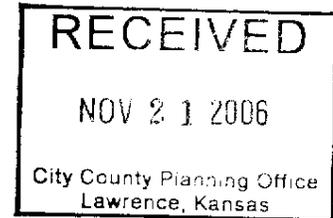


SP-11-89-06

NORTH LAWRENCE IMPROVEMENT ASSOCIATION

LAWRENCE, KANSAS



November 20, 2006

Board of Zoning Appeals

The North Lawrence Improvement Association and the residents of North Lawrence are opposed to the request for a reduced rear yard set back from 15' to 5' at 749 Maple. This set back will enable a larger building to be constructed. A larger building and associated parking lot will add to the storm drainage problems in this area.

The residents in this area would like the zoning of 749 Maple to be changed to residential. Even though some properties to the east are zoned IG, they have been remodeled for residential use.

Sincerely,



Ted Boyle, President
North Lawrence Improvement Association

cc: Lawrence City Commission
Lawrence Douglas County Planning Commission
David Corliss, City Manager

RECEIVED

NOV 21 2006

City County Planning Office
Lawrence, Kansas

MEMO

TO: Members of the City of Lawrence Board of Zoning Appeals
FROM: Undersigned Neighbors of the Property Commonly Known as 749 Maple Street
SUBJECT: Opposition to Zoning Variance for 749 Maple Street
DATE: October 25, 2006

We the undersigned homeowners and renters who live in the 700 block of Maple Street in Lawrence, Kansas wish to express our opposition to the request for a zoning variance for the property commonly known as 749 Maple Street. Our opposition is based on the following factors:

- Although this property is zoned for industrial uses, the neighborhood is clearly a residential neighborhood.
- Building a structure such as the one proposed by the owner would damage the character of our neighborhood and would reduce property values of both the properties located on the north side of Maple Street (currently zoned industrial) and the south side of Maple Street (currently zoned residential).
- Granting a variance to the property owner to build the structure even closer to the railroad tracks than allowed in industrial zoning regulations would increase the negative impact of this development.
- We are concerned about the affect construction of a building of this sort would have on storm water run-off in our neighborhood, and believe a building of this sort would contribute to increased problems related to storm water drainage.

Respectfully submitted,

Name	Address	Owner or Renter
<u>Bucaryth</u>	<u>766 Maple Street</u>	<u>Owner</u>
<u>Matthew James Hubert</u>	<u>766 Maple St.</u>	<u>owner</u>
<u>Anna Whitley</u>	<u>759 Maple St.</u>	<u>owner.</u>
<u>Denise</u>	<u>775 Maple St.</u>	<u>owner</u>
<u>B.A.</u>	<u>775 Maple St</u>	<u>owner</u>
<u>Amy D. Anderson</u>	<u>772 Maple St.</u>	<u>Renter</u>
<u>Ann J. Bennett</u>	<u>772 Maple St.</u>	<u>Renter</u>
<u>Bernice Tucker</u>	<u>754 Maple St</u>	<u>owner</u>
<u>Connie Strada</u>	<u>742 Maple St</u>	<u>owner</u>
<u>Bob Royce</u>	<u>742 Maple St</u>	<u>OWNER</u>
<u>Nancy Flowers</u>	<u>769 Maple St.</u>	<u>owner</u>

