

AGENDA

TOPEKA BOARD OF ZONING APPEALS

MONDAY, MAY 8, 2006
5:30 P.M.

Holliday Building
620 SE Madison, 2nd Floor Sunflower Conference Room

MEMBERS OF THE BOARD

Debbie Beam, Vice-Chairman
Tim Carkhuff
Jared Holroyd
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. **Election of Officers**
 - 1. **Chairperson**
 - 2. **Vice-Chairperson**
- III. **Approval of Minutes of the December 12, 2005 Public Hearing**
- IV. **Public Hearing to Consider the Following Cases:**

BZA06V/3 by Carolyn K. Zapata, requesting a variance to Section 48-5.03(b)(1) regarding the front yard setback requirements for a lot in the "R-2" Single-Family Dwelling District. The request is to allow a carport to remain, which was constructed to the front of the residence and which encroaches into the required front yard setback, at 1812 SE Hudson Boulevard within the City of Topeka, Kansas.

BZA05E/1 by Topeka Bible Church, requesting that an exception be granted to allow for the extension of a legal non-conforming use not permitted by the underlying district zoning regulations pursuant to Section 48-28.04 in addition to granting an exception to 48-26.00(m)(1) of the Comprehensive Zoning Regulations which requires that vehicular access to a facility of religious assembly be located within 300' of the centerline of a major traffic thoroughfare all on property having a street address of 1135 SW College Avenue within the City of Topeka, Kansas.

- V. **Additional Business**
- VI. **Adjourn**