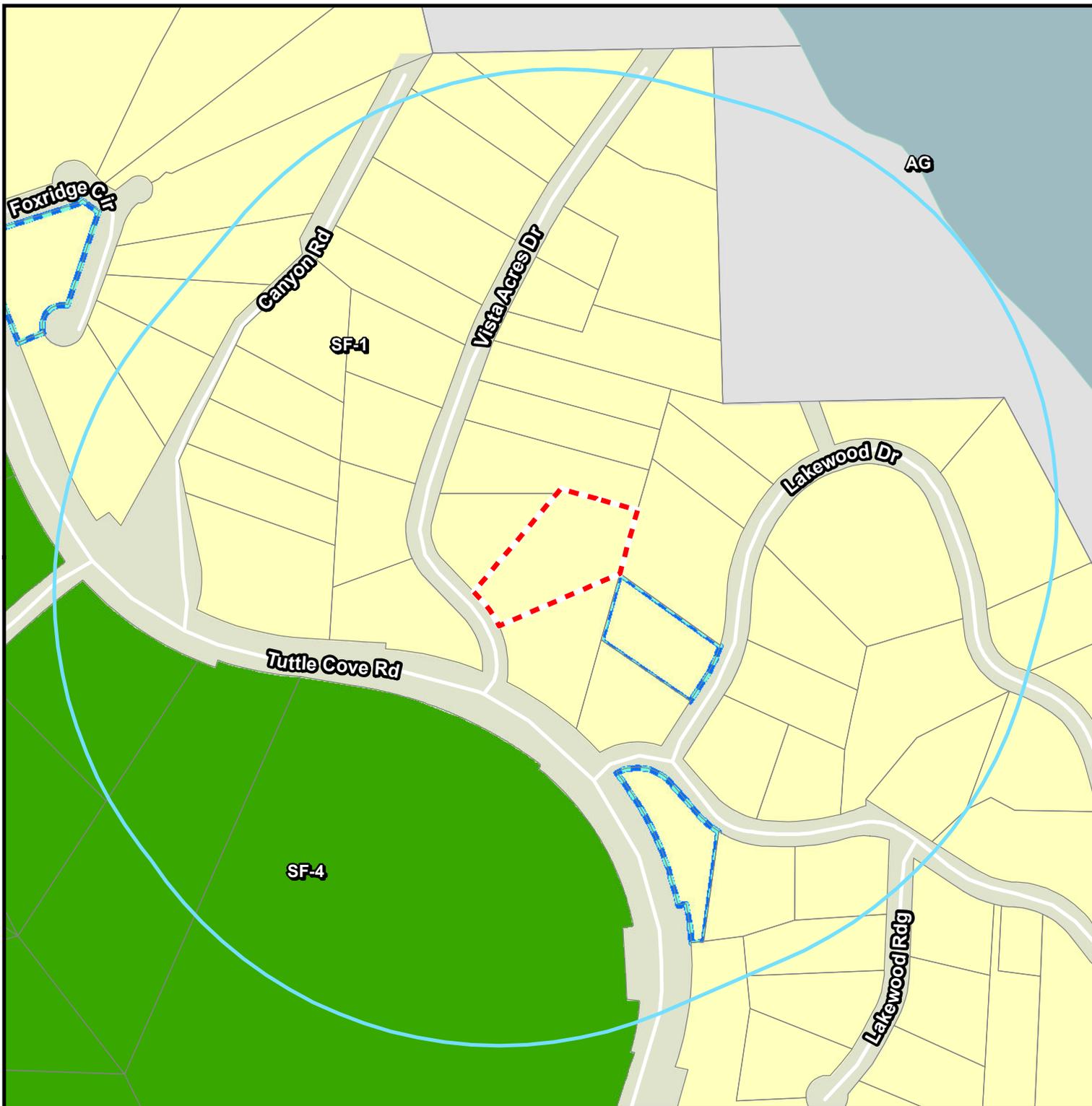
A variance to reduce the front yard requirement from 25' to 0'

23-9-7

Legend

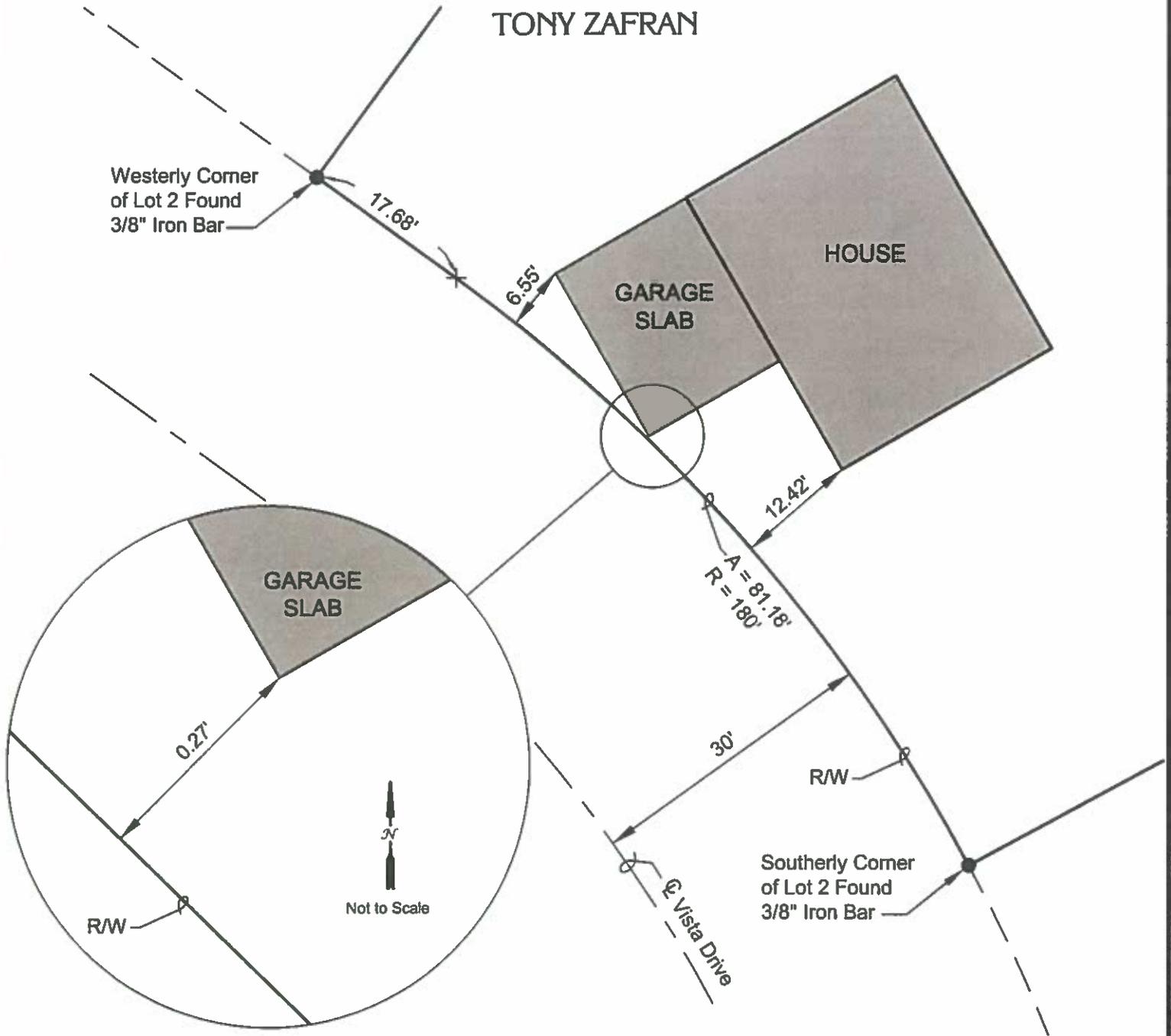
- 1000' Buffer
- Site

- | | |
|----------------------|---|
| SF-1 Single Family | AG Agricultural |
| SF-2 Single Family | N-1 Noise Hazard |
| SF-3 Single Family | PUD Planned Unit Dev |
| SF-4 Single Family | U University |
| SF-5 Single Family | City Boundaries |
| B-1 Two Family | Fort Riley |
| B-2 Multiple Family | |
| B-3 Mobile Home Park | |
| C-1 Neighborhood Bus | Special Zoning:
Conditional Use
Designator Lot
Special Use
Variance |
| C-2 Shopping Dist | |
| C-3 General Business | |
| C-4 Highway Business | |
| D-1 Industrial Park | |
| D-2 Light Industrial | |
| D-3 Heavy Industrial | |
| D-4 Business Park | |



VARIANCE EXHIBIT

PREPARED FOR:
TONY ZAFRAN



CERTIFICATION:

This is to certify that the above plat and description is true and correct to the best of our knowledge, as surveyed during the month of March 2016.

BG CONSULTANTS, INC.
4808 Vue Du Lac Place
Manhattan, Kansas 66504
(785) 537-7443

BY: *[Signature]*
Fred I. Gibbs R.S.



DESCRIPTION:

Part of Lot 2, Vista Acres Addition, an Addition in Riley County, Kansas.

PREPARED BY:



BG Consultants, Inc.
Engineering • Architecture • Surveying

MARCH, 2016

16-1183M

