



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, March 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 February 11, 2009, Board of Zoning Appeals meeting.
2. Remove from table and continue a **PUBLIC HEARING** to consider a request for a **VARIANCE** to allow a second sign in a residential district; and to allow a proposed internally lit bulletin board sign 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*).
3. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** at 2438 Vaughn Drive to allow for the continued use of an existing residential building as a financial office for the Mercy Regional Health Center Hospital. (*Applicant/Owner: Mercy Regional Health Center*)
4. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow reduction of the required fifteen (15) foot minimum front yard setback to zero (0) feet for a proposed sign along Sunset Avenue at 1001 Sunset Avenue in the R-M/U-O, Four-Family Residential District with a University Overlay District. (*Applicant/Owner: United*

Methodist Campus Ministry at Kansas State University).

5. A **PUBLIC HEARING** to consider a **VARIANCE** to allow a proposed internally illuminated ground sign to be located along Sunset Avenue at 1001 Sunset Avenue in the R-M/U-O, Four-Family Residential District with a University Overlay District. *(Applicant/Owner: United Methodist Campus Ministry at Kansas State University).*
6. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow for construction of a proposed two-family dwelling unit, located within a R-2/TNO, Two-Family Residential District with Traditional Neighborhood Overlay District, 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 generally located approximately fifty (50) feet west of the intersection of Yuma Street and S. 11th Street along the south side of Yuma Street. *(Applicant/Owner: Roger and Connie Seymour).*
7. A **PUBLIC HEARING** to consider a **VARIANCE** to allow a reduction of the minimum required lot width from fifty (50) feet to forty-five (45) feet; and to allow the reduction of the minimum required lot area for a two-family dwelling from 7,500 square feet in area to 6,700 square feet in area for a proposed two-family residential building. The property is located in the R-2/TNO, Two-Family Residential District with the Traditional Neighborhood Overlay District. The property is generally located approximately fifty (50) feet west of the intersection of Yuma Street and S. 11th Street along the south side of Yuma Street. *(Applicant/Owner: Roger and Connie Seymour).*
8. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for the reduction of the minimum required roof eave overhang of the Traditional Neighborhood Overlay District Building Design Standards from one (1) foot to ten (10) inches for a proposed two-family dwellings in the R-2/TNO District, Two-Family Residential District and Traditional Neighborhood Overlay District. The property is generally located approximately fifty (50) feet west of the intersection of Yuma Street and S. 11th Street along the south side of Yuma Street. *(Applicant/Owner: Roger and Connie Seymour).*
9. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow for construction of a proposed two-family dwelling unit, located within a R-2/TNO, Two-

Family Residential District with Traditional Neighborhood Overlay District, 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 generally located at the southwest corner of the intersection of Yuma Street and S. 11th Street. (*Applicant/Owner: Roger and Connie Seymour*)

10. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for the reduction of the minimum required front yard setback from fourteen (14) feet to twelve (12) feet along S. 11th Street; a reduction of the minimum required side yard setback from six (6) feet to four (4) feet; and to allow for the reduction of the minimum required roof eave overhang of the Traditional Neighborhood Overlay District Building Design Standards from one (1) foot to ten (10) inches for a proposed two-family dwelling to in the R-2/TNO District, Two-Family Residential District and Traditional Neighborhood Overlay District. The property is generally located at the southwest corner of the intersection of Yuma Street and S. 11th Street. (*Applicant/Owner: Roger and Connie Seymour*).

11. **ADJOURN**