



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, December 8, 2004
7:00 PM

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

1. Consider the **MINUTES** of the November 10, 2004, Board of Zoning Appeals meeting.
2. A **PUBLIC HEARING** to consider a request for a **EXCEPTION** to allow reduction of the required twenty-five (25) foot front yard setback to zero (0) feet to allow for the construction of a fence along North 3rd Street, Tuttle Creek Boulevard and North 4th Street frontages for the Water Treatment Plant. (*Applicant: City of Manhattan*)
3. A **PUBLIC HEARING** to consider a request for a **VARIANCE** for an existing paved driveway that exceeds the required maximum of twenty-four (24) feet in width and 960 square feet in area with less than seventy-five (75) percent of the front yard landscaped as required in a residential district. The **VARIANCE** is for a property located at 2309 Anderson Avenue. (*Applicant and Owner: Ron Frank.*)
4. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow a reduction of the required twenty-five (25) foot front yard setback to seventeen (17) feet, along Crescent Drive and a reduction of the required twenty-five (25) foot front yard setback to twenty-one (21) feet, along Hudson Avenue for the addition of a double car garage. Also, an **EXCEPTION** to allow the reduction of the required twenty-five (25) foot front yard setback for accessory structures to zero (0) feet to allow for an existing fence along Hudson Avenue to be moved from the public right of way onto the applicant's property. The **EXCEPTION** is for a property located at 1901 Crescent Drive. (*Applicant and Owner: Raymond and Kathy Aslin*)
5. A **PUBLIC HEARING** to consider a request for a **VARIANCE** to allow off-street parking in the required front yard setback in the C-1, Restricted Business District. The **VARIANCE** is for property located at 2505 Anderson Avenue. (*Applicant and Owner: Reynolds, Knight, Anderson, Inc.*)
6. **ADJOURN.**

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