



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, February 11, 2004  
7:00 PM

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

1. Consider the minutes of the January 14, 2004 meeting.
2. A **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 conduct a public hearing.

3. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction in the minimum required off-street parking for a proposed multiple-family structure in the C-3, Aggieville Business District. The property is generally located on the southeast corner of the North Manhattan Avenue and Laramie Street intersection. (*Bowman*)
4. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow a proposed public utility that is not owned or operated by a municipality for the construction of a 45-foot stealth cellular telecommunications tower and associated equipment. The property is located at 1545 Denison Avenue. (*Alltel*)
5. A **PUBLIC HEARING** to consider a **VARIANCE** to allow two (2) principal structures, an existing fraternity and a proposed cellular telecommunications tower, to be located on one residential zoning lot. The property is located at 1545 Denison Avenue. (*Alltel*)
6. A **PUBLIC HEARING** to consider a **CONDITIONAL USE** to allow the conversion of a single-family dwelling to a two-family dwelling unit, in which a two-family structure is a permitted use in the underlying district; and, there are no more than two dwellings within the structure; and, one or both of the dwelling units is greater than 600 square feet in floor area. The property is located at 1719 Colorado Street. (*Banner*)
7. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction in the

minimum required fifty (50) foot front yard setback for structures located within an I-2, Industrial Park District. The property is located at 520 McCall Road. (*Dreiling*)

8. Adjourn.