



LAWRENCE BOARD OF ZONING APPEALS

AGENDA FOR **JANUARY 4, 2018**

1ST FLOOR OF CITY HALL, 6 E. 6TH STREET, CITY COMMISSION MEETING ROOM

6:30 PM

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

ITEM NO. 1 COMMUNICATIONS

- A. Acknowledge communications to the come before the Board.
- B. Disclosure of ex-parte communications and/or abstentions for specific agenda items.
- C. Announce any agenda items that will be deferred.

ITEM NO. 2 MINUTES

Consider approval of the minutes from the December 7, 2017 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 VARIANCE FROM THE PARKING AREA SETBACK FOR A RESIDENTIAL DWELLING; 900 ALABAMA STREET

B-17-00664: 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 from the 25 foot parking area setback standard required by Section 20-908(b) of the City Code for a Residential District. The applicant is seeking a variance from this code standard reducing the parking setback to a minimum of 10 feet to allow for the construction of a parking space and trash receptacle storage area. The property is located at 900 Alabama Street. Submitted by Mark Kern, JJMT, L.L.C., property owner of record.

ITEM NO. 4 MISCELLANEOUS

- A. Consider any other business to come before the Board.

**ITEM NO. 3 PARKING SETBACK VARIANCE FROM A STREET RIGHT-OF-WAY IN A
RESIDENTIAL ZONING DISTRICT; 900 ALABAMA STREET [JSC]**

B-17-00664: 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 from the 25 foot parking area setback standard required by Section 20-908(b) of the City Code for a Residential District. The applicant is seeking a variance from this code standard reducing the parking setback to a minimum of 10 feet to allow for the construction of a parking space and trash receptacle storage area. The property is located at 900 Alabama Street. Submitted by Mark Kern, JJMT, L.L.C., property owner of record.

B. REASON FOR REQUEST

Applicant's Request: *"Reduce 9th Street setback from 25' to 10' to allow for seven parking spaces and trash area."*

C. ZONING AND LAND USE

Current Zoning & Land Use:	RM12D-UC (Multi-Dwelling Residential Districts) District; residential dwelling
Surrounding Zoning and Land Use:	RS5 (Single-Dwelling Residential) District to the north; residential dwellings.
	RM32-UC (Multi-Dwelling Residential Districts) District to the east; residential dwellings and apartments
	RM12D-UC (Multi-Dwelling Residential Districts) District to the west and south; residential dwellings

D. ZONING ORDINANCE REQUIREMENTS

Section 20-908(b), "Location: Residential Districts," has standards defining the minimum setback for parking areas in residential zoning districts. In residential zoning districts, the minimum setback from a street right-of-way is 25 feet.

E. SPECIFIC ANALYSIS

Section 20-1309(g)(1) in the Development Code lists the five requisite conditions that have to be met for a variance to be approved.

1. The variance request arises from such conditions which are unique to the property in question and not ordinarily found in the same zone or district; and are not created by an action or actions of the property owner or applicant.

Applicant response: *"The property is on the corner of 9th & Alabama. The property is designated such that a townhome is acceptable, however the 9th Street setback of 25' limits the ability to provide the required parking."*



Figure 1: Subject Property

The subject property is comprised 1 full lot (Lot 24, Block 24, Sinclair's Addition) and a half of an additional lot (North ½ of Lot 23, Block 24, Sinclair's Addition). The property is currently zoned RM12D District, a residential zoning district, and within the Oread Neighborhood Design Guidelines Urban Conservation Overlay District.

The RM12D District is differentiated from the other RM Districts on the basis of Building Type and the maximum allowed net density. In the RM12D district, the building type is restricted to Duplexes or Attached Dwellings of 2 units. The -UC refers to the Oread Neighborhood Design Overlay District, which applies the [Oread Neighborhood Design Guidelines](#) to this parcel (§20-311). This property is located within District 1, which is designed, "to retain the scale of the original detached dwellings in the neighborhood, while allowing for the density permitted by the Land Development Code" (p. 80). This section also notes:

Lots presently platted and meeting the requirements for duplex development under the provisions of the Land Development Code, a lot having a minimum of 7,260 square feet, may maintain the ability to construct this type of use. Within District 1, lots shall not be created or modified to accommodate the construction of duplexes or other higher intensity residential dwellings. (P.80)

The subject parcel contains approximately 8,775 square feet; therefore, it may be possible for this lot to redevelop to a duplex use as noted within the Oread Neighborhood Design Guidelines. However, the proposed redevelopment will have to comply with the applicable requirements of both the Oread Neighborhood Design Guidelines and the Land Development Code.

Article 9: "Parking, Loading, and Access" establishes the required parking ratio based on the type and intensity of the structure's use. A duplex use, which is permitted in the RM12D zoning district, is required to provide parking at 1 parking space per bedroom. Therefore, the required off-street parking amount is derived from the intensity of the use being programmed into the structure. In this instance the applicant is proposing constructing a second unit, which would require the site to have 7 off-street parking spaces provided on the parcel as required by Section 20-908(a). Section 20-901(2)(i) requires that parking and loading standards "apply whenever an existing Building or use is enlarged or expanded to include additional dwelling units, floor area, seating capacity, employees or other units of measure used for establishing off-street parking and loading requirements."

Article 9 also provides for the minimum setbacks for parking locations for residentially zoning properties. Section 20-908(b) establishes that, "no part of a parking area, other than a driveway, may be located within 25 feet of a street right-of-way in any residential zoning district." This distance is set in conjunction with the Intersection Visibility requirements of the code. That section states:

No fence, wall, hedge, Landscaping, sign or other material or Structure that will obstruct vision between a height of 3 feet and 10 feet shall be erected, placed or maintained within the triangular area formed by an imaginary line starting at the point of intersection of Corner Lot Lines and extending 25 feet from their point of intersection. Visibility triangle requirements may be increased by the City Traffic Engineer when deemed necessary for traffic safety. (§20-1102)

This variance request is not for a reduction in the amount of required off-street parking. Instead, it is to reduce of the required 25 foot parking setback to a minimum of 10 feet permitting the construction of parking and trash receptacle storage area within the setback area. Based on the size of the parcel, minus the 25 foot required setback, the parcel could approximately accommodate 5 parking spaces in a tray parking design that is allowed by the Oread Neighborhood Design Guidelines and the Land Development Code.

The Land Development Code defines an unnecessary hardship as:

The condition resulting from application of these regulations when viewing the property in its environment that is so unreasonable as to become an arbitrary and capricious interference with the basic right of private property ownership, or convincing proof exists that it is impossible to use the property for a conforming use, or sufficient factors exist to constitute a hardship that would in effect deprive the owner of their property without compensation. Mere financial loss or the loss of a potential financial advantage does not constitute unnecessary hardship." (§20-1701)

While the parcel is unique in that it is larger than the standard lot dimension within the older Lawrence subdivisions, the placement on the corner, nor having the alley, is a unique condition. The application of the parking setback is not due to an action of the applicant; however, the expansion of the parking area is an action being proposed by the applicant. By applying the code required parking setback, the use of the structure as a duplex is permissible, but the property may not be able to accommodate the code required site features to support the intensity of the use of a 7-bed duplex sought by the applicant.

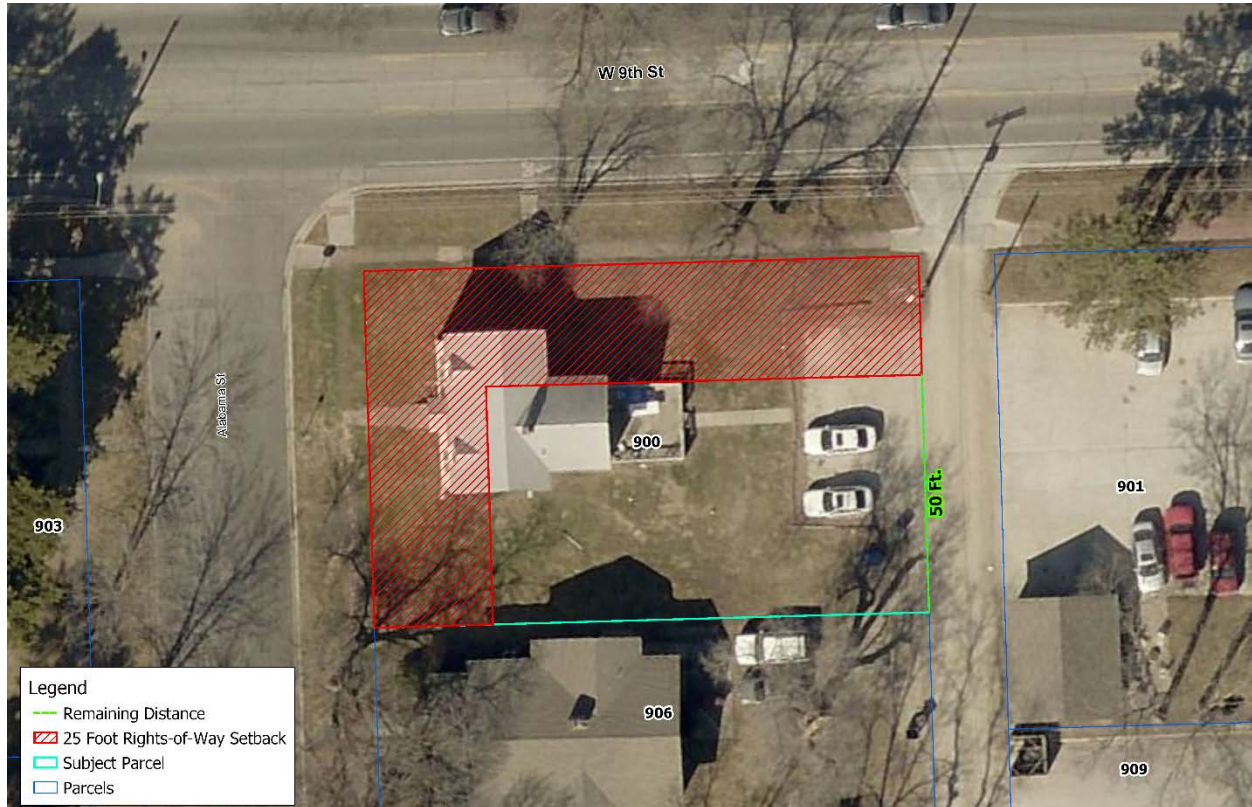


Figure 2: 25 Foot Parking Setback Illustration

2. That the granting of the variance will not adversely affect the rights of adjacent property owners or residents.

Applicant response: "A setback reduction to allow for parking would have no bearing on impact on surrounding properties."

In staff's opinion, the requested variance would not adversely affect the rights of adjacent property owners or residents. Notice was provided to property owners within 400 feet of the subject property informing them of the application filed by the property owner. As of the time this report was written, staff has not been contacted by any property owner expressing concerns or objections to the applicant's request.

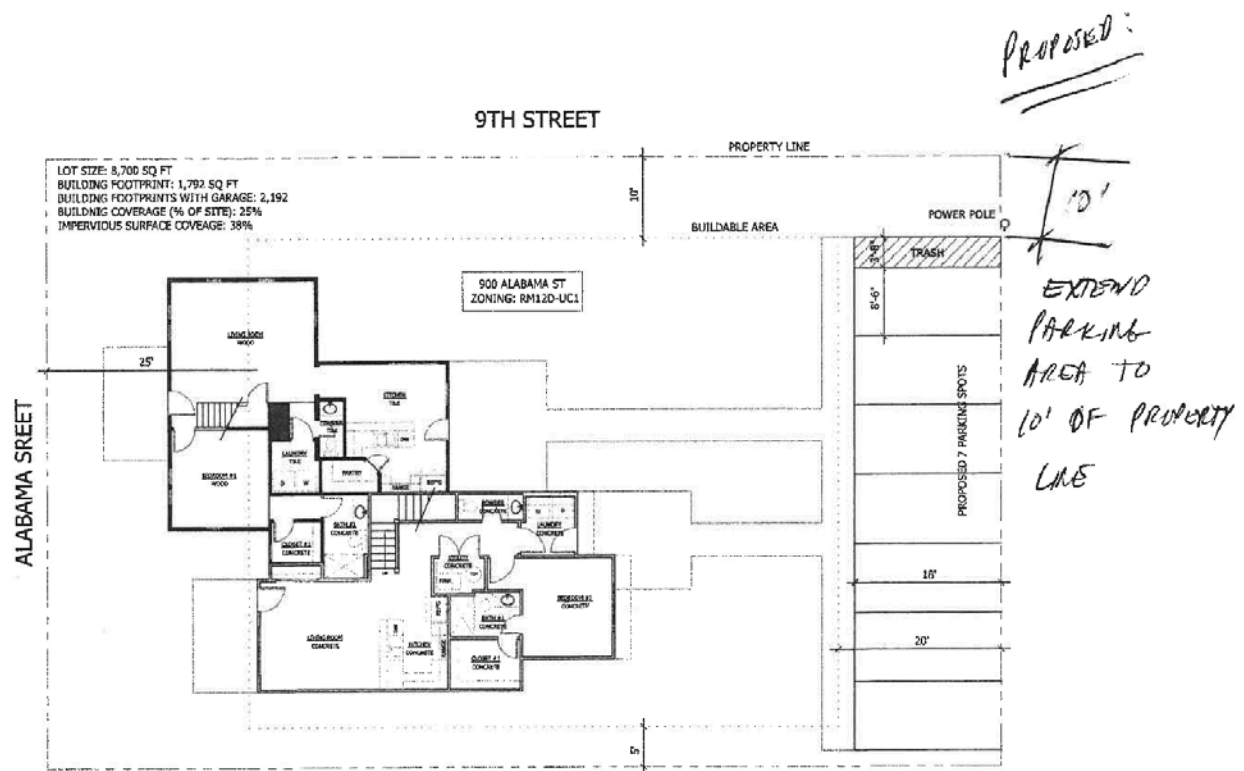


Figure 3 Site Drawing provided by Applicant.

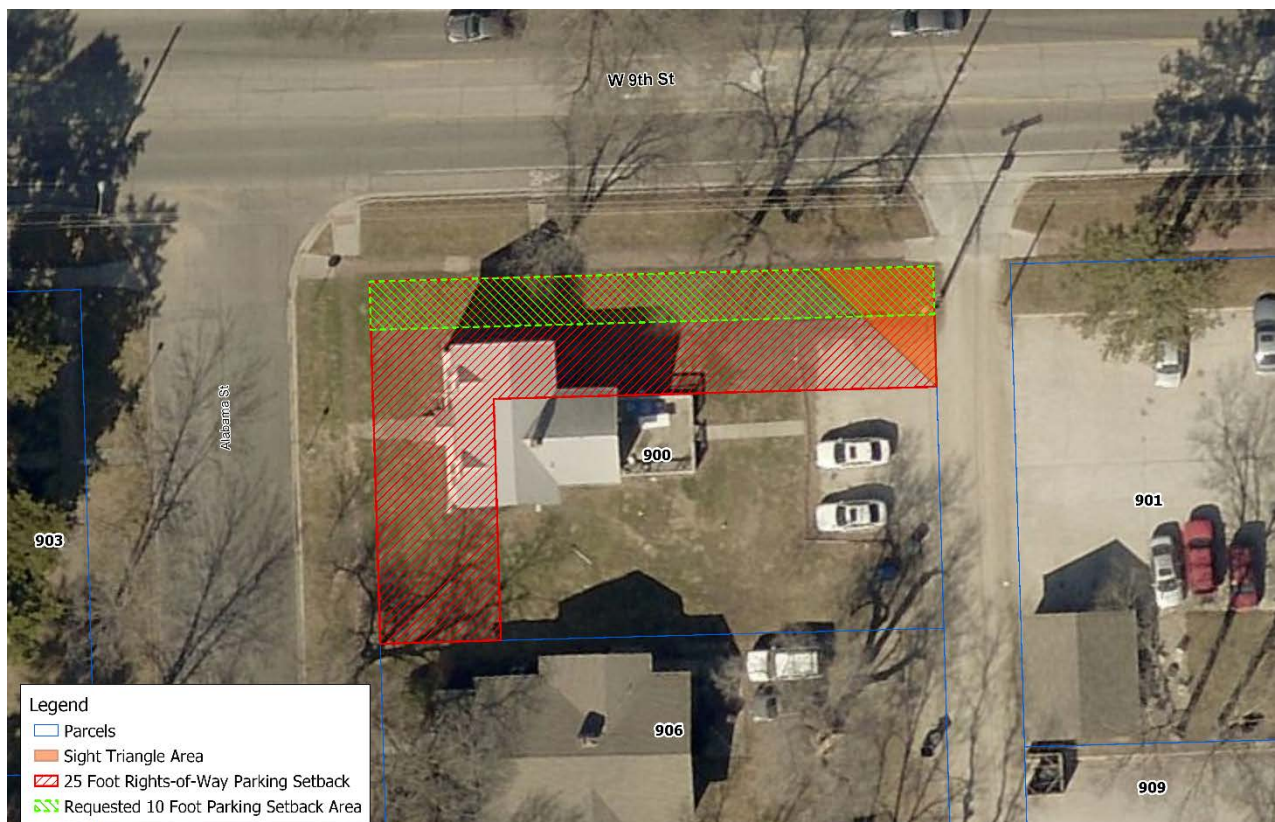


Figure 4: Staff Illustration of Application Items

3. That the strict application of the provisions of this chapter for which variance is requested will constitute unnecessary hardship upon the property owner represented in the application.

Applicant response: *"Given the property designation for a townhome and the requirement for one parking spot for every bedroom, the setback in place currently would then drive down the ability to develop the property to its full potential."*

In staff's opinion, strict application of the parking setback may not constitute unnecessary hardship in this instance. The requirement for parking setbacks have been equally applied throughout Lawrence in similar parcel configuration instances. The 25 foot parking setback requirement has existed since the adoption of the Land Development Code in 2006, and was present in the 1966 Zoning Code, requiring, "No part of a parking area other than the access way shall be located within 25 feet of a street right-of-way in the RS, RM, RM-D, RD, or PRD Districts." ([§20-1209\(a\)](#)) Previously, the residence was zoned RM-3 from 1966 to 1979, and RM-D from 1979 to 2006.

4. That the variance desired will not adversely affect the public health, safety, morals, order, convenience, prosperity, or general welfare.

Applicant response: *"A setback reduction would not adversely affect any of the items above."*

In staff's opinion, granting the requested variance will not create an adverse effect upon the public health, safety, morals, order, convenience, prosperity or general welfare. The request in question would be contained within the parcel owned by the applicant.

However, Staff is concerned about the proximity of the parking and trash enclosure encroaching towards the W. 9th Street intersection with the alley. The Land Development Code requires that a triangular area formed by an imaginary line starting at the point of intersection of Corner Lot Lines and extending 25 feet from their point of intersection be maintained clear between a height of 3 feet and 10 feet to ensure visibility of on-coming traffic, bicyclists, and pedestrians. (§20-1102)

The requirement of a clear sight triangle is to ensure adequate sight distance providing sufficient visibility and response time for drivers to avoid striking an unexpected object in the travel way. With the presence of a sidewalk and bicycle lane on this side of the W. 9th Street, Planning Staff is cautious in expanding into this require setback as it may not provide enough time for a driver to view potential conflicting vehicles/objects on the intersecting roadway, and complete a safe stopping maneuver.



Figure 5: Parking Setback and Sight Triangle Locations.

5. That granting the variance desired will not be opposed to the general spirit and intent of this chapter.

Applicant response: *"What is requested is in support of a project that complies with current zoning and neighborhood guidelines."*

In staff's opinion, a variance in this instance would be opposed to the general spirit and intent of this chapter. While the property is currently zoned RM12D and the Oread Neighborhood Design Guidelines which permits the property to have a duplex use, the Land Development Code also requires parking at a level to support the intensity of the use as outlined in Off-Street Parking Schedule A (§20-902). Section 20-901(2)(i) requires that parking and loading standards "apply whenever an existing Building or use is enlarged or expanded to include additional dwelling units, floor area, seating capacity, employees or other units of measure used for establishing off-street parking and loading requirements." This is a standard equally applied throughout Lawrence in all zoning districts.

It is common practice to ensure a site can accommodate and comply with the Land Development Code requirements when an increase in the intensity is proposed on the site. If this variance is granted, it would permit an increase in occupants and the conversion of for this structure from a single-dwelling residential use to a duplex residential use as permitted with the current zoning of the property. However, the Land Development Code establishes required off-street parking based on the use of the structure's capacity and provides for an established parking setback from the rights-of-way ensuring the safe

movement of all vehicular types and users. Without the variance, the applicant could still convert the structure to a duplex; however, the total number of bedrooms would be less than the applicant desires.

Conclusions:

Staff's analysis of this variance application finds the request does not meet all five conditions set forth in Section 20-1309(g)(1) of the Land Development Code that the Board must find existing to grant a variance.

Recommendation:

Staff cannot recommend approval of the parking setback variance based upon the findings in the staff report concluding that the request does not meet the five conditions outlined in Section 20-1309(g)(1).



City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

Lawrence Douglas County Metropolitan Planning Office

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

APPLICATION FOR VARIANCE FROM UNNECESSARY HARDSHIP

RECEIVED

NOV 28 2017

City County Planning Office
Lawrence, Kansas

OWNER INFORMATION

Name(s) JJMT LLC
Contact MARK KERN
Address 730 NEW HAMPSHIRE
City LAURENCE State KS ZIP 66044
Phone (785) 856-1990 Fax () —
E-mail MKERN@KERNGROUPINC.COM Mobile/Pager () —

APPLICANT/AGENT INFORMATION

Contact MARK KERN
Company JJMT LLC
Address 730 NEW HAMPSHIRE
City LAURENCE State KS ZIP 66044
Phone (785) 856-1990 Fax () —
E-mail MKERN@KERNGROUPINC.COM Mobile/Pager () —
Pre-Application Meeting Date 11/6/17 Planner SANDRA DAY

PROPERTY INFORMATION

Present Zoning District RM120-UC1 Present Land Use SINGLE FAMILY
Proposed Land Use TOWNHOME
Legal Description (may be attached) ATTACHED
Address of Property 900 ALABAMA LAURENCE, KS
Total Site Area 8,780 SQ FT
Number and Description of Existing Improvements or Structures ONE EXISTING
FOUR BEDROOM HOUSE

B-17-00664



City of Lawrence
Douglas County
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**
6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

Description of variance requested:

REDUCE 9TH ST SETBACK FROM 25' TO 10' TO
ALLOW FOR SEVEN PARKING SPACES AND TRASH AREA.



UNNECESSARY HARDSHIP CRITERIA

The Board of Zoning Appeals may approve a zoning variance if it finds that all of the following criteria have been met. The Development Code places the burden on the applicant to show that an application complies with such criteria. Please respond to each criterion to the best of your knowledge. (Attach additional sheets if needed.)

1. That the variance request arises from such conditions which are unique to the property in question and not ordinarily found in the same zoning or district and are not created by action(s) of the property owner or applicant:

THE PROPERTY IS ON THE CORNER OF 9TH & ALABAMA.
THE PROPERTY IS DESIGNATED SUCH THAT A TOWNHOME IS
ACCEPTABLE, HOWEVER THE 9TH ST SETBACK OF 25'
LIMITS THE ABILITY TO PROVIDE THE REQUIRED PARKING.

2. That granting the variance would not adversely affect the rights of adjacent property owners or residents:

A SETBACK REDUCTION TO ALLOW FOR PARKING WOULD
HAVE NO BEARING OR IMPACT ON SURROUNDING PROPERTIES



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**
6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

3. That strict application of the provisions of this chapter for which the variance is requested would constitute unnecessary hardship upon the property owner represented in the application:

GIVEN THE PROPERTY DESIGNATION FOR A TOWNHOME AND THE REQUIREMENT FOR ONE PARKING SPOT FOR EVERY BEDROOM, THE SETBACK IN PLACE CURRENTLY WOULD THEN DRIVE DOWN THE ABILITY TO DEVELOP THE PROPERTY TO ITS FULL POTENTIAL.

4. That the variance desired would not adversely affect the public health, safety, morals, order, convenience, prosperity or general welfare:

A SETBACK REDUCTION WOULD NOT ADVERSELY AFFECT ANY OF THE ITEMS ABOVE



**City of Lawrence
Douglas County**

PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**

6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

5. That granting the variance desired would not be opposed to the general spirit and intent of the Development Code:

WHAT IS REQUESTED IS IN SUPPORT OF A PROJECT THAT
COMPLIES WITH CURRENT ZONING AND NEIGHBORHOOD
GUIDELINES.

SIGNATURE

I/We, the undersigned am/are the **(owner(s))**, **(duly authorized agent)**, **(Circle One)** of the
aforementioned property. By execution of my/our signature, I/we do hereby officially apply for
variances as indicated above.

Signature(s):

Date

11-21-17

Date

Date

STAFF USE ONLY

Application No. _____

Date Received _____

BZA Date _____

Fee \$ _____

Date Fee Paid _____



**City of Lawrence
Douglas County**
PLANNING & DEVELOPMENT SERVICES

**Lawrence Douglas County
Metropolitan Planning Office**
6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

OWNER AUTHORIZATION

I/WE _____, hereby referred to as the "Undersigned", being of lawful age, do hereby on this _____ day of _____, 20 __, make the following statements to wit:

1. I/We the Undersigned, on the date first above written, am/are the lawful owner(s) in fee simple absolute of the following described real property:

See "Exhibit A, Legal Description" attached hereto and incorporated herein by reference.

2. I/We the undersigned, have previously authorized and hereby authorize _____ (Herein referred to as "Applicant"), to act on my/our behalf for the purpose of making application with the Planning Office of Lawrence/Douglas County, Kansas, regarding _____ (common address), the subject property, or portion thereof. Such authorization includes, but is not limited to, all acts or things whatsoever necessarily required of Applicant in the application process.
3. It is understood that in the event the Undersigned is a corporation or partnership then the individual whose signature appears below for and on behalf of the corporation or partnership has in fact the authority to so bind the corporation or partnership to the terms and statements contained within this instrument.

IN WITNESS THEREOF, I, the Undersigned, have set my hand and seal below.

Owner

Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this _____ day of _____, 20 __,
by _____.

My Commission Expires:

Notary Public



PROPERTY OWNERSHIP LIST CERTIFICATION

As required by Article 13, Section 20-1301(q) of the Development Code, the applicant is responsible for providing certified Ownership information (including names and mailing addresses) of all real property owners within a defined radius from the subject property. The Planning Department is required by the Development Code to use the submitted Ownership list to mail notice of the public hearing to surrounding property owners regarding this Application.

Ownership Information

The applicant is responsible for providing certified Ownership information. Current Ownership information shall be obtained from the Douglas County Clerk. Ownership information will be considered current if it is **no more than 30 days old** at the time an application is submitted to the Planning Department.

Radius of Notification

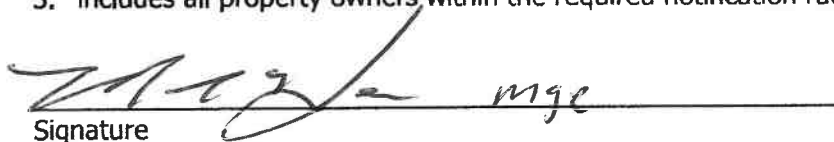
The Ownership list shall include the record Owner of the subject property and all Owners of property located within 400 feet of the subject property. If the subject property is adjacent to the City limits the area of notification shall be extended to at least 1,000 feet into the unincorporated area.

A map of the "Radius of Notification" can be obtained **at the Applicant's request** at the Planning Office. The map indicates ownership of each property and can be used to check the accuracy and completeness of the Ownership List. The map will be supplied **at the Applicant's expense**. **Allow 10 business days** to receive the map.

THE FOLLOWING IS TO BE COMPLETED AND SUBMITTED BY THE APPLICANT.

I certify that I have read and understood the above information and that the submitted Ownership list:

1. was a) obtained from and b) certified by the Douglas County Clerk,
2. is current (**no more than 30 days old**), and
3. includes all property owners within the required notification radius of the subject property.


Signature

11-21-17
Date

Mark Kern mgr member
Printed Name

SURVEY EXHIBIT

900 ALABAMA ST,
CITY OF LAWRENCE,
DOUGLAS COUNTY, KS

LEGAL DESCRIPTION:

LOT 24 AND NORTH HALF OF LOT 23, IN BLOCK 24, IN SINCLAIR'S ADDITION
TO THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS.

NOTES:

- BASIS OF BEARINGS: KANSAS STATE PLANE NAD 83 NORTH
- ZONE:
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 DATUM
USING THE MODOT VRS NETWORK

SETBACKS:

FRONT YARD SETBACK 25'
SIDE YARD SETBACK (INTERIOR) 5'
SIDE YARD SETBACK (EXTERIOR) 10'
REAR YARD SETBACK 20' (FROM ALLEY CENTERLINE)

SURVEYOR'S CERTIFICATION:

THIS SURVEY WAS PERFORMED IN THE FIELD BY ME OR UNDER MY DIRECT
SUPERVISION ON NOVEMBER 7, 2017.



BRAD C. ZILLOX, PS 889
1310 WAKARUSA DRIVE, STE 100
LAWRENCE, KS 66049
785-843-7530

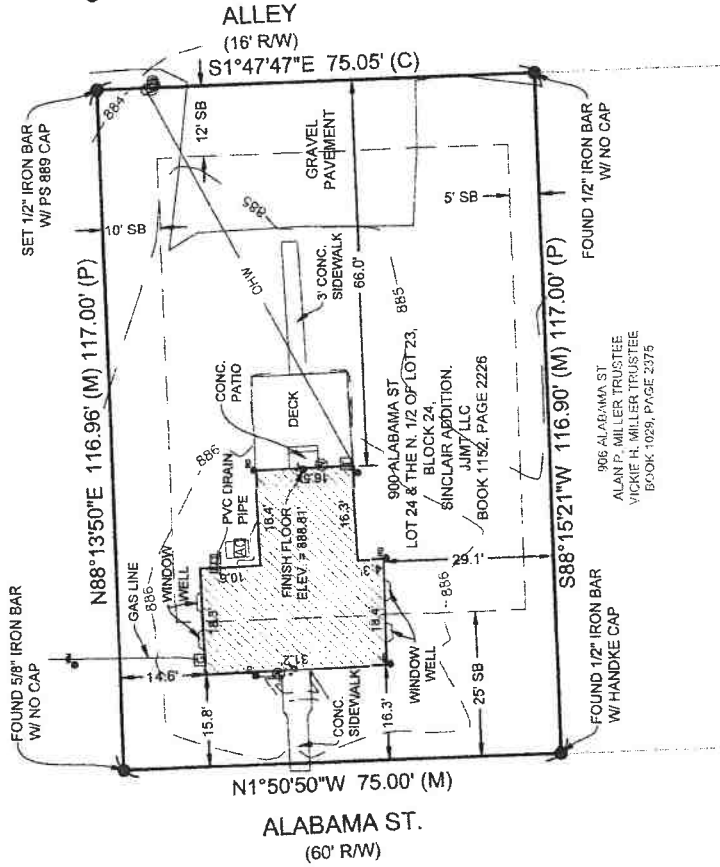


NORTH
SCALE: 1" = 20'

**LANDPLAN
ENGINEERING**
Lawrence, KS • Kansas City, MO • The Woodlands, TX
1310 Wakarusa Drive, Suite 100
Lawrence, Kansas 66049
785.843.7530(p) | 785.843.2410(f)
info@landplan-pa.com | www.landplan-pa.com

PREPARED FOR:
NUZUM HOMES
NOVEMBER 8, 2017

9TH ST.
(80' R/W)



- LEGEND:**
- BUILDING SETBACK
 - PROPERTY LINE
 - OVERHEAD WIRE
 - MONUMENT FOUND AS NOTED
 - SET 1/2" x 24" IRON BAR WITH P.S. 889 CAP
 - MEASURED DISTANCE
 - PLAT DISTANCE
 - CALCULATED DISTANCE
- AIR CONDITIONING UNIT**
- ELECTRIC METER
 - GAS REGULATOR
 - PIPE DRAIN
 - ROOF DRAIN
 - TELEPHONE BOX
 - UTILITY DROP
 - UTILITY POLE
 - WATER FAUCET
 - WATER METER

900 ALABAMA ST
ALAN P. MILLER TRUSTEE
VICKIE R. MILLER TRUSTEE
BOOK 1029, PAGE 2375

9TH STREET

LOT SIZE: 8,700 SQ FT
BUILDING FOOTPRINT: 1,792 SQ FT
BUILDING FOOTPRINTS WITH GARAGE: 2,192
BUILDING COVERAGE (% OF SITE): 25%
IMPERVIOUS SURFACE COVERAGE: 38%

900 ALABAMA ST
ZONING: RM12D-UC1

ALABAMA SREET

PROPERTY LINE

03

BUILDABLE AREA

POWER POLE

WASH

9-

PROPOSED 7 PARKING SPOTS

18'

20'

5

EXTEND
PARKING
AREA TO
10' OF PAV
LINE



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Heather Dill-Deputy Clerk Elections

November 22, 2017

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 400 FT OF 900 ALABAMA ST
(U04500A). 11/22//2017. REQUESTED BY PAUL NUZUM.

JOHN R. NICHOLS
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS 66044

785-832-5147

jnichols@douglas-county.com

Douglas County Real Estate Division
County Clerk's Office. I do hereby certify
the Property Ownership listed hereto, to be
true and accurate.

JOINPIN	SYSCALACRES	owner1	owner2	owner3	address	city	state	zip	plate	PID	Quarterfiled	stus
067-36-0-10-20-017-00-0	0.13451038	BAIRD TED	BAIRD CATHERINE		821 ILLINOIS ST	LAWRENCE	KS	66044	U06179	023-067-36-0-10-20-017-00-0	R7461	821 ILLINOIS ST
067-36-0-10-20-007-00-0	0.13429707	GRAHAM BEN			PO BOX 1251	LAWRENCE	KS	66044	U05042	023-067-36-0-10-20-007-00-0	R7451	822 ALABAMA ST
067-36-0-10-21-016-00-0	0.13446184	BAKER DEBRA			ALABAMA ST	LAWRENCE	KS	66044	U05055	023-067-36-0-10-21-016-00-0	R7483	822 ALABAMA ST
067-36-0-10-19-005-01-0	0.13464493	SALAMY MADINA	SALAMY CAROLINE		825 ILLINOIS ST	LAWRENCE	KS	66044	U04770-01	023-067-36-0-10-19-005-01-0	R7434	825 ILLINOIS ST
067-36-0-10-20-016-00-0	0.13514651	CLARKE JUSTIN R	CLARKE ALISON M		826 ILLINOIS ST	LAWRENCE	KS	66044	U06180A	023-067-36-0-10-20-016-00-0	R7460	826 ILLINOIS ST
067-36-0-10-20-008-00-0	0.20269598	MORITZ HELEN	PEARSON ROBERT B		828 ALABAMA ST	LAWRENCE	KS	66044	U05040A	023-067-36-0-10-20-008-00-0	R7452	828 ALABAMA ST
067-36-0-10-21-015-00-0	0.13446241	WRITT JOHN E	WRITT DONNA M		828 ALABAMA ST	LAWRENCE	KS	66044	U05056	023-067-36-0-10-21-015-00-0	R7482	828 ALABAMA ST
067-36-0-10-21-007-00-0	0.13467297	NORRIS SHAWN T			828 ALABAMA ST	LAWRENCE	KS	66044	U05069	023-067-36-0-10-21-007-00-0	R7471	828 ALABAMA ST
067-36-0-10-19-006-00-0	0.29876319	HOMES WITH HEART LLC			608 KENTUCKY ST	LAWRENCE	KS	66044	U04771A	023-067-36-0-10-19-006-00-0	R7439	829 MISSISSIPPI ST
067-36-0-10-19-006-00-0	0.13790173	DUBOIS JENNIFER A			830 ILLINOIS ST	LAWRENCE	KS	66044	U05032-01A	023-067-36-0-10-19-006-00-0	R7435	830 ILLINOIS ST
067-36-0-10-20-015-00-0	0.1344661	WILLIAM CLARK LLC	BRANSTROM JULIE M		10435 S HIGHLAND CIR	LAWRENCE	KS	66061	U05067	023-067-36-0-10-20-015-00-0	R7459	831 ILLINOIS ST
067-36-0-10-21-008-01-0	0.13447071	ANDRHI ENTERPRISES LLC			1040 W GEORGIA ST STE 800	VANCOUVER	BC	V6E4H	U05067A	023-067-36-0-10-21-008-01-0	R7482	836 MAINE ST
067-36-0-10-20-009-00-0	0.22150241	BUCHNER JOULISA I			830 ALABAMA ST	LAWRENCE	KS	66044	U05088A	023-067-36-0-10-20-009-00-0	R7436	830 ALABAMA ST
067-36-0-10-20-007-00-0	0.15596492	NEHER STEVEN K TRUSTEE	BUCHNER DONALD J		2429 JACOB AVE	LAWRENCE	KS	66044	U05056	023-067-36-0-10-20-007-00-0	R7436	846 ILLINOIS ST A
067-36-0-10-21-013-00-0	0.13446681	WARRING JAY	NEHER JOLENE M TRUSTEE		835 ALABAMA ST	LAWRENCE	KS	66044	U05066A	023-067-36-0-10-21-013-00-0	R7480	846 ILLINOIS ST A
067-36-0-10-21-008-02-0	0.06723483	JHT LLC	BLOOM ASHLEY		1345 ENGEL RD	SIGNAL HILL	CA	90755	U05032-02	023-067-36-0-10-21-008-02-0	R7473	830 MAINE ST
067-36-0-10-20-014-00-0	0.10743942	ANDERSON JUDY K			1345 ENGEL RD	LAWRENCE	KS	66044	U05066B	023-067-36-0-10-20-014-00-0	R7458	835 ILLINOIS ST
067-36-0-10-21-008-03-0	0.06723448	JHT LLC			641 E 59D RD	LAWRENCE	KS	66047	U04774	023-067-36-0-10-21-008-03-0	R7474	832 MAINE ST
067-36-0-10-19-006-00-0	0.14363598	BARKING DOG LC			841 ALABAMA ST	LAWRENCE	KS	66044	U05059	023-067-36-0-10-19-006-00-0	R7438	832 MAINE ST
067-36-0-10-21-017-00-0	0.20770317	HOYLE LAWRENCE E	GLENN JENNIFER E		2303 MANCHESTER RD	LAWRENCE	KS	66049	U05065	023-067-36-0-10-21-017-00-0	R7479	839 MISSISSIPPI ST
067-36-0-10-21-008-04-0	0.13447759	GEYER THOMAS J TRUSTEE	SLAVSON PAMELA J TRUSTEE		845 ILLINOIS ST	LAWRENCE	KS	66044	U05033	023-067-36-0-10-21-008-04-0	R7475	841 MAINE ST
067-36-0-10-20-013-00-0	0.14846802	LOGAN MIKE	STURGEON LINDA A		845 ILLINOIS ST	LAWRENCE	KS	66044	U05033	023-067-36-0-10-20-013-00-0	R7475	841 MAINE ST
067-36-0-10-20-012-00-0	0.14842053	STURGEON ROBERT C			320 HOMESTEAD DR	LAWRENCE	KS	66049	U05034	023-067-36-0-10-20-012-00-0	R7456	845 ILLINOIS ST
067-36-0-10-20-011-00-0	0.14837467	LOCI LLC	BROWNING PATTI L		2917 WESTDALE CT	LAWRENCE	KS	66044	U05035	023-067-36-0-10-20-011-00-0	R7454	904 W 9TH ST
067-36-0-10-20-010-00-0	0.29661166	BROWNING ROGER L			920 W 9TH ST	LAWRENCE	KS	66044	U05036A	023-067-36-0-10-20-010-00-0	R7454	904 W 9TH ST
067-36-0-10-19-008-00-0	0.29647009	DILLON REAL ESTATE CO INC	MCMASTER M ROSALEE TRUSTEE		1034 VINE ST	CINCINNATI	OH	45202	U04776	023-067-36-0-10-19-008-00-0	R7437	845 MISSISSIPPI ST
067-36-0-10-21-009-00-0	0.13448027	HILL MARK S TRUSTEE			PO BOX 1581	LAWRENCE	KS	66044	U05064	023-067-36-0-10-21-009-00-0	R7476	845 MISSISSIPPI ST
067-36-0-10-21-011-00-0	0.20172078	FRANK SCOTT E	BERTRAND AMY K		845 MAINE ST	LAWRENCE	KS	66044	U05061A	023-067-36-0-10-21-011-00-0	R7478	845 MAINE ST
067-36-0-10-21-011-00-0	0.16115911	BABCOCK ROBERT A	BABCOCK S MICHELLE		845 MAINE ST	LAWRENCE	KS	66044	U05061A	023-067-36-0-10-21-011-00-0	R7478	845 MAINE ST
067-36-0-10-21-010-00-0	0.1344686	VAN VIET MARK J			730 MISSISSIPPI ST	LAWRENCE	KS	66044	U05063	023-067-36-0-10-21-010-00-0	R7477	846 MAINE ST
067-36-0-10-31-001-00-0	0.70235205	MANDACINA JOSEPH C	MANDACINA WENDY		5305 NW 60TH ST	KANSAS CITY	MO	64151	U04786A	023-067-36-0-10-31-001-00-0	R7657	901 MISSISSIPPI ST
067-36-0-10-31-002-00-0	0.20144619	LOPEZ HECTOR	LOPEZ JUANITA		17300 HORGEE AVE	ALLEN PARK	MI	48101	U04785	023-067-36-0-10-31-002-00-0	R7658	901 ILLINOIS ST
067-36-0-10-30-001-00-0	0.13144039	HINE PROPERTIES LLC			708 FOX CHASE CT	LAWRENCE	KS	66049	U04477	023-067-36-0-10-30-001-00-0	R7633	901 ILLINOIS ST
067-36-0-10-30-002-02-0	0.20141341	JMT LLC			4205 W 07TH ST STE B	LAWRENCE	KS	66049	U04500A	023-067-36-0-10-30-002-02-0	R7631	903 ALABAMA ST
067-36-0-10-29-001-00-0	0.29750475	SLOUGH JAMES A	SLOUGH DONI M		PO BOX 763	LAWRENCE	KS	66044	U04451A	023-067-36-0-10-29-001-00-0	R7611	903 ALABAMA ST
067-36-0-10-29-002-00-0	0.23126808	ANGELETTI RICHARD	ANGELETTI ELVIRA M		1400 ILLAC LN APT 303	LAWRENCE	KS	66044	U04475A	023-067-36-0-10-29-002-00-0	R7612	900 MAINE ST
067-36-0-10-28-001-00-0	0.15151479	WEERS MARIAN J			901 MAINE ST	LAWRENCE	KS	66044	U04425	023-067-36-0-10-28-001-00-0	R7588	901 MAINE ST
067-36-0-10-31-003-00-0	0.2802584	EVANGELICAL PRESBYTERIAN CHURCH OF LAWRENCE K	EVANGELICAL PRESBYTERIAN CHURCH OF LAWRENCE K		3312 CALVIN DR	LAWRENCE	KS	66044	U04784	023-067-36-0-10-31-003-00-0	R7619	912 ILLINOIS ST
067-36-0-10-31-003-00-0	0.15151512	GARDNER MICHAEL J	GARDNER DINIA N		905 MAINE ST	LAWRENCE	KS	66049	U04784	023-067-36-0-10-31-003-00-0	R7619	912 ILLINOIS ST
067-36-0-10-30-022-01-0	0.13014833	MILLER ALAN P TRUSTEE	MILLER VICTOR H TRUSTEE		1487 N 600 RD	BADWIN CITY	KS	66006	U04988A	023-067-36-0-10-30-022-01-0	R7634	906 ALABAMA ST
067-36-0-10-30-003-00-0	0.14981483	915 ALABAMA LLC			1400 ILLAC LN APT 303	LAWRENCE	KS	66044	U04474	023-067-36-0-10-30-003-00-0	R7613	906 MAINE ST
067-36-0-10-29-019-00-0	0.15311615	KEATING JOSEPH TRUSTEE			1319 OWVA ST	LAWRENCE	KS	66044	U04479	023-067-36-0-10-29-019-00-0	R7636	909 ILLINOIS ST
067-36-0-10-28-004-00-0	0.15151365	FRENCH EDWARD R	KEATING GINA TRUSTEE		911 ALABAMA ST	LAWRENCE	KS	66044	U04453	023-067-36-0-10-28-004-00-0	R7632	911 ALABAMA ST
067-36-0-10-31-017-00-0	0.13429794	THOMPSON MORRIS L TRUSTEE	THOMPSON MARY S TRUSTEE		740 NEW HAMPSHIRE ST STE 110	LAWRENCE	KS	66044	U04473	023-067-36-0-10-31-017-00-0	R7614	911 ALABAMA ST
067-36-0-10-30-021-00-0	0.15718505	RAKE LANCE G	RAKE DEBORAH C		908 MAINE ST	LAWRENCE	KS	66044	U04427	023-067-36-0-10-30-021-00-0	R7609	909 ILLINOIS ST
067-36-0-10-30-004-00-0	0.13430284	REBER GAIL C			SEAL BEACH	LAWRENCE	KS	90740	U04480	023-067-36-0-10-30-004-00-0	R7655	913 ILLINOIS ST
067-36-0-10-29-018-00-0	0.15023361	FORD NED A			114 4TH ST	LAWRENCE	KS	66046	U04497	023-067-36-0-10-29-018-00-0	R7636	913 ILLINOIS ST
067-36-0-10-29-004-01-0	0.22896318	ZIEGLER RENTALS LLC			1780 N 1150 RD	OVERLAND PARK	KS	66213	U04454	023-067-36-0-10-29-004-01-0	R7636	913 ALABAMA ST
067-36-0-10-30-018-00-0	0.15151614	BRANDT RYAN B			10727 W 1128TH ST	LAWRENCE	KS	66049	U04472	023-067-36-0-10-30-018-00-0	R7615	913 MAINE ST
067-36-0-10-31-017-00-0	0.14772501	MANDACINA JOSEPH C			5812 ROBINSON DR	LAWRENCE	KS	66044	U04428	023-067-36-0-10-31-017-00-0	R7660	916 ILLINOIS ST
067-36-0-10-31-005-00-0	0.13430185	KERN MANAGEMENT COMPANY LLC			PO BOX 1782	LAWRENCE	KS	66044	U04783	023-067-36-0-10-31-005-00-0	R7654	916 ILLINOIS ST
067-36-0-10-30-020-00-0	0.15718373	KAPFER GEORGE L	KAPFER SUSAN D		322 NORTHWOOD LN	LAWRENCE	KS	66044	U04481	023-067-36-0-10-30-020-00-0	R7654	916 ILLINOIS ST
067-36-0-10-30-005-00-0	0.15065126	KERN MANAGEMENT COMPANY LLC			917 ILLINOIS ST	LAWRENCE	KS	66044	U04496	023-067-36-0-10-30-005-00-0	R7637	916 ALABAMA ST
067-36-0-10-29-017-00-0	0.22811646	THOMAS JAMES K			1723 E 1100 RD	LAWRENCE	KS	66049	U04455	023-067-36-0-10-29-017-00-0	R7630	919 ALABAMA ST
067-36-0-10-31-006-00-0	0.12086913	FREESTATE MANAGEMENT LLC	BRANDT BRANDY L		5008 KEYSTONE CT	LAWRENCE	KS	66047	U04469	023-067-36-0-10-31-006-00-0	R7616	920 MAINE ST 1
067-36-0-10-31-006-00-0	0.13429935	UNLUH BARBARA E	MANDACINA WENDY		4620 MURFIELD DR	LAWRENCE	KS	66047	U04429	023-067-36-0-10-31-006-00-0	R7607	920 MAINE ST
067-36-0-10-30-019-00-0	0.16501002	BESSON DAVID			5305 NW 60TH ST	KANSAS CITY	MO	64151	U04788A	023-067-36-0-10-30-019-00-0	R7674	931 ILLINOIS ST
067-36-0-10-29-016-00-0	0.13430118	SWARTZL GENERAL L TRUSTEE			740 NEW HAMPSHIRE ST STE 110	LAWRENCE	KS	66047	U04801	023-067-36-0-10-29-016-00-0	R7673	931 ILLINOIS ST
067-36-0-10-29-016-00-0	0.1510869	RAA HOLDINGS LLC			920 ALABAMA ST	LAWRENCE	KS	66044	U04495	023-067-36-0-10-29-016-00-0	R7652	925 ILLINOIS ST
067-36-0-10-31-007-00-0	0.13429757	SCOTTO LEONARD B			1535 NEW HAMPSHIRE ST	LAWRENCE	KS	66049	U04495	023-067-36-0-10-31-007-00-0	R7628	925 ALABAMA ST
067-36-0-10-30-018-00-0	0.14495798	DYCK KIRK	205 WAGON WHEEL RD		908 JENNY WREN RD	LAWRENCE	KS	66047	U04457	023-067-36-0-10-30-018-00-0	R7663	930 ILLINOIS ST
067-36-0-10-30-007-00-0	0.13434281	WILUS EDITH E			930 ILLINOIS ST	LAWRENCE	KS	66044	U04484	023-067-36-0-10-30-007-00-0	R7651	929 ILLINOIS ST
067-36-0-10-29-051-00-0	0.15146859	RONAN FRANCIS P			2201 W 25TH ST STE P	LAWRENCE	KS	66047	U04494	023-067-36-0-10-29-051-00-0	R7640	928 ALABAMA ST
067-36-0-10-30-006-00-0	0.15160493	ECK ERNEST	6041 RIVERDALE AVE		BRONX	NY	10471	U04458	023-067-36-0-10-30-006-00-0	R7618	928 MAINE ST	
067-36-0-10-31-004-008-00-0	0.13425915	BROWN INVESTMENTS LC			7246 OHIO ST	LAWRENCE	KS	66044	U04467	023-067-36-0-10-31-004-008-00-0	R7664	934 ILLINOIS ST
067-36-0-10-30-0017-00-0	0.15718428	DYCK KIRK O			503 LAWRENCE AVE	LAWRENCE	KS	66049	U04789	023-067-36-0-10-30-0017-00-0	R7650	935 ILLINOIS ST
067-36-0-10-30-008-00-0	0.13430155	UL FITZ LLC			935 ILLINOIS ST	LAWRENCE	KS	66044	U04493	023-067-36-0-10-30-008-00-0	R7641	935 ALABAMA ST
067-36-0-10-29-014-00-0	0.15190444	DEAN VIRGIL W			932 ALABAMA ST	LAWRENCE	KS	66044	U04459	023-067-36-0-10-29-014-00-0	R7616	932 ALABAMA ST
067-36-0-10-29-007-00-0	0.15122784	JD & CHEW LLC	DEAN JAN L		11 WESTWOOD RD	MOUND VALLEY	KS	67354	U04466	023-067-36-0-10-29-007-00-0	R7619	932 MAINE ST
067-36-0-10-30-016-00-0	0.15718461	SNYDER CHARLES R			1656 ILLINOIS ST	LAWRENCE	KS	66044	U04492	023-067-36-0-10-30-016-00-0	R7649	937 ILLINOIS ST
067-36-0-10-30-009-00-0	0.13430171	JOHNSON JEFF			10813 BROKEN BROOK CV	AUSTIN	TX	78726	U04492	023-067-36-0-10-30-009-00-0	R7642	936 ALABAMA ST

087-36-0-10-29-013.00-0	0.15232185	MONIER LLC	1124 WEST HILLS PKWY	LAWRENCE	KS	66044	U04460	023-067-36-0-10-29-013.00-0	R7625	937 ALABAMA ST
-------------------------	------------	------------	----------------------	----------	----	-------	--------	-----------------------------	-------	----------------

POL WITHIN 400 FT OF 900 ALABAMA ST
(U04500A)



From: Kyle Thompson [<mailto:kthompson@sunflower.com>]

Sent: Thursday, January 04, 2018 10:10 AM

To: Jeff Crick <jcrick@lawrenceks.org>

Subject: 900 Alabama BZA request

To BZA members,

I agree with the staff's finding that this request be denied.

We live at 1041 Tennessee. We exit and enter the alley behind our house from 10th and 11th streets. Because of grandfathered parking at both ends, it can be hazardous to enter our alley. It can be difficult to see pedestrians and cars backing out of parking. In addition, cars can often not be visible in the alley until one has begun to turn into the alley.

I think approving the variance would create similar problems at 900 Alabama, as the staff report points out.

Thanks, Kyle Thompson

Oread Residents Association Chairperson