



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 persons with disabilities. 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, January 14, 2004
7:00 PM

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

1. Consider the minutes of the December 10, 2003 meeting.
2. Request to **TABLE** once again the **PUBLIC HEARING** to consider an Exception to allow a reduction in the minimum required twenty-five (25) foot front yard setback for a proposed advertising sign. The property is located at 1501 Tuttle Creek Boulevard. (*Barot*)

ACTION REQUIRED: Remove the item from the Table and retable it to a future meeting date.

3. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow for a residential use in a C-1 Restricted Business District for a proposed mixed-use structure that will consist of a professional office and a three-family dwelling. The property is located at 1025-1031 Poyntz Avenue. (*Irvine*)
4. A **PUBLIC HEARING** to consider **EXCEPTIONS** to allow a reduction in the minimum required off-street parking spaces and to allow a reduction in the minimum required side yard setback. The property is located at 1844 Anderson Avenue. (*Thomas*)
5. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow a single-family dwelling with two or more habitable stories, to be converted to a two-family dwelling unit on one lot and without an attached garage, in the R-M, Four-Family Residential District. The subject property is located at 931 Osage Street. (*Applied Investments, Inc.*)
6. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow an alternative surfacing other than pavement, to be utilized for the parking and display of equipment and service vehicles. The subject property is generally located one lot south of the Stagg Hill Road and Rosencutter Road intersection. (*Williams*)
7. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow for the

modification and use of an existing legally nonconforming Fraternity. The property is located at 1015 Sunset Avenue. (*Harmon Construction, Inc.*)

8. A **PUBLIC HEARING** to consider a **VARIANCE** to allow a reduction in the minimum required 15,000 square foot lot size and a reduction in the minimum required 100-foot lot width for an existing property within the C-1, Restricted Business District. The property is located at 1010 Poyntz Avenue. (*Wilson*)
9. Adjourn.