



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 (587-2440) for assistance.

AGENDA
MANHATTAN BOARD OF ZONING APPEALS
City Commission Room, City Hall
1101 Poyntz Avenue
Wednesday, July 14, 2004
7:00 PM

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

1. Consider the **MINUTES** of the June 9, 2004, Board of Zoning Appeals meeting.
2. A **PUBLIC HEARING** to consider **VARIANCES** from the terms of the Manhattan Zoning Ordinance of the City of Manhattan, to allow a ten (10) foot reduction in the minimum required sixty (60) foot lot width and to not provide screening for off-street parking and a trash enclosure, for a proposed four-family dwelling to be located within the R-3, Multiple-Family Residential District, and the M-FRO, Multi-Family Redevelopment Overlay District, for property generally located at 1019 Bluemont Avenue. (*Applicant/Owner: Jerry Haug*)
3. A **PUBLIC HEARING** to consider **VARIANCES** from the terms of the Manhattan Zoning Ordinance of the City of Manhattan, to allow a reduction of minimum lot area, minimum lot depth, minimum side and rear yard setbacks, and maximum lot coverage, all for an existing residential tract of land, and the existing residential building located on the tract, both of which are in the R-1, Single-Family Residential District, with TNO, Traditional Neighborhood Overlay District. No new residential building is proposed. No additions or modifications to the existing residential building are proposed. The property is generally located at 210 South 11th Street. (*Applicant/Owner: Christopher G. Pinner*)
4. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, to allow for a Public Utility, that is not owned or operated by a municipality, in the form of a proposed one and fifty (150) foot cellular monopole tower, antennas, and associated accessory facilities, all in the C-2, Neighborhood Shopping District, for property generally located at 1125 Westport Road. (*Applicant/Leasee: American Tower Corporation by Selective Site Consultants Inc.*)