



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, January 10, 2007
7:00 PM

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

1. Consider the **MINUTES** of the December 13, 2006, Board of Zoning Appeals meeting.
2. A **PUBLIC HEARING** to consider a **CONDITIONAL USE/EXCEPTION** for **1310 N. 11th 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*)
ACTION: Remove from the Table and conduct a Public Hearing.
3. A **PUBLIC HEARING** to consider an **EXCEPTION** at **905 Allison Ave.** to allow a reduction of the minimum twenty-five (25) foot front yard setback along Allison Ave. to sixteen (16) feet for a proposed covered porch addition in the R-1, Single-Family Residential District. (*Applicant/Owner: John & Carolyn Ring*)
4. A **PUBLIC HEARING** to consider a **CONDITIONAL USE PERMIT** at **1431 Poyntz Ave.** to allow for a single-family residential use in the C-1, Restricted Business District. (*Applicant/Owner: Tim Clark*)
5. A **PUBLIC HEARING** to consider **EXCEPTIONS** at **1431 Poyntz Ave.** to reduce the minimum twenty-five (25) foot front yard setback along S. 15th Street to five (5) feet for a proposed accessory structure containing a proposed single-family residence, and a proposed modification of the principal structure design which was previously approved to twelve (12) feet along S. 15th Street, in the C-1, Restricted Business District. (*Applicant/Owner: Tim Clark*)
6. A **PUBLIC HEARING** to consider **EXCEPTIONS** at **2601 Anderson Ave.** to allow a reduction of the minimum twenty-five (25) foot front yard setback along Anderson Ave. to seven (7) feet for a proposed sign and to four (4) feet for proposed off-street parking; and to reduce the minimum twenty-five (25) foot front yard setback along Connecticut

Ave. to three (3) feet for proposed off-street parking in the C-2, Neighborhood Shopping District. (*Applicant/Owner: Calvin Emig*)

7. A **PUBLIC HEARING** to consider an EXCEPTION on **Lot 16, Skyvue Addition**, to allow an alternative surfacing other than pavement, as required for areas utilized for the parking and storage of equipment and service vehicles in the C-5, Highway Service Commercial District. (*Applicant/Owner: Jim Williams*)

8. A **PUBLIC HEARING** to consider a VARIANCE on **Lot 16, Skyvue Addition**, to not provide sight obscuring screening of not less than six (6) feet in height for outdoor storage or display items in the C-5, Highway Service Commercial District. (*Applicant/Owner: Jim Williams*)

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