



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, June 11, 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 May 14, 2008, Board of Zoning Appeals meeting.
2. **TABLE** the **PUBLIC HEARING** to consider a request for a VARIANCE to not provide sight obscuring screening of not less than six (6) feet in height for purposes of screening outside storage at 902 Fair Lane in the LM-SC, Light Manufacturing Service Commercial District, generally for that part of the outside storage along Fair Lane. (*Applicant/Owners: William Pugh and Robert Kent Cormack*).
3. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow a reduction of the minimum ten (10) foot rear yard setback to zero (0) feet and to allow a reduction of the minimum three (3) foot side yard setback to zero (0) feet for a new detached garage; to allow lot coverage to be increased from the maximum thirty (30) percent to thirty-one (31) percent due to the construction of a new detached garage; and, a reduction of the minimum eight (8) foot side yard setbacks for the existing house and deck for the owners to have clear title to the property; all for the property located in the R-1/TNO, Single-Family Residential District and the Traditional Neighborhood Overlay District at 1618 Houston Street (*Applicant/Owners: John and Thea Casiano*).

4. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow a driveway to be greater than ten (10) feet in width for a proposed paved driveway leading to a new detached garage at 223 North 14th Street in the R-1/TNO, Single-Family Residential District and Traditional Neighborhood Overlay District. *(Applicant/Owners: Jeff and Katherine Hasler).*

5. A **PUBLIC HEARING** to consider a request for a CONDITIONAL USE to allow for 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 for the property located at 505 South Juliette Avenue. *(Applicant/Owner: Bill Von Elling).*

6. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow a reduction of the minimum twenty (20) foot rear yard setback to zero (0) feet to construct a proposed fence in the I-2, Industrial Park District at 1416 Hayes Drive. *(Applicant: Bowman, Bowman, Novick, Inc., Owner: Big Lakes Development Center).*

7. **ADJOURN**