



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 12, 2006
7:00 PM

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

1. Consider the **MINUTES** of the March 12, 2006, Board of Zoning Appeals meeting.
2. A **PUBLIC HEARING** to consider an **EXCEPTION** at 520 McCall Road in the I-2, Industrial Park District, to allow a reduction of the required minimum fifty (50) foot front yard setback along Carlson Street to six (6) feet for a proposed warehouse addition and loading bay to the south and west side of an existing industrial building. (*Applicant and Owner: Dave Dreiling*)
3. Table the **PUBLIC HEARING** to consider **EXCEPTIONS** at 1710 Fairchild Avenue in the R-1, Single-Family Residential District with TNO, Traditional Neighborhood Overlay, to the TNO District Compatibility Standards to allow a driveway leading from a street towards a residential building to terminate in front of the façade that faces towards the street; a reduction of the minimum roof pitch of 6:12 to 5:12; an increase of the maximum front yard setback from twenty-five (25) feet to one hundred fifteen (115) feet; a reduction of the minimum rear yard setback from twenty-five (25) feet to ten (10) feet; a reduction of the west and east minimum side yard setbacks from eight (8) feet to seven (7) feet; and a reduction of the minimum off-street parking requirement from two (2) parking spaces to one (1) parking space, all for a proposed single-family residential dwelling unit. (*Applicant and Owner: Phil and Dawn Anderson*)