



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, March 8, 2006  
7:00 PM

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

1. Consider the **MINUTES** of the February 8, 2006, Board of Zoning Appeals meeting.
2. **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow for a drive-in establishment associated with a permitted restaurant at 1101 Moro Street in the C-3, Aggieville Business District. The request is being made for use of the existing drive-in establishment window on the east side of the building now known as Daylight Donuts. (*Applicant/Owner: Gwyn Riffel/Anthony and Andy Moeder*) (*This item was tabled at the February 8, 2006, Board of Zoning Appeals meeting. Remove the item from the Table and conduct a public hearing.*)
3. **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the minimum front yard setback from twenty-five (25) feet to twenty (20) feet along a proposed internal street for forty (40) single-family attached residential lots in the proposed Kimball Townhome Addition, generally located northwest of the intersection of Kimball Avenue and Anderson Avenue. (*Applicant/Owner: Bayer Construction Company, Inc.*)
4. **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the front yard accessory structure setback from a minimum sixty (60) feet to thirty-five (35) feet for a proposed swimming pool along Brierwood Drive located in the R-1, Single-Family Residential District. The property fronts on both Kingwood Drive and Brierwood Drive, with the house located at 1665 Kingwood Drive. (*Applicant/Owner: Richard and Rachel Woodard*)
5. **PUBLIC HEARING** to consider a **CONDITIONAL USE** for a proposed off-street parking lot at 615 N. Fairchild Terrace and 601 N. Fairchild Terrace for the existing Alpha Xi Delta Sorority in the R-1, Single-Family Residential District, UO, University Overlay District, and TNO, Traditional Neighborhood Overlay District. (*Applicant/Owner: Bowman Bowman Novick Inc. on behalf of Alpha Xi Delta Sorority/Alpha Xi Delta Building Corporation*)

6. **PUBLIC HEARING** to consider VARIANCES to allow off-street parking in a required front yard and between the front lot lines and a line parallel to the front lot lines drawn through a point which is on the side of the principal structure furthest from the front lot lines, yet still facing the front lot lines; a reduction of the minimum 75% landscaped open space between the two lines described above; and to not provide the required screening of not less than six (6) feet in height for a parking area containing more than six (6) parking stalls located within twenty-five (25) feet of adjacent property situated in a residential district. The VARIANCES requested are for a proposed off-street parking lot at 615 N. Fairchild Terrace and 601 N. Fairchild Terrace in the R-1, Single-Family Residential District, TNO, Traditional Neighborhood Overlay (TNO) District, UO, University Overlay District, for the Alpha XI Delta sorority. (*Applicant/Owner:Alpha Xi Delta/Alpha Xi Delta Inc.*)

7. **ADJOURN**

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