

MINUTES
MANHATTAN BOARD OF ZONING APPEALS
City Commission Room, City Hall
1101 Poyntz Avenue
Wednesday, January 9, 2008
7:00 PM

MEMBERS PRESENT: Connie Hamilton, Chairperson; Calvin Emig; and Harry Hardy.

MEMBERS ABSENT: Joe Aistrup and La Barbara J. Wigfall

STAFF PRESENT: Chad Bunger, Planner

CONSIDER THE MINUTES

Hardy moved to approve the December 12, 2007 minutes which was seconded by Emig and passed with a vote of 2-0. Hamilton abstained from the vote since she was not present at the December meeting.

Hear a request for a 180 Day Extension for approved Exceptions to reduce the minimum rear yard setback for decks greater than 30 inches in height above the grade on which they are located for Lots 12A and 12B to Lot 20A and 20B, Kimball Townhomes Addition; a reduction of the minimum rear yard setback for a principal single-family attached residential structure (Lot 12A, Kimball Townhomes Addition); and to allow an increase of the maximum thirty-five (35) percent lot coverage to up to forty-five (45) percent for Lots 12B to 20B, Kimball Townhomes Addition for the purpose of constructing single-family attached residences with decks in the R-2, Two-Family Residential District. The property is generally located west of the intersection of Newfoundland Drive and Kimball Avenue, more specifically for single-family attached residential lots along the west side of Newfoundland Drive. (Applicant: Appletech Construction, Owners: Bayer Construction Co--Lots 12B-18B, Appletech Construction--Lots 19A-20B).

Bunger presented the Staff memorandum with a recommendation for approval of the Extension request.

Hamilton asked if the applicant's would like to comment on the extension request.

Neil Horton, applicant, explained the reason for the request and asked if the Board would consider extending the validity period to allow the applicant's to react to the housing market without having to request an extension every 180 days.

Hamilton commented that the Board would not be inclined to consider a longer validity period at this time since the request was for only 180 days, however, the applicants may make the request next time if needed.

Emig stated that precedence had been set when the Board denied a similar request to extend the validity period.

The Board agreed that they could support the request.

Hardy moved to grant a 180 day extension of previously approved Exceptions to reduce the minimum rear yard setback for decks greater than 30 inches in height above the grade on which they are located for Lots 12A and 12B to Lot 20A and 20B, Kimball Townhomes Addition; reduce the minimum rear yard setback for a principal single-family attached residential structure (Lot 12A, Kimball Townhomes Addition); and to allow an increase of the maximum thirty-five (35) percent lot coverage to up to forty-five (45) percent for Lots 12B to 20B, Kimball Townhomes Addition all for the purpose of constructing single-family attached residences with decks. The subject properties are located in the R-2, Two-Family Residential District.

Emig seconded the motion, which passed 3-0

ADJORNED

Respectfully Submitted,
Chad Bunger

BZA)010908