

# AGENDA

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## TOPEKA BOARD OF ZONING APPEALS

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**Monday, December 10, 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 October 8, 2007 Public Hearings**

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

**BZA07A/1 by Lindmuth, Inc.** appealing as provided for by Section 48-34.06 of the Comprehensive Zoning Regulations a decision rendered by the zoning inspector that the appellant, is in violation of Section 48-30.01(b)(4)(d) of the Comprehensive Zoning Regulations by having removed the required protective curbing from the rear parking lot on property located at 4009 SW 21<sup>st</sup> Street having a parcel ID number of 1421001002003000 which separated the parking lot from the property located at 2114 SW Seabrook Avenue.

**BZA07A/2 by Charles A. & Lynda S. Sudduth,** 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, are in violation of Section 48-1.09(a)(1) and Section 48-4.03(b)(2) of the Comprehensive Zoning Regulations by encroaching into the required side yard zoning setback on property having a parcel ID number of 1462303002002000 and being located at 3608 SW 41<sup>st</sup> Street.

**BZA07V/12 by Keith Viau,** requesting a variance to Section 48-34.09 and 48-4.03.(b)(1) of the Comprehensive Zoning Regulations regarding a platted building setback and front-yard zoning setback for a principal structure in the "R-1" Single-Family Dwelling District on property located at 6707 SW 25<sup>th</sup> Street.

**IV. Additional Business**

**V. Adjourn**