

## **LAWRENCE BOARD OF ZONING APPEALS**

### **AGENDA**

**JANUARY 7, 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 December 3, 2015 meeting of the Board.

### **BEGIN PUBLIC HEARING:**

### **ITEM NO. 3      OFF-STREET PARKING, PARKING AREA DESIGN STANDARDS, AND DIMENSIONAL & DENSITY STANDARDS VARIANCES FOR AN EXISTING NONRESIDENTIAL USE PROPERTY; 239 ELM STREET [DRG]**

**B-15-00581:** 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 involves variances from the code standards contained in Article 9, "Parking, Loading and Access," requiring a minimum number of off-street parking spaces to be provided in an improved parking lot on the same property as the land use or on nearby property under the same ownership as the land use. The second request seeks variances from the density and dimensional standards in Section 20-601(b), "Nonresidential Districts," of the Development Code which are being requested to address the existing site conditions found on this property. The property is located on the northwest corner of Elm Street and N. 3<sup>rd</sup> Street, having an address of 239 Elm Street. Submitted by Joy Rhea, architect with Paul Werner Architects, representing Lawrence Kansas Rentals, LLC, the property owner of record. *Deferred from the December 3<sup>rd</sup> meeting.*

### **ITEM NO. 4      OFF-STREET PARKING AREA PAVING STANDARDS, AND PARKING AREA SETBACKS FROM STREET RIGHTS-OF-WAY FOR A NEW PARKING AREA SERVING AN EXISTING NONRESIDENTIAL USE PROPERTY; SW CORNER OF N. 3<sup>RD</sup> & LOCUST STREET [DRG]**

**B-15-00623:** 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 involves variances from the code standards contained in Article 9 Section 20-913(e), "Parking and Loading Area Design Standards, Surfacing," requiring a paved surface parking area with concrete curb and gutter around the perimeter of the lot. The second request is for parking

area setback variances from the required 15 feet setback from a street right-of-way per Section 20-908(c), "LOCATION, Nonresidential Districts," to a minimum of 10 feet from Locust Street and 0 feet from N. 3<sup>rd</sup> Street. The applicant seeks approval to build a gravel surface parking area with railroad ties or similar treatment around the edge of the parking area proposed to be built on the southwest corner of N. 3<sup>rd</sup> Street and Locust Street. Submitted by Joy Rhea, architect with Paul Werner Architects, representing KelJon of Lawrence LLC, the property owner of record.

**ITEM NO. 5      FRONT YARD BUILDING SETBACK VARIANCE FOR TWO NEW CONGREGATE LIVING RESIDENTIAL STRUCTURES; 1731 & 1735 KENTUCKY STREET [JSC]**

**B-15-00624:** 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 25 feet front yard building setback required in Section 20-601(a) of the City Code to a minimum of 17.5 feet, which will allow for the construction of an 8 feet wide covered porch on the front of the new congregate living structures. The property is located at 1731 and 1735 Kentucky Street. Submitted by Paul Werner, Paul Werner Architects, representing the property owners of record, Fadila Boumaza and Chaudhry I. Wahla.

**ITEM NO. 6      FRONT YARD AND SIDE YARD BUILDING SETBACK VARIANCES FOR AN EXISTING RESIDENTIAL STRUCTURE BEING RENOVATED AS A DUPLEX USE; 1338 OHIO STREET [JSC]**

**B-15-00625:** A request for variance 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 25 feet front yard building setback required in Section 20-601(a) of the City Code to a minimum of 7.5 feet; and, a variance from the 5 feet interior side yard building setback required in said section of the City Code to a minimum of 2.5 feet. These variances are requested to allow for the construction of a covered porch on the front of the existing residential structure, which is being remodeled as a duplex. The property is located at 1338 Ohio Street. Submitted by Paul Werner, Paul Werner Architects, representing the property owner of record, Cole Rentals LLC.

**ITEM NO. 7      MISCELLANEOUS**

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