



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, December 14, 2005
7:00 PM

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

1. Consider the **MINUTES** of the November 9, 2005, Board of Zoning Appeals meeting.
2. **PUBLIC HEARING** to consider a **VARIANCE** to not provide sight obscuring screening of not less than six (6) feet in height, between the parking area and the adjacent residential property for an existing off-street parking area containing more than six (6) parking spaces located at 1020 Bluemont Avenue in the R-3, Multiple-Family Residential District and M-FRO, Multi-Family Redevelopment Overlay. (*Applicant/owner: Marlene Irvin*)
This item was tabled from the November 9, 2005 Board of Zoning Appeals meeting.
ACTION REQUIRED: Remove the item from the Table and conduct a public hearing.
3. A **PUBLIC HEARING** to consider an **EXCEPTION** to reduce the north side yard setback from eight (8) feet to six (6) feet and a reduction in the required four (4) off-street parking spaces to zero (0) off-street parking spaces for an existing two-family residential dwelling located at 900 Leavenworth Street in the R-M, Four-Family Residential District with TNO, Traditional Neighborhood Overlay District. The **EXCEPTION** is associated with a proposed Final Plat. (*Applicant/owner: Bruce and Nancy Arnold*)
4. A **PUBLIC HEARING** to consider an **EXCEPTION** to the south side yard setback from eight (8) feet to (6) feet and to reduce the required four (4) off-street parking spaces to two (2) existing off-street parking spaces for an existing two-family dwelling located at 311 N. 9th Street in the R-M, Four-Family Residential District with TNO, Traditional Neighborhood Overlay District. The **EXCEPTION** is associated with a proposed Final Plat. (*Applicant/owner: Bruce and Nancy Arnold*)
5. A **PUBLIC HEARING** to consider an **VARIANCE** to allow a reduction in lot area from seven thousand five hundred (7,500) square feet to six thousand one hundred eighty three (6,183) square feet for an existing two-family dwelling located at 311 N. 9th Street in the R-M, Four-Family Residential District with TNO, Traditional Neighborhood Overlay District. The **VARIANCE** is associated with a proposed Final Plat. (*Applicant/owner: Bruce and Nancy Arnold*)

6. A **PUBLIC HEARING** to consider an **EXCEPTION** to reduce the rear yard setback for an accessory structure off of an alley from ten (10) feet to one (1) foot and a reduction of the west side yard setback for an accessory structure from three (3) feet to two (2) feet for a proposed detached garage located at 912 Fremont within the R-M, Four-Family Residential District with TNO, Traditional Neighborhood Overlay District. *(Applicant/owner: Chuck Jackson)*

JF/vr

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