

LAWRENCE BOARD OF ZONING APPEALS

AGENDA

**APRIL 6, 2017 – 6:30 P.M., CITY COMMISSION MEETING ROOM, 1ST FLOOR OF CITY HALL
AT 6TH AND MASSACHUSETTS STREET, LAWRENCE, KANSAS**

CALL THE MEETING TO ORDER

TAKE A ROLL CALL TO DETERMINE IF THERE IS A QUORUM OF MEMBERS PRESENT

ITEM NO. 1 COMMUNICATIONS

- a) Acknowledge communications to come before the Board.
- b) Board member disclosure of any ex parte contacts and/or abstentions from the discussion and vote on any agenda item under consideration.
- c) Announce any agenda items that will be deferred.

ITEM NO. 2 MINUTES

Consider approval of the minutes from the March 2, 2017 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 4 APPEAL OF AN ADMINISTRATIVE DECISION REQUIRING PUBLIC IMPROVEMENTS REQUIRED AS PART OF A FINAL PLAT APPROVAL FOR NAISMITH CREEK ADDITION AT 751 W. 29TH TERRACE [SLD]

B-17-00109: Consider an appeal filed by Brian Strum, Landplan Engineering, P.A., representing Savannah Holdings, L.L.C., property owner of record of the real property at 751 W. 29th Terrace. The appeal challenges an administrative determination and certification, issued by letter dated February 3, 2017, by the Planning Director, which requires construction of a pedestrian pathway across city property to be paid for by the developer. The appeal was filed under the guidelines of Section 20-813 (f)(1) in the Land Development Code of the City of Lawrence, Kansas, 2015 edition. Reasons for filing this appeal are cited by the appellant in their appeal packet dated March 3, 2017, and received in the Planning Office on March 3, 2017.

ITEM NO. 5 VARIANCES FROM FLOODPLAIN REGULATIONS FOR THE RIVERFRONT MALL FROM FLOODWAY RESTRICTIONS AND MECHANICAL EQUIPMENT ELEVATION AT 1 RIVERFRONT PLAZA [AAM]

B-17-00124: A request for variances as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2015 edition. The first request is a variance from the code allowing an existing development to remain in the floodway as defined in Section 20-1204(b) of the City Code. The second variance is to allow certain existing mechanical equipment to remain in their current locations without being elevated 1 foot above base flood elevation as required by Section 20-1204 (e)(3)(i)(a)(1) of the City Code. The property is located at 1 Riverfront Plaza. Submitted by the City of Lawrence, the land owner of record, and Riverfront L.L.C. and Spring Hill Suites by Marriott, the structure owners of record.

ITEM NO. 6 MISCELLANEOUS

- a) Consider any other business to come before the Board.