

# AGENDA

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## TOPEKA BOARD OF ZONING APPEALS

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Monday, August 13, 2007  
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

Howard Blackmon – Vice-Chairman  
Tim Carkhuff  
Fred Gatlin  
Henry McClure  
Mike Morse  
Ivan Weichert - 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 June 11, 2007 Public Hearings**

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

**BZA07V/9 by Central Park Christian Church**, requesting a variance to Section 48-5.03(b)(3) of the Comprehensive Zoning Regulations regarding the rear-yard setback requirements of the "R-2" District. The request is to allow for construction of a 44' foot addition to the west side of the existing church building which would align with the existing south face of the building and result in a rear yard setback of 12' feet in lieu of the 30' feet required by the zoning district on property located at 1535 SW Clay Street.

**BZA07V/10 by Iglesia Pentecostal Llamas de Fuego, Inc.**, requesting a variance from Section 48-4.02(b)(2) and 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' feet of the centerline of a major traffic thoroughfare. The applicant's entrance is located approximately 480' feet from the centerline of a major traffic thoroughfare, SW Western Avenue. A variance in the amount of 180' feet is therefore being requested on property having a street address of 1833 SW Fillmore Street.

**IV. Additional Business**

**V. Adjourn**