

Don and Jeanne Drickey  
1308 Morgan Ct.  
Lawrence, KS 66049

April 20, 2017



City of Lawrence Douglas County  
Planning & Development Services  
6 East 6<sup>th</sup> St.  
P.O. Box 708  
Lawrence, KS 66044

Dear Commission Members:  
Re: Z-17-00079 and Z-17-00080

Since purchasing our home in the fall of 2012, we have enjoyed the openness and serenity, as well as the wildlife the neighboring green area has afforded. We routinely see deer and coyotes, as well as an abundant diversity of birds, bees, and butterflies.

We have also taken opportunities to improve those qualities by not only maintaining and improving our property, but also that portion of the easement shared with the Southern Star Gas Pipeline as well as the former and current developers. This has entailed mowing, seeding and watering as well as the removal of misshapen and irregular trees.

We felt the personal labor and expense incurred was not only an investment in the potential increase in our property value, but a positive contribution to the overall tranquility of a shared neighborhood space. Inversely, we feel the relinquishment of that green space would adversely affect both the property and resale value of our home.

In your zoning decision, we would ask that you strive to maintain the existing attributes of a neighborhood blessed with naturally occurring green space. This will benefit not only existing and future property owners, but also the developer, and ultimately the city of Lawrence.

Sincerely,

Don and Jeanne Drickey

drickeydon@gmail.com 806-930-5033

April 13, 2017

Lawrence-Douglas County Metropolitan Planning Commission:  
6 East Sixth Street  
Lawrence, Kansas 66044



Dear Members of the Commission:

We are writing with regard to proposal Z-17-00079 to re-zone approximately 25.4 acres from IBP District to RS7 District located in the 1100 Block of Biltmore Drive and Research Park Dr. submitted by BG Consultants, for WE1929, LLC, property owner of record.

We have lived at 1021 Biltmore Drive for **seventeen years**, and our home is **directly adjacent** to the track of land, as described in the above paragraph, proposed for rezoning. As property owners, we are **adamantly opposed** to the Z-17-00079 rezoning proposal. Our reasons are as follows:

1. We purchased our lot based on the knowledge that the land south of us was zoned for IBP and, because of the IBP zoning, there would be 100 feet of "green space" between our home and any building structure to the south.
2. Due to the IBP zoning, and the protection of the 100 feet of green space, we built a custom home that runs the width of our property. The house directly across the street, 1020 Biltmore Drive, is also constructed in much the same way. (See photographs)
3. According to the builder's proposed development plan, a new house will be constructed directly adjacent to our property, and the backyard of that house will butt up against our front yard.
4. If the Z-17-00079 is approved, our property value will be decline significantly. (Who would purchase a home that faces the neighbor's back yard trampoline, bar-be-cue grill, dog pens, or fence?)

If the Z-17-00079 is approved, it will greatly reduce, not only our long-term financial investment, but our overall quality of life.

It will bring to our neighborhood overcrowded living conditions, noise, greatly increased traffic, school overcrowding, and the loss of precious green space that hundreds of men, women, and children in our neighborhood now enjoy.

We urge you to deny proposal Z-17-00079.

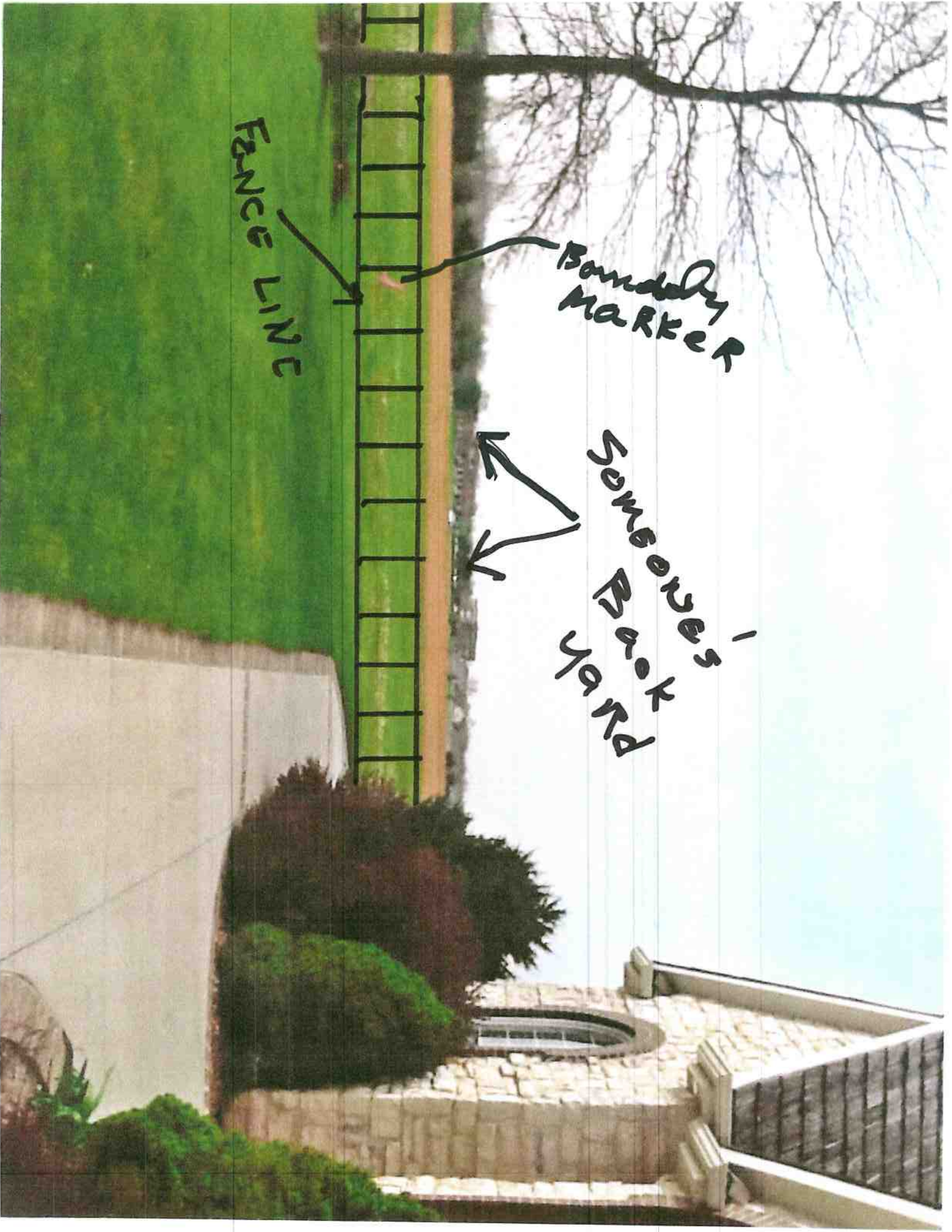
Respectfully,

A handwritten signature in black ink, appearing to read "Charles W. Timmons, Jr.".

Charles W. Timmons, Jr.  
1021 Biltmore Drive  
Lawrence, Kansas 66049  
(785) 691-6067  
[ttbiles@aol.com](mailto:ttbiles@aol.com)

A handwritten signature in black ink, appearing to read "Paula Timmons".

Paula Timmons  
1021 Biltmore Drive  
Lawrence, Kansas 66049  
(785) 691-6067  
[tpaula@aol.com](mailto:tpaula@aol.com)



Boundary  
Marker

Fence Line

Someone's  
Yard



some trees  
Back yard

Fence  
Line







Sawyer's tree

Fence