



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, May 13, 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 April 8, 2009, Board of Zoning Appeals meeting.
2. **TABLE** a **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow for the modification of a legally non-conforming three-family dwelling structure in the R-1/TNO, Single-Family Residential District and Traditional Neighborhood Overlay District. (*Applicant/Owner: Larry Schoof*).
3. Consider a request for a **180 DAY EXTENSION** for an approved **CONDITIONAL USE** for a clubhouse and pool, on its own lot, which is a "Health, fitness and service club" in the R-3, Multiple-Family Residential District; an approved **EXCEPTION** to allow a reduction of the minimum number of off-street parking spaces from 720 parking spaces to 537 parking spaces for the proposed Stone Pointe Apartment Complex and a reduction of the minimum sixty (60) foot front yard setback for accessory structures to twenty-eight (28) feet for proposed carports; and an approved **VARIANCE** to allow off-street parking for the proposed Stone Pointe Apartment Complex to be located between the front lot line and a line parallel to the front lot line drawn through a point which is on the side of the principal structure furthest from the front lot line, yet still facing the front lot line. The apartment complex will be located in the R-3, Multiple-Family Residential District.

4. **REMOVE** from the **TABLE** and conduct 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.*)
5. **REMOVE** from the **TABLE** and conduct 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.*)
6. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for a reduction of the minimum rear yard setback along the alley north of Fairview Avenue from ten (10) feet to zero (0) feet for an existing detached garage and the addition of a car port at 1736 Fairview Avenue, located in the R-1/TNO, Single-Family Residential District with a Traditional Neighborhood Overlay District. (*Owner: Don and Artyce Hedrick Agent: Stanley J. Koehn.*)
7. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for a reduction in the front yard setback for permitted structures in required yards from fifteen (15) to nine (9) feet for a proposed access ramp in the front yard along S. 12th Street in the R-2/TNO, Two-Family Residential District with a Traditional Neighborhood Overlay District. (*Applicant/Owner: Billy Joe Peoples.*)
8. A **PUBLIC HEARING** to consider a **VARIANCE** to not provide site obscuring screening of not less than six (6) feet in height for purposes of screening outside storage for the property associated with a rental center located in the C-5, Highway Service Commercial District. (*Applicant/Owner: Waters, Inc. – Jim Waters.*)
9. **ELECTION OF BOARD VICE-CHAIRPERSON**
10. **ADJOURN**