



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 8, 2007

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

7:00 PM

Board of Zoning Appeals Monthly Meeting

1. Consider the **MINUTES** of the July 11, 2007, Board of Zoning Appeals meeting.
2. **Table a PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the eight (8) foot side yard setback to four (4) feet for the expansion of an existing garage in the R-1/TNO, Single-Family Residential District with a Traditional Neighborhood Overlay. The property is located at 311 North 14th Street. (*Applicant/Owner: Michael and Amy Pruss*).
3. A **PUBLIC HEARING** to consider a **EXCEPTION** to allow a reduction of the twenty-five (25) foot front yard setback to twenty-one (21) feet along Stone Drive for the construction of single-family residence in the R-1, Single-Family Residential District. The property is located at 401 Stone Drive. (*Applicant/Owner: Chapel Hill, Inc. – Zachary Burton, President*)
4. A **PUBLIC HEARING** to consider a request for a **CONDITIONAL USE** to allow for a Group Day Care in a C-1, Restricted Business District. The property is located at the First United Methodist Church Learning Center, 121 North 6th Street. (*Applicant: First United Methodist Preschool*).

5. A **PUBLIC HEARING** to consider a request for a **EXCEPTION** to allow a temporary gravel driveway between the front lot line and a line parallel to the existing residential structure in an R, Single-Family Residential District. The property is located at 2920 Tatarax Drive (*Applicant/Owner: Douglas and Ruth Parker*).

6. A **PUBLIC HEARING** to consider a request for a **EXCEPTIONS** to allow a reduction of the twenty-five (25) foot front yard setback for the existing house, and to allow a decrease in the twenty-five (25) foot rear yard setback to accommodate the existing structure and a proposed garage addition. Both reductions for the existing house are to allow the owner clear title to the property. The property is located at 2505 Dipper Lane and is in the R-1, Single-Family Residential District. (*Applicant/Owner: Marcus Meeker*).

7. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow a reduction of the minimum twenty-five (25) foot front yard setback to zero (0) feet along Glenstone Circle for a proposed fence in the R-2, Two-Family Residential District. The property is located at 804 Glenstone Circle. (*Applicant/Owner: Gabe Grabow & Bethany Porter*).

8. A **PUBLIC HEARING** to consider an **EXCEPTION** to allow for lot coverage of the property to exceed thirty (30) percent and a reduction of the rear yard setback from five (5) feet to three (3) feet for a proposed detached garage in the R-1/TNO, Single-Family Residential District with Traditional Neighborhood Overlay. The property is located at 217 North 14th Street. (*Applicant/Owner: Daniel R. & Tresa M. Ellis*).

9. A **PUBLIC HEARING** to consider an **VARIANCE** to allow a reduction of the minimum required one-hundred (100) foot lot depth to ninety-one (91) feet, and a reduction in the minimum required lot area of seven-thousand, five-hundred (7,500) square feet to five-thousand, eight-hundred and four (5,804) square feet, for a proposed two-family dwelling located in the R-3/M-FRO, Multi-Family Residential District with Multi-Family Redevelopment Overlay. The property is located at 1127 Pomeroy Street. (*Applicant/Owner: William McNally*).

10. A **PUBLIC HEARING** to consider an **VARIANCE** to allow a driveway to be greater than ten (10) feet in width in the Traditional Neighborhood Overlay District; and, reduce the minimum 75% landscaped open area required in the front yard, all for a proposed paved addition to an existing driveway in the R-1/TNO, Single-Family Residential District with a Traditional Neighborhood Overlay. The property is located 1519 Fairchild Avenue. (*Applicant/Owner: Gary and Nancy Young*).

11. Request for an extension of a previously approved **EXCEPTION** to allow a reduction in the minimum 25 foot front yard setback to sixteen (16) feet along Allison Avenue for a proposed covered porch addition in the R-1, Single-Family Residential District. The property is located at 905 Allison Avenue (*Applicant/Owner: John & Carolyn Ring*).

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