



Civil Engineering  
Landscape Architecture  
Community Planning  
Surveying

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April 23, 2008

Mr. Philip Ciesielski  
Assistant Director  
City of Lawrence Utilities Department  
PO Box 708  
Lawrence, KS 66044

RE: SP-03-18-08  
24<sup>th</sup> Street Villas at 1500 E. 24<sup>th</sup> Street  
Variance Request

Mr. Ciesielski:

I am writing to request a variance from City Code 19-214B that states that "a private sanitary sewer service line shall not be located in a City public utility easement or City public right of way for a length greater than 15 feet."

The 24<sup>th</sup> Street Villas project was previously approved as site plan SP-01-01-04 with public improvements for water main, sanitary sewer main, and sanitary service lines based on the proposed building layout. These approved public improvement plans (Public Works project number 43-SS11-804(P)) showed the sanitary service lines located in public utility easement for more than 15 feet for twelve residential units. No buildings were ever constructed per this site plan, however, the public improvements were constructed to City standards and were accepted by the City Engineer on April 10, 2005.

Shown on the revised site plan SP-03-18-08, are the twelve previously proposed units (A-1, A-2, A-3, B-1, B-2, C-1, C-2, G-1, G-2, H-2, I-1, and I-2) with existing sanitary service lines located more than 15 feet in an easement. The revised site plan also has one additional residential unit (H-1) that will require an additional sanitary service line located in the easement for more than 15 feet.

Per City Code 19-214(E), the provisions of section 19-214 may be waived by the City Commission upon finding that the requirements of this Section create a hardship on the property owner or that the characteristics of the property are unique in comparison of other properties in the general area. I am requesting a variance given that the sanitary sewer and service stubs have already been constructed based on the approved site plan SP-01-01-04 and the public improvement plans 43-SS11-804(P).

Christopher M. Storm, P.E.  
Landplan Engineering, P.A.