

LAWRENCE BOARD OF ZONING APPEALS

AGENDA

**FEBRUARY 4, 2016 – 6:30 P.M., CITY COMMISSION MEETING ROOM, FIRST FLOOR
OF CITY HALL AT SIXTH 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

Acknowledge communications to come before the Board.

Board member disclosure of any ex parte contacts and/or abstentions from the discussion and vote on any agenda item under consideration.

Announce any agenda items that will be deferred.

ITEM NO. 2 MINUTES

Consider approval of the minutes from the January 7, 2016 meeting of the Board.

BEGIN PUBLIC HEARING:

**ITEM NO. 3 OFF-STREET PARKING SPACE VARIANCE FOR RENOVATION OF AN
EXISTING DUPLEX RESIDENTIAL USE; 1030 OHIO STREET [DRG]**

B-16-00005: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2015 edition. The request is a variance from the required number of off-street parking stalls calculated using the standards found in Section 20-902, "Off-Street Parking Schedule A" in the Development Code, which requires multi-dwelling structures to provide one off-street parking stall per bedroom for a duplex dwelling structure. The applicant is seeking a variance to reduce the number of parking stalls from the code required six (6) spaces to four (4) parking spaces, which will be accessed from the alley. The property is located at 1030 Ohio Street. Submitted by Abel Leon, President, Kolibri Ventures LLC, the property owner of record.

**ITEM NO. 4 SIDE YARD BUILDING SETBACK VARIANCE FOR NEW ROOM
ADDITION ON AN EXISTING RESIDENTIAL DWELLING; 5750 YANKEE
TANK COURT [DRG]**

B-16-00006: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2015 edition. The request is for a variance to reduce the 20 feet side yard building setback required in Section 20-601(a) of the City Code to a minimum of 4.6 feet, which will allow construction of a 16 feet by 22 feet kitchen addition on the northeast corner of the residential dwelling. The property is located at 5750 Yankee Tank Court. Submitted by Monte L. and Molly C. Soukup, the property owners of record.

ITEM NO. 5 FRONT AND EXTERIOR SIDE YARD BUILDING SETBACK VARIANCES FOR AN EXISTING FRONT PORCH AND A NEW ROOM ADDITION ON A RESIDENTIAL DWELLING; 845 ILLINOIS STREET [JSC]

B-16-00008: A request for variances as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2015 edition. The requests are for a variance to reduce the 20 feet front yard and exterior side yard building setbacks required in Section 20-601(a) of the City Code, to a minimum of 15.87 feet and 11 feet, respectively. The variances are requested for an existing front porch and a proposed 10 feet x 24 feet addition on the east side of the residential dwelling. The property is located at 845 Illinois Street. Submitted by Mike Logan, property owner of record.

ITEM NO. 6 FRONT, REAR, SIDE AND EXTERIOR SIDE YARD BUILDING SETBACK VARIANCES, AND OFF-STREET PARKING SPACE VARIANCE FOR A NEW RESIDENTIAL DWELLING; 945 MISSOURI STREET [DRG]

B-16-00007: 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 for variances from the code required 25 feet front yard, 25 feet exterior side yard, 20 feet rear yard, and 5 feet interior side yard building setbacks required in Section 20-601(a) of the City Code to a 5 feet front yard, 11 feet exterior side yard, 6 feet rear yard, and 3 feet interior side yard setbacks for a new single-family residential dwelling which is proposed on a nonconforming lot. The second request is a variance from the required number of off-street parking stalls calculated using the standards found in Section 20-902, "Off-Street Parking Schedule A" in the Development Code, which requires a detached dwelling to provide a minimum of two (2) off-street parking stalls. The applicant proposes to provide the parking spaces in the public right-of-way adjacent to the property with a use of right of way agreement with the city. The property is located at 945 Missouri Street. Submitted by Paul Werner, Paul Werner Architects, representing the property owner of record, Geneva L. Swartzel Trustee.

ITEM NO. 7 ACCESSORY STRUCTURE SETBACK VARIANCE FROM AN INTERIOR LOT LINE; 607 ELM STREET [DRG]

B-16-00009: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2015 edition. The request is for a variance to reduce the 5 feet accessory building setback from an interior lot line required in Section 20-533(3), "General Standards for Accessory Structures, Density and Dimensional Standards," in the City Code, to a minimum of 1.5 feet from the rear lot line. The property is located at 607 Elm Street. Submitted by Tony Backus, Backus Construction Company, representing the property owner of record, Matthew F. Gilhousen.

ITEM NO. 8 MISCELLANEOUS

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