



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, December 13, 2006  
7:00 PM

BOARD MEMBERS PLEASE NOTIFY THE PLANNING OFFICE IF YOU CANNOT ATTEND THIS MEETING.

1. Consider the **MINUTES** of the November 8, 2006, Board of Zoning Appeals meeting.
2. A **PUBLIC HEARING** to consider an **EXCEPTION** for **1330 Yuma Street** to reduce the minimum fourteen (14) foot front yard setbacks along 14<sup>th</sup> St. and Yuma St. to zero (0) feet for existing fences in the R-2, Two-Family Residential District and TNO, Traditional Neighborhood Overlay District. (*Applicant/Owner: Pauline Barr*)
3. A **PUBLIC HEARING** to consider a **CONDITIONAL USE/EXCEPTION** for **1310 N. 11<sup>th</sup> Street** to allow for a modification of an existing legal nonconforming use, for purposes of replacing an existing two-family residence with a new two-family residence; and an Exception to reduce the minimum fourteen (14) foot front yard setback to seven (7) feet for proposed stairs in the R-1, Single-Family Residential District and TNO, Traditional Neighborhood Overlay District. (*Applicant/Owner: Victor Olson*)
4. A **PUBLIC HEARING** to consider an **EXCEPTION** for **Lots 7 and 8, Eureka Addition** to allow for a reduction of the minimum twenty (20) foot side yard setback to one (1) foot and the minimum twenty (20) foot rear yard setback to eighteen (18) feet for a proposed screening fence for Waste Management in the I-2, Industrial Park District and AO, Airport Overlay District. (*Applicant/Owner: Schultz Construction, Inc.*)
5. A **PUBLIC HEARING** to consider a **CONDITIONAL USE PERMIT** for **Lots 16-18, Eureka Addition** to allow for a proposed Wholesale Distribution Warehouse and Home Improvement Center in the C-6, Heavy Commercial District. (*Applicant/Owner: SSF Development, LLC.*)
6. A **PUBLIC HEARING** to consider a **VARIANCE** for **Lots 16-18, Eureka Addition** to increase the size of a proposed accessory storage area associated with a proposed Wholesale Distribution Warehouse and Home Improvement Center in the C-6, Heavy

Commercial District. (*Applicant/Owner: SSF Development, LLC.*)

7. A **PUBLIC HEARING** to consider a VARIANCE for **Lots 37, 60-62 Highland Meadows Unit One** to not provide the minimum six (6) foot high sight obscuring screening required for off-street parking areas containing more than six (6) parking spaces located within twenty-five (25) feet of adjacent property situated in a residential district. The property is a multiple-family apartment complex within the Highland Meadows Addition, Unit One in the R-3, Multiple-Family Residential District. (*Applicant/Owner: Highland Ridge Partners, LLC.*)

8. **ADJOURN**

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