



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, January 14, 2009

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 December 10, 2008, Board of Zoning Appeals meeting.
2. Consider a Request for a **180 Day Extension** for an approved 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 at 402 N. Bluemont Avenue; and a Variance to allow a reduction of the minimum required lot area of 6,000 square feet to 5,700 square feet, and a reduction of the minimum lot width of fifty (50) feet to thirty-two (32) feet in the R-2/TNO, Two-Family Residential District with Traditional Neighborhood Overlay District. The Exception and Variance requests are to address conditions created by the proposed street improvements at the intersection of the N. 4th Street and Bluemont Avenue. (*Applicant/Owner: City of Manhattan*)
3. A **PUBLIC HEARING** to consider a request for a Variance to allow a reduction of the one-hundred (100) foot lot depth requirement to ninety (90) feet for a proposed single-family home in the R-3/M-FRO, Multiple-Family Residential District with a Multi-Family Redevelopment Overlay. (*Owner/Applicant: William McNally Agent: Heritage Builders, Inc. – Ronald DeChant*).

4. A **PUBLIC HEARING** to consider a request for an EXCEPTION to allow for a temporary driveway and additional parking areas to be located on gravel for a period of two years; a reduction of the minimum front yard setback along Enoch Lane from thirty-five (35) feet to thirty (30) feet for an existing building; and a reduction of the minimum twenty (20) foot side yard setback to three (3) feet, in the I-2, Industrial Park District. (*Applicant/ Owner: GTM Sportswear, Inc. Agent: Sloan, Meier, Hancock, P.A. – Jeff Hancock*)

5. A **PUBLIC HEARING** to consider a request for an EXCEPTION to allow an increase in the maximum structure height of thirty (30) feet to thirty-four (34) feet, for a proposed two-story building; and a reduction of the minimum twenty-five (25) foot front yard setback to a minimum of ten (10) feet along Claflin Road for proposed off-street parking, all associated with an expansion of the Manhattan Medical Center campus. (*Applicant/ Owner: Manhattan Medical Center --Rick G. Fulton, President Agent: WDM Architects – Les Mock*).

6. A **PUBLIC HEARING** to consider a request for a VARIANCE to not provide sight obscuring screening for portions of the property associated with a new medical office building and existing Building E in the Manhattan Medical Center campus. (*Applicant/ Owner: Manhattan Medical Center --Rick G. Fulton, President Agent: WDM Architects – Les Mock*).

7. **ADJOURN**



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AGENDA
MANHATTAN BOARD OF ZONING APPEALS
WORK SESSION
City Commission Room, City Hall
1101 Poyntz Avenue
Wednesday, January 14, 2009

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**Immediately following the monthly public meeting
Board of Zoning Appeals Work Sessions**

Topics for discussion are, but not limited to:

1. Proposed Text Amendment to define the Final Decision of the Board of Zoning Appeals actions.
2. Capital Improvement Plan forms