

# Items for Council Presentation

**Variance Findings required.** The Planning Commission and Zoning Board of Appeals shall make the following findings before granting a variance.

(1)

**There are exceptional or extraordinary circumstances or conditions applicable to the site** of the variance that do not apply generally to other properties in the same zone.

(2)

**The exceptional or extraordinary circumstances of the site** create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Chapter.

(3)

**That the granting of the variance will not be detrimental to the public health, safety or welfare** or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of this Chapter.

(4)

There is no substantial impairment to the public that would result from the granting of the variance.

## APPENDIX B - MINTURN DESIGN STANDARDS AND GUIDELINES

### 4. - 100 BLOCK COMMERCIAL ZONES

#### STRUCTURE OF SECTION

The standards and guidelines herein are structured so that they can be easily followed and referenced. They are written as follows:

#### **XX.1 THIS IS A TOPIC OR PRINCIPLE.**

A. This is a standard (rule).

» *This is a guideline (advice) or supplementary information.*

#### **SD.1 Street Design**

A. Main Street and Toledo and Nelson Avenues shall include a minimum five-foot public sidewalk adjacent to the curb. This space shall remain free and clear of objects at all times.

C. Main Street requires that forty percent (40%) of a property's frontage include a minimum fifteen-foot setback. This area shall be accessible from a public sidewalk.

#### **BD.1 Building Form and Massing.**

The maximum length of any wall on the same plane along the front and rear shall be fifty (50) feet and along the sides shall be seventy-five (75) feet. After this dimension, the building wall must shift on a horizontal plane a minimum of three (3) feet.

D. New structures shall maintain a scale and compatibility with nearby traditional buildings.

E. Avoid forms that appear monolithic in comparison to the surroundings. Break down the scale of a building when adjacent to smaller structure(s).

