

AGENDA

TOPEKA BOARD OF ZONING APPEALS

Monday, October 10, 2011
5:30 P.M.

Holliday Building
620 SE Madison, 1st floor, Holliday Conference Room

MEMBERS OF THE BOARD

Tim Carkhuff
Aaron Classi – Chairman
Marty Hazen – Vice-Chairman
Mike Morse
John Opgaard
Ron Reust
Ryan Wenrich

- 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.

ADA Notice: For special accommodations for this event, please contact the Planning Department at 785-368-3728 at least three working days in advance.



- I. **Call to Order**
- II. **Approval of Minutes of the September 12, 2011 meeting**
- III. **Items**
 - 1. **BZA11V/4 by Bob Florence Contractors, Inc**, requesting a variance to build within a designated floodway/drainage easement on property located at 123 SE 20th Street pursuant to Topeka Municipal Code Section TMC 17.15.170.
 - 2. **BZA11V/6 by Highland Park Baptist Church**, requesting a variance to Topeka Municipal Code Section TMC 18.20.020(a)(1) allowing for placement of a Church identification sign measuring 5' in height by 10' in length exceeding the 25 square foot (per sign face) size limit established for such signs within an "R-2" Single-Family Dwelling District by 25 square feet per sign face on property located at 820 SE 29th Street.
 - 3. **BZA11A/5 by 990 Real Estate Investments, LLC** appealing Sign Violation Notice No. 1380 as provided for by Topeka Municipal Code (TMC) 18.25.060 a decision rendered by the Zoning Administrator for off-premise advertising on a ground sign on property located at 2900 SW Wanamaker Drive.
- IV. **Additional business**
- V. **Adjourn**