



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, June 8, 2005
7:00 PM

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

1. Consider the **MINUTES** of the May 11, 2005, Board of Zoning Appeals meeting.
2. Remove from the **TABLE** and conduct a **PUBLIC HEARING** to consider a **VARIANCE** to allow an existing paved driveway to exceed twenty-four (24) feet in width and 960 square feet in area, and a reduction of the seventy-five (75) percent landscaped area between the front lot line and a line parallel to the front lot line drawn through a point which is on the side of the principal structure furthest from the front lot line, yet still facing the front lot line, all for a residential structure in the R, Single-Family Residential District. The **VARIANCE** is for property located at 2309 Anderson Avenue. (Applicant/Owner: Ron Frank) (*Note: This item was tabled by the Board of Zoning Appeals, at the request of the applicant, from the May 11, 2005, Board of Zoning Appeals meeting, to the June 8, 2005, meeting.*)
3. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow an increase of the thirty (30) percent maximum lot coverage for a proposed addition to an existing single-family dwelling unit, which is located in the R-1, Single-Family Residential District with TNO, Traditional Neighborhood Overlay District. The **EXCEPTION** is for property located at 801 Houston Street. (Applicant/Owner: Richard and Kimberly Smith)
4. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow a Telecom Structure (an approximate one hundred and twenty (120) foot monopole cellular tower) in the C-3, Aggieville Business District. The **CONDITIONAL USE** is for property located at 1219 Bluemont Avenue. (Applicant/Owner: Western Wireless and Cellular One/Manhattan Ice & Cold Storage Company, Inc.)
5. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the minimum setback from property lines for a proposed Telecom Structure (an approximate one hundred and twenty (120) foot monopole cellular tower); and an **EXCEPTION** of the minimum rear yard and side yard setbacks for the Telecommunication Facilities, and a fence enclosure, both associated with the Telecom Structure. The **EXCEPTION** is for

property located at 1219 Bluemont Avenue. (Applicant/Owner: Western Wireless and Cellular One/Manhattan Ice & Cold Storage Company, Inc.)

6. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow a proposed Health, Fitness and Service Club in the Highland Meadows Addition, Unit One. The proposed facility consists of a clubhouse, meeting room, workout room, swimming pool, and leasing office for a proposed apartment complex. The facility will be located in the R-3, Multiple-Family Residential District. The **CONDITIONAL USE** is for property generally located southwest of the intersection of Wildcat Creek Road and Scenic Drive and west of the intersection of Stone Drive and Scenic Drive in the Highland Meadows Addition, Unit One. (Applicant/Owner: SCI of Manhattan Inc./SSF Development, LLC (Roger Schultz))
7. A **PUBLIC HEARING** to consider a **VARIANCE** to allow off-street parking for a proposed multiple-family apartment complex to be located between the front lot line and a line parallel to the front lot line drawn through a point which is on the side of the principal structure furthest from the front lot line, yet still facing the front lot line, and a reduction of the required seventy-five (75) percent landscaped area between the two lines described above, all in the R-3, Multiple-Family Residential District. The **VARIANCE** is for property generally located southwest of the intersection of Wildcat Creek Road and Scenic Drive and west of the intersections of Stone Drive and Highland Ridge Drive with Scenic Drive in the Highland Meadows Addition, Unit One. (Applicant/Owner: SCI of Manhattan Inc./SSF Development, LLC (Roger Schultz))
8. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the minimum required number of off-street parking for a proposed multiple-family dwelling apartment complex in the R-3, Multiple-Family Residential District. The **EXCEPTION** is for property generally located southwest of the intersection of Wildcat Creek Road and Scenic Drive and west of the intersections of Stone Drive and Highland Ridge Drive with Scenic Drive in the Highland Meadows Addition, Unit One. (Applicant/Owner: SCI of Manhattan Inc./SSF Development, LLC (Roger Schultz))

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