



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, February 11, 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 January 14, 2009, Board of Zoning Appeals meeting.
2. A **PUBLIC HEARING** to consider a request for a CONDITIONAL USE to allow for the modification of a legally non-conforming three (3) unit apartment building within a R-1/TNO, Single-Family Residential District and Traditional Neighborhood Overlay District, and for an EXCEPTION to allow a reduction of the required number of off-street parking spaces from eight (8) parking spaces to seven (7) parking spaces associated with the modification of the apartment building. The property is located at 1004 Colorado Street. (*Applicants/Owners: Kent Kiracofe and Chris Haus*).
3. A **PUBLIC HEARING** to consider a request for a VARIANCE to allow a driveway to be greater than twenty-four (24) feet in width and 960 square feet in area; and, reduce the minimum 75% landscaped open area required in the front yard, all for a proposed paved driveway for a new single-family home in the R, Single-Family Residential District. The property is at 2800 Heartland Valley Drive. (*Owners: Charley and Nancy Cole Agent: Anderson-Knight Architects – Tracy Anderson*).
4. A **PUBLIC HEARING** to consider a request for a VARIANCE to allow a second

sign in a residential district to be located along Lombard Drive for Frank V. Bergman Elementary School at 3430 Lombard Drive in the R, Single-Family Residential District. (*Applicant: Bergman Elementary PTO Owner: Manhattan-Ogden Schools USD 383 Agent: JS Signs – John Stroh*).

5. ADJOURN

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