

# AGENDA

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## TOPEKA BOARD OF ZONING APPEALS

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MONDAY, SEPTEMBER 11, 2006  
5:30 P.M.

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Holliday Building  
620 SE Madison, 2<sup>nd</sup> Floor Sunflower Conference Room

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### MEMBERS OF THE BOARD

Debbie Beam  
Tim Carkhuff - Chairman  
Henry McClure  
Mike Morse - Vice-Chairman  
Ivan Weichert

- 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 14, 2006 Public Hearing**

**III. Public Hearing to Consider the Following Cases:**

- a. **BZA06A/1 by Realty Executives of Topeka**, appealing as provided for by Section 48-34.06 of the Comprehensive Zoning Regulations a decision rendered by the zoning inspector that the appellant's, were in violation of Section 118-176 of the City of Topeka Sign Code by displaying off premise advertising on property located at the southwest corner of SW 45<sup>th</sup> Street and SW Cambridge Ave and on SW Cambridge Ave & SW Crenshaw Ave, in the City of Topeka, Kansas.
- b. **BZA06V/11 by Michael and Tina Tetuan**, requesting a variance pursuant to Section 48-34.09 of the Comprehensive Zoning Regulations regarding a platted setback and Section 48-4.03(b)(1) and 48-4.03(b)(5) regarding the front-yard setback of a corner lot within the "R-1" Single-Family Dwelling District to reduce the platted and zoning setback along SE 38<sup>th</sup> Street from 30' to 15' on property located at 3800 SE Truman Avenue within the City of Topeka, Kansas.
- c. **BZA06V/12 by Westar Energy, Inc.**, requesting a variance pursuant to Section 48-29.03(a)(1) of the Comprehensive Zoning Regulations allowing for construction of a 9' high concrete fence on the east and north sides of the existing substation replacing the existing 8' high masonry fence for increased security on property located at 2637 SE Croco Road within the City of Topeka, Kansas.
- d. **BZA06V/13 by Westar Energy, Inc.**, requesting a variance pursuant to Section 48-29.03(a)(1) of the Comprehensive Zoning Regulations allowing for construction of a 9' high concrete fence on the west, east and north sides of the existing substation (Quinton Heights Substation) replacing the existing 8' high masonry fence for increased security on property located at 2103 SW Clay Street within the City of Topeka, Kansas.

**IV. Additional Business**

**V. Adjourn**