



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, October 8, 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 September 10, 2008, Board of Zoning Appeals meeting.
2. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow a reduction to the rear yard setback from twenty-five (25) feet to ten (10) feet for a house and deck under construction at 3703 Birch Court in the R-1, Single-Family Residential District. (*Applicant/Owner: Bettie C. Minshall*).
3. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow four (4) feet of building encroachment into a platted side yard building setback for an existing single-family detached residential structure at 1910 Plymouth Landing related to a proposed Boundary Line Adjustment Plat in the Plymouth Landing Planned Unit Development. (*Applicant: James Harwell Owner: Charles Thompson*).
4. A **PUBLIC HEARING** to consider a request to **AMEND** a **CONDITIONAL USE PERMIT** to modify the site plan of the Colbert Hills Golf Course for the construction of the proposed clubhouse at 5200 Colbert Hills Drive in the R-S, Single-Family Residential Suburban District. (*Applicant/Owner: KSU Golf Course Management and Research Foundation.*).

5. A **PUBLIC HEARING** to consider a request for a **VARIANCE** to allow off-street parking on unpaved surface on a temporary basis at the Colbert Hills Golf Course. (*Applicant/Owner: KSU Golf Course Management and Research Foundation.*)
  
6. A **PUBLIC HEARING** to consider a request for a **CONDITIONAL USE** to allow for a proposed Health, Fitness and Service Club (a clubhouse and pool) for the proposed Stone Pointe Apartment complex. The facility will be located in the R-3, Multiple-Family Residential District. (*Applicant/Owner: Michael Hill, dba Michael Hill Development*).
  
7. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow a reduction of the minimum number of off-street parking spaces from 720 parking spaces to 537 parking spaces for the proposed Stone Pointe apartment complex and a reduction of the minimum sixty (60) foot front yard setback for accessory structures to twenty-eight (28) feet for proposed carports. The apartment complex will be located in the R-3, Multiple-Family Residential District. (*Applicant/Owner: Michael Hill, dba Michael Hill Development*).
  
8. A **PUBLIC HEARING** to consider a request for a **VARIANCE** to allow off-street parking for the proposed Stone Pointe apartment complex in the R-3, Multiple-Family Residential District, to be located between the front lot line and a line parallel to the front lot line drawn through a point which is on the side of the principal structure furthest from the front lot line, yet still facing the front lot line. . (*Applicant/Owner: Michael Hill, dba Michael Hill Development*).
  
9. A **PUBLIC HEARING** to consider a request for a **CONDITIONAL USE** to allow for the construction of a 100-foot tall monopole cellular phone tower and accessory structures at the Cico Water Tank, 2288 Londondery Drive in the R-1, Single-Family Residential District. (*Applicant: AT & T Mobility / Agent: Telecom Realty Consultants, LLC Owner: City of Manhattan*).
  
10. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow a reduction of the required setback of a proposed cellular phone tower at the Cico Water Tank, 2288 Londondery Drive from 104 feet to four (4) feet. (*Applicant: AT & T Mobility / Agent: Telecom Realty Consultants, LLC Owner: City of Manhattan*).

11. Consider a Request for a **30 Day Extension** of an approved **EXCEPTION** to allow a temporary gravel driveway between the front lot line and a line parallel to the existing residential structure at 2920 Tatarra Drive in an R, Single Family Residential District. (*Applicant/Owner: Doug and Ruth Parker*).

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