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Community Planning
Surveying

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Sheila M. Stogsdill
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December 9, 2008

RE: PP-10-15-08 Hunter's Acres Preliminary Plat
Variance Request

Louisiana Street designated as a minor arterial. Section 20-810(d) (4) (i) require 100' of right-of-way. USD 497 have provided 40 foot of right-of-way with a 10 foot Utility/Pedestrian Easement for a total of 50 feet.

USD 497 is request a variance from Section 20-810(d)(4)(i) based on criteria in Section 20-813(g);

(i) Strict application of these regulations will create an unnecessary hardship upon the Subdivider;

Providing addition 17 foot of right-of-way would place a portion of the existing school and entrance in the required setback for the total required right-of-way. USD 497 provided 7' of additional right-of-way and 10 foot of Utility/Pedestrian Easement.

(ii) The proposed variance is in harmony with the intended purpose of these regulations; and,

USD 497 has provided right-of-way and easement footage for the City of Lawrence and Utility Companies which provides more than enough room for future roadway improvements and utilities.

(iii) The public health, safety and welfare will be protected.

The right-of-way and easement provided by the district along this section of Louisiana Street will not cause any harm to the public health, safety and welfare.

USD 497 respectfully requests the granting of the variance for the above-reference project. If you have any questions or comments, please call or email.

Sincerely,

C.L. Maurer, RLA, ASLA

Landplan Engineering, P.A.