



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, July 9, 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 June 11, 2008, Board of Zoning Appeals meeting.
2. **TABLE** a **PUBLIC HEARING** to consider a request for a VARIANCE to reduce the required minimum lot depth of one-hundred fifty (150) feet for a proposed lot in the C-1, Restricted Business District. The property is located at 2040 Fort Riley Boulevard. (*Applicant/Owners: Steve Springer*).
3. A **PUBLIC HEARING** to consider a request for an EXCEPTION to allow a reduction of the minimum fourteen (14) foot front yard setback along N. 4th Street to six (6) feet for the relocation of the existing house on the property due to the proposed improvements at the intersection of the N. 4th Street and Bluemont Avenue. The property is located at 402 Bluemont Avenue and is zoned R-2/TNO, Two-Family Residential District and Traditional Neighborhood Overlay District. (*Applicant/Owners: City of Manhattan*).
4. A **PUBLIC HEARING** to consider a request for a VARIANCE to allow a reduction of the minimum required lot area of six-thousand (6,000) square feet to five-thousand, seven-hundred (5,700) square feet and a reduction of the minimum lot width of fifty

(50) feet in the R-2/TNO, Two-Family Residential District and Traditional Neighborhood Overlay District. The Variance request is to address conditions created by the proposed improvements at the intersection of the N. 4th Street and Bluemont Avenue. The property is located at 402 Bluemont Avenue. (*Applicant/Owners: City of Manhattan*).

5. **REMOVE** from the **TABLE** and conduct a **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*).

6. A **PUBLIC HEARING** to consider a request for an EXCEPTION to allow a reduction of the minimum twenty-five (25) foot front yard setback requirement to ten (10) feet for construction of a proposed privacy fence at 220 Brooklawn Drive, in the R-1, Single-Family Residential District. (*Applicant/Owners: Cynthia Alvarez*).

7. A **PUBLIC HEARING** to consider a request for an EXCEPTION to allow a reduction of the minimum twenty-five (25) foot front yard setback along Enoch Lane for an existing building at 905 Enoch Lane in the C-5, Highway Service Commercial District. No addition or expansion is proposed for the structure. The Exception is to address an existing condition so that the property can be Replatted. (*Applicant: Sigmund Meier – Sloan, Meier, Hancock Engineers, Surveyor. Owners: Bosch Enterprises, L.P. – Paul Bosch*).

8. **ADJOURN**