

## **LAWRENCE BOARD OF ZONING APPEALS**

### **AGENDA**

**JANUARY 5, 2017 – 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**

- 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 November 3, 2016 meeting of the Board.

### **BEGIN PUBLIC HEARING:**

#### **ITEM NO. 3      VARIANCE FROM THE REAR YARD BUILDING SETBACK FOR A RESIDENTIAL DWELLING DECK ADDITION; 315 HEADWATERS DRIVE [DRG]**

**B-16-00380:** 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 30 feet minimum rear yard building setback standard in an RS7 (Single-Dwelling Residential) District which is required by Section 20-601(a) of the City Code. The applicant is seeking a variance from this code standard to allow the construction of a 10 feet deep deck addition that will reduce the rear yard building setback to a minimum of 20 feet. The property is located at 315 Headwaters Drive. Submitted by Doug Hassig, President of R&H Builders, Inc., who is the property owner of record. Deferred from the October 6<sup>th</sup> and November 3<sup>rd</sup> meetings by the applicant.

#### **ITEM NO. 4      VARIANCE FROM THE FRONT YARD BUILDING SETBACK FOR A RESIDENTIAL DWELLING DECK ADDITION; 2534 MAVERICK LANE [DRG]**

**B-16-00481:** 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 feet front yard building setback standard required by Section 20-601(a) of the City Code for the RS7 (Single-Dwelling Residential) District. The applicant is seeking a variance from this code standard to allow for construction of a 10 feet deep deck addition that will reduce the front yard building setback to a minimum of 12 feet. The property is located at 2534 Maverick Lane. Submitted by William Morris, who is the property owner of record.

**ITEM NO. 5**      **VARIANCE FROM THE ACCESSORY BUILDING SETBACK STANDARDS;  
401 LOUISIANA STREET [JSC]**

**B-16-00515:** 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 a variance to allow an accessory pergola structure to be located in front of the 20 feet front yard building setback as required by Section 20-533(3) and Section 20-601(a) of the City Code in the RS5 (Single-Dwelling Residential) District. The second request is to allow the proposed pergola to extend into the required 20 feet exterior side yard setback established in Section 20-601(a) of the City Code. The property is located at 401 Louisiana Street. Submitted by Sean Bergin and Ann Lavaty, who are the property owners of record.

**ITEM NO. 6**      **MISCELLANEOUS**

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