



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, August 13, 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 July 9, 2008, Board of Zoning Appeals meeting.
2. Consider 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.
3. **REMOVE** from the **TABLE** and conduct a **PUBLIC HEARING** to consider a request for a Variance from the terms of the Manhattan Zoning Ordinance of the City of Manhattan, Kansas, to reduce the required lot width for Proposed Lot 1 of Rockhill Estates, Unit 4 and reduce the required lot depth from one-hundred fifty (150) feet to one-hundred fourteen (114) feet for Proposed Lot 2 of Rockhill Estates, Unit 4 in the C-1, Restricted Business District. The property is located at 2040 Fort Riley Boulevard. (*Applicant/Owners: Steve Springer*).

4. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the minimum twenty-five (25) foot front yard setback requirement to ten (10) feet for the construction of a proposed four (4) foot tall wooden fence at 320 Sunset Avenue in the R-1/TNO, Single-Family Residential District with a Traditional Neighborhood Overlay District (*Applicant/Owners: Robert Pottroff*).

5. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow for a Group Day Care at 2605 Allison Avenue in a C-1, Restricted Business District (Applicant: Gilbert Divila, Owner: Lisa and Dan Knight).

6. **ADJOURN**

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