



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, April 8, 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 March 11, 2009, Board of Zoning Appeals meeting.
2. Consider a Request for a **180 Day Extension** for approved Exceptions to reduce the minimum rear yard setback for decks greater than 30 inches in height above the grade on which they are located for Lots 12A and 12B to Lot 20A and 20B, Kimball Townhomes Addition; a reduction of the minimum rear yard setback for a principal single-family attached residential structure (Lot 12A, Kimball Townhomes Addition); and to allow an increase of the maximum thirty-five (35) percent lot coverage to up to forty-five (45) percent for Lots 12B to 20B, Kimball Townhomes Addition for the purpose of constructing single-family attached residences with decks in the R-2, Two-Family Residential District.
3. **REMOVE** from the **TABLE** and conduct a **PUBLIC HEARING** to consider a request for 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. 11<sup>th</sup> Street along the south side of Yuma Street. (*Applicant/Owner: Roger and Connie Seymour*).

4. **REMOVE** from the **TABLE** and conduct a **PUBLIC HEARING** to consider a request for 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. 11<sup>th</sup> Street along the south side of Yuma Street. (*Applicant/Owner: Roger and Connie Seymour*).
5. **REMOVE** from the **TABLE** and conduct a **PUBLIC HEARING** to consider a request for 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. 11<sup>th</sup> Street along the south side of Yuma Street. (*Applicant/Owner: Roger and Connie Seymour*).
6. **REMOVE** from the **TABLE** and conduct a **PUBLIC HEARING** to consider a request for 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. 11<sup>th</sup> Street. (*Applicant/Owner: Roger and Connie Seymour*)
7. **REMOVE** from the **TABLE** and conduct a **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow for the reduction of the minimum required front yard setback from fourteen (14) feet to ten (10) feet along S. 11<sup>th</sup> 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. These requests are related to a modified site plan for the proposed development that the Board of Zoning Appeals tabled at the March 11, 2009 meeting. The proposed use and structure has remained unchanged. (*Applicant/Owner: Roger and Connie Seymour*).

8. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for the reduction of the minimum twenty-five (25) foot front yard setback to twenty (20) feet along Tuttle Street for a proposed covered porch to be added to an existing house. The property is zoned R-1, Single-Family Residential District. (*Applicant/Owner: William R. and Melinda Gammill*)
  
9. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow for a Health and Fitness Club in the I-2, Industrial Park District. The proposed activity is for three (3) softball fields and an indoor multi-use athletic facility associated with the Optimist Club Ballpark. (*Applicant/Owner: Manhattan Optimist Foundation, Inc.*)
  
10. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for a temporary driveway and parking lot associated with the Optimist Club Ballpark to be located on gravel for a period of two (2) year. The property is located in the I-2, Industrial Park District. (*Applicant/Owner: Manhattan Optimist Foundation, Inc.*)
  
11. **ADJOURN**