

PLANNING COMMISSION BOARD OF ZONING APPEALS

City of Augusta, Kansas

OFFICIAL NOTICE OF A PUBLIC HEARING

The Planning Commission will consider a proposed:

- | | | | |
|--------------------------|--|-------------------------------------|--------------------------------------|
| <input type="checkbox"/> | Change of Zoning District Classification | <input type="checkbox"/> | Text Amendment |
| <input type="checkbox"/> | Appeal Zoning Administrator Decision | <input checked="" type="checkbox"/> | Variance from the Regulations |
| <input type="checkbox"/> | Conditional Use Permit | <input type="checkbox"/> | Temporary Use Permit |

At 8:00 A.M., on Monday, April 8, 2024 in the City Council Chambers at Augusta City Hall, 113 East 6th Avenue (southwest corner of 6th Avenue and School Street), Augusta, Kansas.

Applicant: Phil Near (Owner, JumpStart Convenience Store)

Address: 1425 E. Douglas Avenue

City: Wichita **State:** Kansas **Zip Code:** 67211

This case has been assigned case number: VA2024-03

Address of the subject property: 115 E. 7th Avenue, Augusta, Kansas

Lot(s): 10, 11, 12 **Block:** 25 **Subdivision:** Augusta, Original Town Addition

CAMA Number: 008 298 27 0 10 03 001

Current Zoning: C-3 - General Commercial District

Proposed Zoning: C-3 - General Commercial District

Reason of Public Hearing: Requesting a variance to the height regulations, to allow a new pylon sign to exceed the maximum height limit of 30-ft.

All persons interested in the content of the public hearing may attend either in person or by agent and share their comments or concerns with the Planning Commission. After the public hearing closes, the Planning Commission will consider all relevant factors and decide accordingly. For matters concerning a *Change in Zoning District Classification*, and *Conditional Use Permit*, the Planning Commission will make a recommendation for final approval to the Governing Body. The Planning Commission's ruling on an, *Appeal of the Zoning Administrator's Decision*, or *Variance from the Regulations* is final. The Public Hearing may be recessed and/or continued without further written notice to the public or the property owners located within 200' (1,000' in the growth area) of the subject property. **Any questions should be directed to Robert Cooper, city planner at (316) 425-4507.**

Robert Cooper

Robert Cooper, city planner

March 14, 2024

Date