



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 13, 2005
7:00 PM

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

1. Consider the **MINUTES** of the March 9, 2005, Board of Zoning Appeals meeting.
2. Remove the request from the table and conduct a **PUBLIC HEARING** to consider a **VARIANCE** to allow internally illuminated signage and a reduction of the minimum fifteen (15) foot front yard setback for signage, both for St. Thomas More Catholic Church, which is located in the R, Single-Family Residential District. The property is located at 2900 Kimball Avenue. (*Applicant: Roger Schultz; Owner: Roman Catholic Diocese of Salina Kansas*) (*Note: this item was tabled at the March 9, 2005, Board of Zoning Appeals meeting, to the April 13, 2005, Board of Zoning Appeals meeting.*)
3. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow an increase of the maximum lot coverage from forty (40) percent to fifty-three (53) percent; a reduction of the minimum front yard setback from fourteen (14) feet to twelve (12) feet along Kearny Street; a reduction of the minimum front yard setback from fourteen (14) feet to nine and a half (9 ½) feet along North Manhattan Avenue; a reduction of the required one (1) foot roof eave overhang on a residential building for portions of the roof; and, the buffering requirements for off-street parking lots within twenty-five (25) feet, and visible from, a public street. All of the Exceptions are for a proposed apartment building, which will be located in the R-3, Multiple-Family Residential District, with UO, University Overlay District, and M-FRO, Multi-Family Redevelopment Overlay District. The property is located at 1000 North Manhattan Avenue. (*Applicant and Owner: Stan and Rosemary Hoerman*)
4. A **PUBLIC HEARING** to consider a request for a **VARIANCE** to allow an increase in the number of signs permitted on a zoning lot, for a proposed ground sign in the C-1, Restricted Business District. The property is located at First United Methodist Church, 612 Poyntz Avenue. (*Applicant and Owner: First United Methodist Church*)

5. A **PUBLIC HEARING** to consider a request for an **EXCEPTION** to allow a reduction in the required sign setback from ten (10) feet to three (3) feet, for a proposed ground sign in the C-1, Restricted Business District. The property is located at First United Methodist Church, 612 Poyntz Avenue. (*Applicant and Owner: First United Methodist Church*)
6. A **PUBLIC HEARING** to consider a request for a **VARIANCE** to allow a reduction of the minimum 20,000 square foot lot area to 7,500 square feet for a proposed commercial building in the LM-SC, Light-Manufacturing-Service Commercial District. The property is located on at 610 South Juliette Avenue. (*Applicant: Carlos E. Aviles; Owner: Marta's Janitorial Service, Inc., a Kansas Corporation*)
7. A **PUBLIC HEARING** to consider a request for a **VARIANCE** to allow a reduction of the minimum lot area from 6,500 square feet to 5,400 square feet; a reduction of the minimum lot depth from one hundred (100) feet to ninety (90) feet; a reduction of the minimum eight (8) foot side yard setback to seven point eight (7.8) feet along the eastern side yard; and, a reduction of the minimum side yard setback from eight (8) feet to seven (7) feet along the southern side yard. The Variances are for a proposed single-family dwelling unit in the R-1, Single-Family Residential District. The property is located generally to the west of 609 Allen Road, more specifically the southeast corner of Allen Road and Green Avenue. (*Applicant and Owner: Zenith Inc.*)

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