



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 13, 2007
7:00 PM

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

1. Consider the **MINUTES** of the May 9, 2007, Board of Zoning Appeals meeting.

2. A **PUBLIC HEARING** to consider a **EXCEPTION** to allow a reduction of the minimum thirty (30) foot front-yard setback to four (4) feet along Stagg Hill Road and to ten (10) feet along Sumac Drive to construct a proposed fence in the R-S, Single-Family Residential Suburban District. The property is located at 2621 Sumac Drive. (*Applicant/Owner: Brian & Katharina Wright*)

3. A **PUBLIC HEARING** to consider a **CONDITIONAL USE PERMIT** for a proposed dog wash addition to Willie's Car Wash in the I-2, Industrial Park District, located at 480 McCall Road. (*Applicant/Owner: Willie's Car Wash, Tom Abbott*)

4. A **PUBLIC HEARING** to consider a **CONDITIONAL USE PERMIT** to allow for construction of a two-family dwelling unit, located within a R-M/TNO, Four-Family Residential District with Traditional Neighborhood Overlay, in which one or both of the dwelling units is greater than six-hundred (600) square feet in floor area and where one or both of the dwelling units has more than two bedrooms. The location of the subject site is 825 Osage Street. (*Applicant: Dan Knight, Anderson/Knight Architects. Owner: Rick Days*)

5. A **PUBLIC HEARING** an **EXCEPTION** to allow for lot coverage of the property to exceed thirty (30) percent; a reduction of the east side yard setback from three (3) feet to zero (0) feet and to reduce the rear yard setback from ten (10) feet to two (2) feet for the expansion of an existing, detached, accessory garage. This property is located in a R-1/TNO, Single-Family Residential District with, Traditional Neighborhood Overlay. The property is located at 1415 Colorado Street. (Applicant/Owner: Nickolas Zack)

6. **ADJOURN**

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