

LAWRENCE BOARD OF ZONING APPEALS

AGENDA

JULY 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 April 6, 2017, May 4, 2017, and June 1, 2017 meetings of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 VARIANCE FROM THE REAR BUILDING SETBACK FOR AN UNCOVERED HORIZONTAL STRUCTURE; 4821 W. 26th STREET [JSC]

B-17-00290: 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 foot rear 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 reducing the rear setback to a minimum of 12 feet to allow for the construction of an uncovered horizontal structure. The property is located at 4821 W. 26th Street. Submitted by Allison Wilson, property owners of record.

ITEM NO. 4 VARIANCE FROM THE REAR BUILDING SETBACK FOR A RESIDENTIAL DWELLING; 5120 CODY COURT [JSC]

B-17-00275: 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 foot rear 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 reducing the rear setback to a minimum of 12.5 feet to allow for the construction of a covered attached deck. The property is located at 5120 Cody Court. Submitted by Jim and Allison Nye, property owners of record.

ITEM NO. 5 **CITY OF LAWRENCE FIRE STATION NO. 1 SITE AREA AND
STRUCTURE SETBACKS FROM ALL PROPERTY LINES; 745 VERMONT
STREET [JMB]**

B-17-00285: 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 reduce the 40 foot minimum front setback requirement listed in Section 20-601(b) of the City Code to a minimum of 9 foot, 6 inches feet. The second request is for a variance to reduce the 40 foot minimum exterior side setbacks requirement listed in Section 20-601(b) of the City Code to a minimum of 16 feet from the west property line, and 37 feet from the eastern property line. The fourth request is for a variance to reduce the 15 foot minimum rear setback requirement listed in Section 20-601(b) of the City Code to a minimum of 9 foot, 5 inches feet. The property is located at 745 Vermont Street. Submitted by Jay Zimmerschied, Zimmerschied Architecture, for the City of Lawrence, Kansas, the property owner of record.

ITEM NO. 6 **PARKING VARIANCE FOR A MIXED USE STRUCTURE; 1420 CRESCENT
DRIVE [JSC]**

B-17-00284: 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 Article 9, "Parking, Loading and Access," requiring a minimum number of off-street parking spaces to be provided from a required 56 spaces to 30 spaces. The property is located at 1420 Crescent Road. Submitted by David Hamby, BG Consultants, Inc., on behalf of Axiom Equities, L.L.C., property owners of record.

ITEM NO. 7 **MISCELLANEOUS**

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