



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, May 14, 2008

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

7:00 PM

Board of Zoning Appeals Monthly Meeting

1. Consider the **MINUTES** of the April 9, 2008, Board of Zoning Appeals meeting.
2. Continuation of 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*).
3. Request for an extension of a previously approved **EXCEPTION** to allow for the maximum lot coverage of the property to exceed thirty (30%) percent. The Exception is for a proposed addition to an existing structure. The property is the St. Paul's Episcopal Church located at 601 Poyntz Avenue and is zoned C-1, Restricted Business District (*Applicant: Bruce McMillian Architects, Owner: St. Paul's Episcopal Church*).
4. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow a reduction of the minimum twenty-five (25) foot front yard setback to nine (9) feet

along Pierre Street to construct a proposed privacy fence in the R-1/TNO, Single-Family Residential District and Traditional Neighborhood Overlay District at 220 South 8th Street. (*Applicant/Owner: Heather J. Post*).

5. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow a reduction of the minimum twenty-five (25) foot front yard setback to five (5) feet along the southern property line on Grandview Terrace to construct a proposed fence in the R, Single-Family Residential District at 2380 Grandview Terrace. (*Applicant/Owner: Ken Schmelzle*).

6. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow for reduction of the front yard setback from twenty-five (25) feet to five (5) feet along Brookville West Drive for a proposed fence in the R-1, Single Family Residential District at 424 Brookridge Drive. (*Applicant/Owner: Alex Kutz*).

7. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow a reduction of the minimum eight (8) foot side yard setback to four (4) feet on the east property line to construct an extension of the roof overhang for an existing two-family dwelling that is being converted to a single-family dwelling in the R-1/TNO, Single-Family Residential District and Traditional Neighborhood Overlay District at 924 and 926 Bertrand Street. (*Applicant: Dan Knight Owner: Rosaliea Trezza*).

8. A **PUBLIC HEARING** to consider a request for a **CONDITIONAL USE** to allow for a proposed car wash in the C-2, Neighborhood Shopping District at the Blue Hills Shopping Center, 2301 Tuttle Creek Boulevard. (*Applicant: Joe McGraw, Owner: Mark Samarrai, S & S Development*).

9. A **PUBLIC HEARING** to consider a request for a **CONDITIONAL USE** to allow for an existing fraternity house in the R-1/TNO/UO, Single-Family Residential District, Traditional Neighborhood Overlay District and University Overlay District at 1814 Fairchild Avenue. (*Applicant: Michael Carson - Bowman, Bowman, Novick Owner: Lambda Chi Building Association*).

10. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow a

reduction in the required number of off-street parking spaces from 19 parking spaces to 2 parking spaces, all associated with an existing fraternity house at 1814 Fairchild Avenue. (*Applicant: Michael Carson - Bowman, Bowman, Novick Owner: Lambda Chi Building Association*).

11. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** under the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to allow a reduction of the minimum fifty (50) foot front yard setback to nine (9) feet along Kretschmer Drive for the construction of an off-street loading space associated with a new warehouse and showroom in the I-2, Industrial Park District at 1120 Kretschmer Drive. (*Applicant: Jeff Hancock – Sloan, Meier, Hancock Owner: Leith Winsor, Western Extralite*).

12. A **PUBLIC HEARING** to consider a request for a **VARIANCE** to reduce the required twenty (20) foot landscape area to three (3) feet along Kretschmer Drive for a new warehouse and showroom located in the I-2, Industrial Park District at 1120 Kretschmer Drive. (*Applicant: Jeff Hancock – Sloan, Meier, Hancock Owner: Leith Winsor, Western Extralite*).

13. **ADJOURN**