



LAWRENCE BOARD OF ZONING APPEALS

AGENDA FOR **JUNE 7, 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 May 3, 2018 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 EAST LAWRENCE REZONING VARIANCES

B-18-00157: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2018 edition. The first request is for a variance from minimum lot area, minimum lot area per dwelling unit, minimum lot width, and minimum lot frontage required by 20-601(a) of the City Code for properties zoned RM12D. The properties are located at 708 Rhode Island St, 738 Rhode Island St, 812 Rhode Island St, 711 Connecticut St, 713 Connecticut St, 721 Connecticut St, 817 Connecticut St, 821 Connecticut St, 829 Connecticut St, 832 Connecticut St, 716 New York St, 731 New York St, 740 New York St, 746 New York St, 731 New Jersey St, 800 New Jersey St, 804 New Jersey St, 810 New Jersey St, 816 New Jersey St, 823 New Jersey St, 827 New Jersey St. The second request is also for a variance from minimum lot area, minimum lot width, and minimum lot frontage required by 20-601(a) of the City Code for properties zoned RS5. The properties are located at 712 Rhode Island St, 714 Rhode Island St, 716 Rhode Island St, 820 Connecticut St, 822 Connecticut St, 837 Connecticut St, 839 Connecticut St, 727 New Jersey St. The third request is also for a variance from minimum lot area required by 20-601(a) of the City Code for properties zoned RS5. The properties are located at 746 Connecticut St, 746 1/2 Connecticut St, 745 New York St, 747 1/2 New York St, and 845 New York St. Submitted by the City of Lawrence on behalf of the subject property owners.

ITEM NO. 4 MAXIMUM DRIVEWAY WIDTH VARIANCE; Naismith Creek Subdivision

B-18-00212: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2018 edition. The request is for a variance to allow residential driveways in a new residential development area recently rezoned to RS5 (Single-Dwelling Residential) District to exceed the 12 feet maximum driveway width standard set forth in Section 20-908(b)(3) of the City Code. The request is being made for all of the RS5 zoned lots in Naismith Creek Addition, a newly approved residential subdivision. The subject properties are generally located northwest of the intersection of Louisiana Street and W. 31st Street. Submitted by Brian Sturm, Landplan Engineering, P.A., for 78, L.C. and Grand Builders, Inc., the property owners of record.

ITEM NO. 5 MINIMUM OFF-STREET PARKING VARIANCE; 1346 OHIO STREET

B-17-00641: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2018 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 120 spaces to 1 space. The property is located at 1346 Ohio Street. Submitted by Paul Warner with Paul Werner Architects, on behalf of D&D Rentals of Lawrence, L.L.C. and HDD of Lawrence, L.L.C., property owners of record.

ITEM NO. 6 MISCELLANEOUS

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