



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, December 10, 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 November 12, 2008, Board of Zoning Appeals meeting.
2. Consider a Request for a **180 Day Extension** of an approved **CONDITIONAL USE** to allow 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. The property is located at 1011 Humboldt Avenue and is in the R-M/TNO, Four-Family Residential District with Traditional Neighborhood Overlay District (*Applicant/Owner: Kevin Vavroch and Tracie Rome*).
3. Consider a Request for a **180 Day Extension** of an approved **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*).

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 twenty (20) feet for an existing covered front porch at 2012 College View Road in the R, Single-Family Residential District (*Applicant: Schwab-Eaton, P.A. – Chris Cox, Owner: Golda Wilson Trust*).

5. A **PUBLIC HEARING** to consider a request for an EXCEPTION to allow a reduction of the eight (8) foot side yard setback to six (6) feet on the south property line for the existing house and a recent building addition; and to two (2) feet along the north property line of the property for an existing carport. The Exception is for the owners to have clear title to the property; all for the property located in located at 514 Wickham Road in the R, Single-Family Residential District. (*Applicant: Weisbender Construction, Inc – Russ Weisbender, Owner: Walt Kolonosky*).

6. **ADJOURN**