



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, August 10, 2005  
7:00 PM

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

1. Consider the **MINUTES** of the July 13, 2005, Board of Zoning Appeals meeting.
2. A **PUBLIC HEARING** to consider an **EXCEPTION** to reduce the front yard setback from fifteen (15) feet to one (1) foot for a proposed ground sign along Dickens Avenue at Grace Baptist Church generally located at 2901 Dickens Avenue. (*Applicant/Owner: Grace Baptist Church*).
3. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow offices and meeting rooms for the United Methodist Campus Ministry Center (a student religious organization) proposed to be located at 1741 Anderson Avenue, which is within the R-M Four-Family Residential, University Overlay, and TNO Districts. (*Applicant/Owner: Bruce McMillan for United Methodist Campus Ministry Center at Kansas State University*).
4. A **PUBLIC HEARING** to consider a **VARIANCE** at 1741 Anderson Avenue located within the R-M Four-Family Residential, University Overlay, and TNO Districts, to reduce the required lot size for a Conditional Use for the United Methodist Campus Ministry Center (a student religious organization). (*Applicant/Owner: Bruce McMillan for United Methodist Campus Ministry Center at Kansas State University*).
5. A **PUBLIC HEARING** to consider an **EXCEPTION** to reduce the required west and east side yard setbacks and a reduction in the required off-street parking requirements for the property located at 1741 Anderson Avenue located within the R-M Four-Family Residential, University Overlay, and TNO Districts for the United Methodist Campus Ministry Center (a student religious organization). (*Applicant/Owner: Bruce McMillan for United Methodist Campus Ministry Center at Kansas State University*).
6. A **PUBLIC HEARING** to consider an **EXCEPTION** to reduce the front yard setback from twenty-five (25) feet to fifteen (15) feet for a bedroom addition at 2303 Wildwood Lane, in the R Single-Family Residential District. (*Applicant/Owner:*

*David and Katherine Poole).*

7. A **PUBLIC HEARING** to consider an **EXCEPTION** to reduce the minimum sixty (60) foot front yard setback to thirty (30) feet along College View Road for a proposed accessory basketball court for the Pi Kappa Alpha Fraternity at 2021 College View and to reduce the minimum twenty five (25) foot front yard setback to fifteen (15) feet along College View Road for a proposed six (6) foot white vinyl fence. (*Applicant/Owner: Mike Riley/Pi Kappa Alpha Association Inc.*).
8. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the minimum eight (8) foot east side yard setback to six (6) feet for an existing recently constructed single-family residence located at 2720 Kimball Avenue, in the R Single-Family Residential District. (*Applicant/Owner: Brown & Co. of Manhattan Inc./Will Kotterman*).
9. A **PUBLIC HEARING** to consider a 180 day extension for a **VARIANCE** to allow a reduction of the required minimum lot area of 15,000 square feet to 7,500 square feet; a reduction of the required minimum lot width of one hundred (100) feet to fifty (50) feet; a reduction in the required number of parking spaces based on square footage from seventeen (17) required spaces to eight (8) parking spaces; a reduction of the required eight (8) foot side yard setback to four (4) feet along the east property line; an increase of the required maximum lot coverage from thirty (30) percent to thirty-eight (38) percent; and the reduction of the required twenty-five (25) foot front yard setback to one (1) foot along 15<sup>th</sup> Street, located at 1431 Poyntz Avenue, in the C-1, Restricted Business District, for a proposed office building. (*Applicant/Owner: Tim Clark/Darrell Hills*).