



Cardinal Construction, Inc. • 4001 W. 14th Street • Lawrence, Kansas 66049 • (785) 842-1973 • Fax: (785) 842-8212

11/112/09

RECEIVED

NOV 17 2009

City County Planning Office
Lawrence, Kansas

Lynne Braddock-Zollner
Lawrence Historic Resource Commission
Architectural Review Committee

Re: DR-8-98-09 Learnard Street Duplexes

Dear Lynne,

Enclosed you will see a couple other versions of parking configurations. After much review with Mark Stogdsill, My wife and I are of the opinion that the original Site Plan submitted with the architectural drawings of the buildings really places the structures in the most favorable location for a number of reasons.

- Keeps the parking split between the dwellings on their respective lots while minimizing the coverage over an 8" sewer main.
- The parking lot as originally designed uses at least 10% less concrete than any other plans developed by Hicks/Messick or the ARC version.
- The placement of 1926 Learnard is at an angle, but to face it to the street it will not fit. To place it perpendicular to the street "hides" it behind the structure at 1930/32 Learnard and would present a problem for emergency responders by not being visible from the street. This orientation also is unacceptable due to the building dominating the rear yard of that duplex.
- The original Site Plan allows for removing only two of the more mature trees on the lots. A 15" caliper Ash and 13" caliper Walnut are preserved by leaving the South building as originally submitted.
- All other parking up and down the blocks of Learnard and 19th Street have off street parking right in front of their residences, not 20' from the street. Our parking doesn't even begin until 100' from the streets edge. Parking in front of residences is clearly the norm for the neighborhood.
- We feel that with more green space, Burroughs Creek, and the existing trees with some additional landscaping this project stands to be a nice and affordable housing option without more sprawl for the City of Lawrence and furthermore will not adversely affect the environs of the listed property.
- It would be optimal if the ARC could meet to the property for a better feel of the aforementioned concerns.

Please schedule a time to meet as soon as possible.

Sincerely,

Tim Windholz

E 19TH STREET

LEARNARD AVE.

LOT 2

848

850

851

852

853

854

856

FL Elev.
853.75

One story
Duplex

FL Elev.
854.75

One story
Duplex

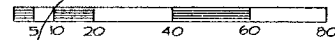
DRAINAGE
EASEMENT

U/E
VARIES



Site Plan

Scale: 1" = 30'-0"



LEGAL DESCRIPTION

LOTS 1 AND 3 OF
A REPLAT OF A PORTION OF TRACT "D"
EVERGREEN ADDITION, IN THE CITY OF
LAWRENCE, DOUGLAS COUNTY, KANSAS

Sept. 8, 2004

LEARNARD AVE.

848

850

851

~~FL Elev.~~
853.75

852

~~One store~~
Duplex

853

one story

FL Elev.

854

856



Scale: $1'' = 30'-0''$



LOTS 1 AND 3 OF

A REPLAT OF A PORTION OF TRACT "D"
EVERGREEN ADDITION, IN THE CITY OF
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Sept. 8, 2004