

AGENDA

TOPEKA BOARD OF ZONING APPEALS

**MONDAY, SEPTEMBER 12, 2005
5:30 P.M.**

**215 SE 7th Street – City Hall
Executive Conference Room - 3rd Floor
Topeka, Kansas**

MEMBERS OF THE BOARD

**Debbie Beam, Vice-Chairman
Tim Carkhuff
Tuck Duncan
Jared Holroyd
Henry McClure
Mike Morse - Chairman
John Williams**

- The Topeka Board of Zoning Appeals holds a public hearing on the second Monday of each month to consider certain appeals, variances, and exceptions as may be granted by the Comprehensive Zoning Regulations of the City of Topeka, Kansas.
- The following agenda identifies and describes each proposal to be considered by the Board.
- Each item to be considered by the Board will be introduced by the Planning Department Staff. The Board will then hear and consider arguments both for and against each proposal.
- Individuals wishing to address the Board are requested to state their name and address for the official hearing record.
- Motions on all matters, which require a decision by the Board, are made in the affirmative. On a roll call vote, Board members then vote yes, no, or abstain based on the affirmative motion.
- Any person, official or government agency dissatisfied with any order or determination of the Board may bring an action in the district court of the county to determine the reasonableness of any such order or determination. Such appeal shall be filed within 30 days of the final decision of the Board.

- I. **Call to Order**
- II. **Approval of Minutes of the August 8, 2005 Public Hearing**
- III. **Public Hearing to Consider the Following Cases:**

BZA05V/7 by Willard & Jane Kurtz Beaman, requesting a variance from Section 48-4.03(b)(4) of the Comprehensive Zoning Regulations, regarding the front-yard building setback requirement imposed by a plat of subdivision in the "R-1" Single-Family Dwelling District, in order to allow as provide for by Section 48-27.03(i) of the Comprehensive Zoning Regulations the encroachment of an unenclosed porch by not more than ten feet (10') into the required front-yard setback on property located at 1020 SW Marge Court within the City of Topeka, Kansas.

BZA05V/8 by Steven Fuller, requesting a variance from Section 48-5.03(b)(1) of the Comprehensive Zoning Regulations, regarding the front-yard setback requirements for a lot in the "R-2" Single-Family Dwelling District resulting in a front-yard setback of five feet (5') in lieu of the 30' feet required along the frontage of SW 1st Avenue and along the frontage of SW The Drive and ten feet (10') in lieu of the 30' feet required along the frontage of SW Knox Avenue, for the purpose of constructing a 30' x 30' detached garage on property located at 124 SW The Drive within the City of Topeka, Kansas.

- IV. **Additional Business**
- V. **Adjourn**