

Claude E. Kean
2629 Haskell Avenue
Lawrence, KS 66046

July 22, 2012

Fax Delivery to: 785-832-3160

To: Michelle Leininger and Members of the Lawrence-Douglas County Planning Commission, City of Lawrence, Kansas

**Reference: Item Z-5-9-12 up for Public Hearing Monday July 23, 2012
Regarding the Request for Rezone of General Industrial Property
at 2645 Haskell Avenue for the VFW**

Dear Michelle Leininger and Members of the Planning Commission:

Related to the Rezone of the Industrial Zoned Property at 2645 Haskell for the VFW, I have been asked by the homeowners "most affected" by this Industrial Property to provide this letter of written comments representing these homeowners.

First, there are four (4) homeowners with homes zoned for Residential One Single Family whose lawns and patios have views which directly face this Industrial Property and other Industrial Property next to it where no fence has been put up. The industrial-zoned property used to be vacant land BUT is now used to park and store many unsightly large tractor-trailer rigs and also rusted storage containers directly in sight of the residential property. This morning, there were 13 large unsightly tractor-trailer rig trailers and metal storage containers stored there without a fence to hide the view and junk from the homes zoned Single Family Residential. Allowing this next to land zoned Family Residential lowers the value of the homes within sight of it and makes them and the residential land next to it unappealing to sell.

The four (4) homeowners most affected have told me they have no objection to the zoning change requested by the VFW, and actually welcome the VFW to be there—under the condition we have heard that the VFW will build a solid fence around its property and parking to shield its view from the residential-zoned property north of it.

However, three of us as homeowners living here years before industrial property was allowed to build next door, also have our homes exposed to the trucks and noise of the Westar Energy Electric Service Trucks Complex, which is next to the VFW property. While Westar put up a chain-link security fence, it is a nuisance to our homes that were here first, and zoned family residential. The view to Westar truck parking is ugly and there is noise sometimes from trucks and loud speakers after midnight that is a nuisance to families living nearby. Since Westar has more than doubled the size of its services parking, we feel it is time for Westar to also put up a permanent 7 or 8 foot solid fence to hide its operations from the residential-zoned property.

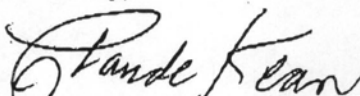
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Three of the mentioned homes have mailboxes on Haskell Avenue; however, their homes are actually on a private drive back to the west so their homes are directly north and in view of the unfenced VFW lot and also the Westar operations.

These homeowners are requesting that the Family Residential-Zoned Home Properties be kept separate by a tall solid fence be installed from the VFW and Westar Industrial Properties. They are: Diane Kennedy (2633 Haskell), Kathy Shuck (2631 Haskell), and Claude Kean (2629 Haskell). A fourth home with residential property land running next to the VFW property and Westar industrial property belongs to Ruth Vervynck, with whom I also spoke. Four home-owners, including their homes, own about 10 acres of land zoned Family Residential next to or just North of this area that has no barrier fence to block the view between Industrial Buildings and property zoned Family Residential.

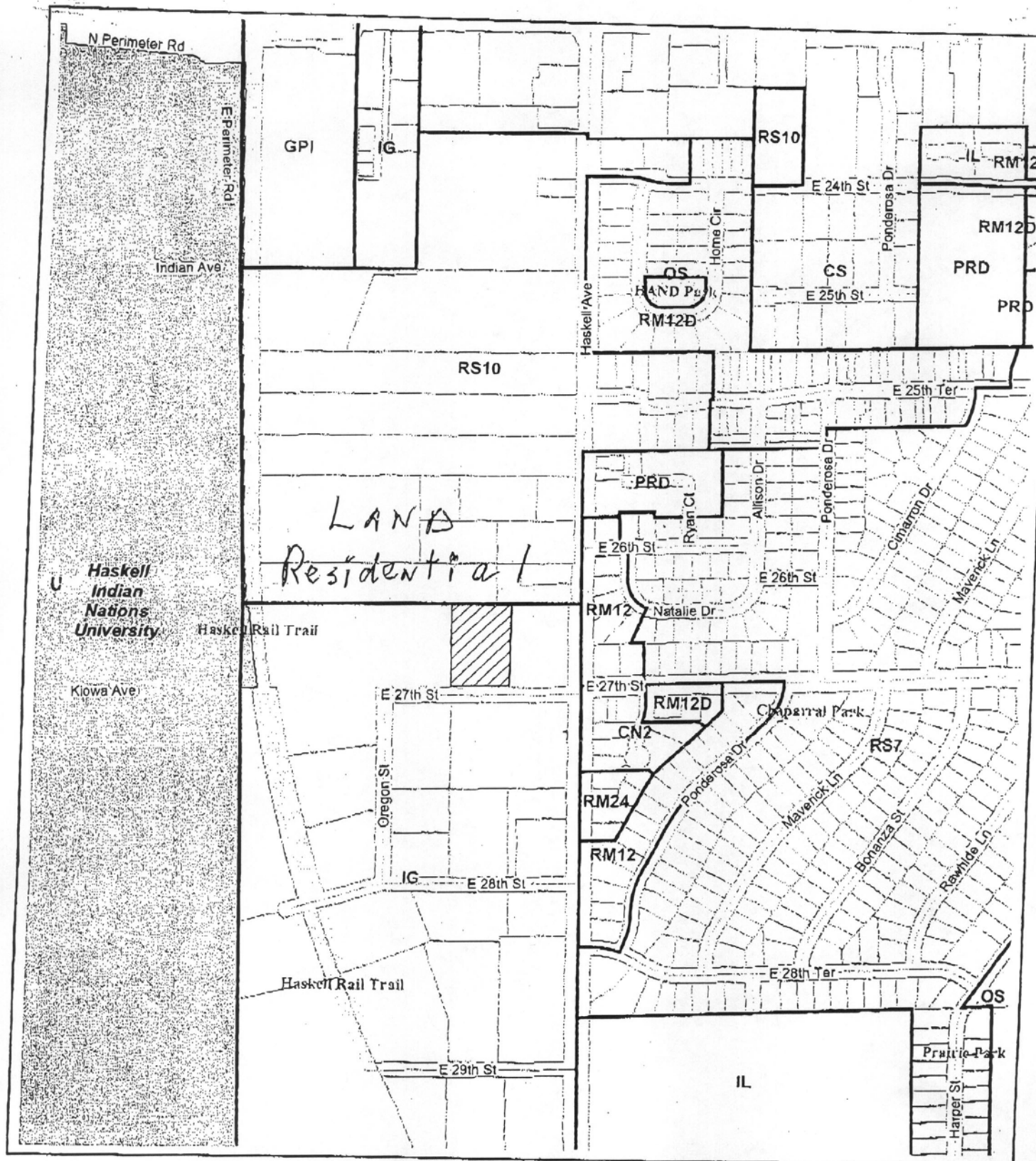
Three of the owners are requesting that the City require a sold fence be built to hide the view of the Industrial area from the homes and land zoned Single Family Residential.

Sincerely,



Claude E. Kean

Cc: Lawrence Journal World
Mayor Bob Schumm



Z-05-09-12: Rezone 1.74 acres from IG to IL
2645 Haskell Ave

Lawrence-Douglas County Planning Office
July 2012



 Area Requested

Scale: 1 Inch = 500 Feet