



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, April 9, 2008

7:00 PM

Board of Zoning Appeals Monthly Meeting

1. Consider the **MINUTES** of the March 12, 2008, Board of Zoning Appeals meeting.
2. A **PUBLIC HEARING** to consider a CONDITIONAL USE to allow the renovation of an existing single-family dwelling unit to a two-family dwelling unit, located within a R-M/TNO, Four-Family Residential District with Traditional Neighborhood Overlay, in which one or both of the dwelling units is greater than six-hundred (600) square feet in floor area and where one or both of the dwelling units has more than two bedrooms. The property is located at 1011 Humboldt Street (*Applicant/Owner: Kevin Vavroch and Tracie Rome*).
3. A **PUBLIC HEARING** to consider a request to AMEND a CONDITIONAL USE to remove a residential dwelling and replace it with a proposed professional office in an office/residential mixed use structure in the C-1, Restricted Business District. The property is located at 1025-1031 Poyntz Avenue (*Applicant: Robert Shivley*).
4. A **PUBLIC HEARING** to consider a EXCEPTION to allow an increase in the maximum structure height of thirty (30) feet to thirty-four (34) feet, for a proposed two-story building; a reduction of the minimum twenty-five (25) foot front yard setback to a minimum of ten (10) feet along Claflin Road for proposed and existing

off-street parking; and a reduction in the required number of off-street parking spaces from 365 parking spaces to 353 parking spaces, all associated with an expansion of the Manhattan Medical Center campus. The Manhattan Medical Center is located south of Claflin Road at 1133 College Avenue (*Applicant: Les Mock, WDM Architects, Owner: Manhattan Medical Center – Rick G. Fulton, President*).

5. A **PUBLIC HEARING** to consider a VARIANCE to not provide sight obscuring screening for portions of the property associated with a new medical office building and existing Building E in the Manhattan Medical Center campus at 1133 College Avenue. (*Applicant: Les Mock, WDM Architects, Owner: Manhattan Medical Center – Rick G. Fulton, President*).

6. A **PUBLIC HEARING** to consider a request to AMEND a CONDITIONAL USE to allow for an existing recycling center use in the I-3, Light Industrial District. The amendment is to modify the approved site plan to enclose the east portion of the operation with sight obscuring screening. The property is located at 625 South 10th Street (*Owner/Applicant: Howie's Recycling, Inc.*).

7. A **PUBLIC HEARING** to consider EXCEPTION to allow a reduction of the minimum twenty-five (25) foot front yard setback to zero (0) feet along South 9th Street for the construction of sight obscuring screening in the I-3, Light Manufacturing District. The property is located at 625 South 10th Street (*Owner/Applicant: Howie's Recycling, Inc.*).

8. **ADJOURN**