

LAWRENCE BOARD OF ZONING APPEALS

AGENDA

May 4, 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 April 6, 2017 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 VARIANCE FROM THE REAR BUILDING SETBACK FOR A RESIDENTIAL DWELLING; 303 PROVIDENCE ROAD [JSC]

B-17-00163: 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 rear building setback standard required by Section 20-601(a) of the City Code for the RS10 (Single-Dwelling Residential) District. The applicant is seeking a variance from this code standard to allow for construction of a 19 foot, 4 inch deck addition that will reduce the rear building setback to a minimum of 18 feet. The property is located at 303 Providence Road. Submitted by Grant Caffrey, property owner of record.

ITEM NO. 4 MISCELLANEOUS

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

ITEM NO. 3 **REAR SETBACK VARIANCE; 303 PROVIDENCE [JSC]**

B-17-00163: 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 rear yard building setback standard required by Section 20-601(a) of the City Code for the RS10 (Single-Dwelling Residential) District. The applicant is seeking a variance from this code standard to allow for construction of a 19 foot, 4 inch deck addition that will reduce the rear building setback to a minimum of 18 feet. The property is located at 303 Providence Road. Submitted by Grant Caffrey, property owner of record.

B. REASON FOR REQUEST

Applicant's Request – *"Distance of the deck from property line to the rear of the house. The deck is 20' from the Lawrence Country Club Property to the side of the house. The deck comes within 15' however, the house is only 5' from the property line at this same location. "*

C. ZONING AND LAND USE

Current Zoning & Land Use: RS10 (Single-Dwelling Residential) District; residential dwelling

Surrounding Zoning and Land Use: RS10 District in all directions; single-dwelling residential homes to the north, south, and east. Lawrence Country Club to the west.

D. ZONING ORDINANCE REQUIREMENTS

Section 20-601(a), "Density and Dimensional Standards; Occupancy Limits – Residential Districts," has standards defining the minimum building setbacks for residential dwellings based upon each residential zoning district. In the RS10 District, the minimum rear building setback is listed to be 30 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 deck backs up to undeveloped open space. To the other side, the house is already much closer to the property line than the deck."*

Applying for this variance originates from an inspection related to a notification of working being conducted without obtaining the required permits, and subsequent Notice & Order sent to the owner on 16 March 2017 due to work being conducted on the residence without permits or approvals. The deck was constructed in a manner that infringes 11 feet into the required rear setback as required in Section 20-601(a), "Density and Dimensional Standards; Occupancy Limits – Residential Districts," for properties zoned RS10, which necessitates the variance application. The owner has indicated that the deck is presently constructed in accordance with the submitted plot plan and part of this application.

The residence, constructed in 1967, is situated off center of the current parcel; however, it is approximately centered within platted Lot 41 in the 1962 Country Club North Addition. At the time of the residence's initial construction the [1966 Zoning Code](#) was in effect and this parcel was zoned RS-1. This previous zoning district also required a 30 foot rear setback, matching today's RS10 district setback requirement.

The 1966 Zoning Code does contain an exception allowing a principal building to be no closer than 20 feet from the rear lot line provided the rear yard was not less than 30% of the total lot area. This exception was adopted via [Ordinance 5792](#) in 1987, which is approximately 20 years after the construction of the residence. Any new additions and/or modifications constructed today would have to conform to the Land Development Code, not the 1966 Zoning Code.



Figure 1: Subject Parcel & Platted Lots

In this case, the variance is being requested due to the action of the owner, and not originating from a condition that is unique to the property in question, and/or not ordinarily found in the same zone or district. Both the parcel and the platted lot are consistent in dimension and size to lots in this subdivision and do not have any extraordinary topography or encumbrances, such as easements or special spatial conditions. While the orientation of the house within platted Lot 41 is unique, it is not inconsistent with the general development pattern seen within the area, subdivision, or zoning district.

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

Applicant response: "Yes, for the reasons stated above."

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 foot 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.

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: "Yes. The purpose of the deck is to enjoy the open spaces of the country club which it backs up to. Further and unfortunately the deck is already in place."

In staff's opinion, strict adherence to the code required building setbacks does not constitute an unnecessary hardship. As previously described, the rear setback required under the 1966 Zoning Code and the current Land Development Code are identical in requiring a 30 foot setback, and the existing house was constructed to comply with this rear setback.

The Land Development Code explicitly states that the conditions for the variance cannot be created by action(s) of the property owner. It should also be noted that as defined for the intent and purpose of the Land Development Code, unnecessary hardship is defined noting that, "mere financial loss or the loss of a potential financial advantage does not constitute unnecessary hardship." (§ 20-1701) Under this definition, financial considerations are not singularly adequate grounds to constitute an unnecessary hardship.

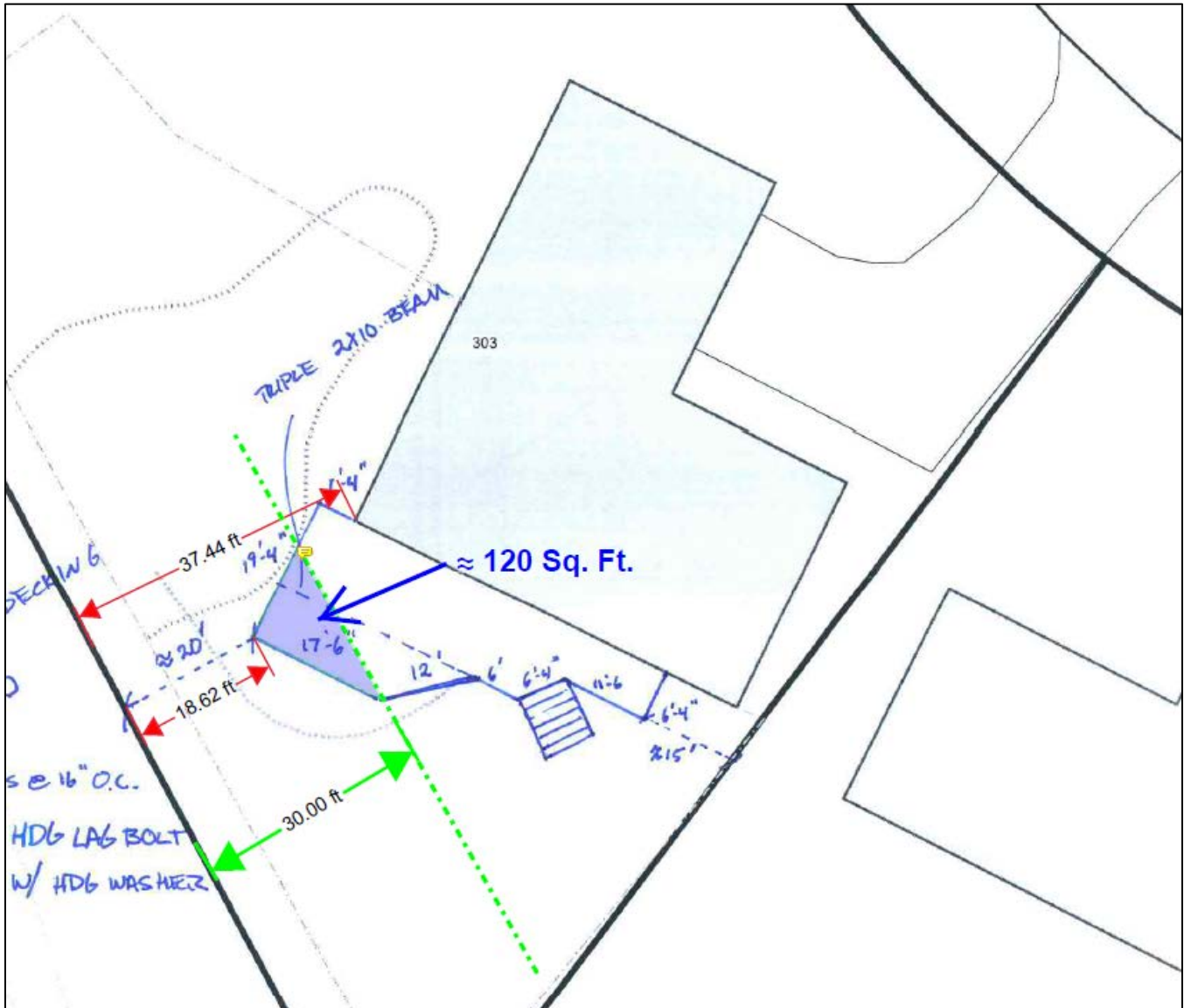


Figure 2: Staff Measurements Sketch of Submitted Plot Plan

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

Applicant response: *"It does not infringe on adjacent home owners property or line of sight. I believe it improves the property and adjacent property."*

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 is contained within the parcel owned by the applicant. This structure would not create any spill-over noxious effects to the surrounding area.

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

Applicant response: *"Yes. The adjacent home within 15' of deck already has my house within 5' of our property line to the country club side. It is to open space and is only an improvement."*

In staff's opinion, granting the setback variance would be opposed to the general spirit and intent of the Land Development Code. Strict adherence to the code requiring the 30 feet rear yard building setback is not an unnecessary hardship in this instance, and as defined within the purview of the Board. The conditions surrounding this requested hardship variance are due to the action of the owner, and not originating from a condition that is unique to the property in question, and/or not ordinarily found in the same zone or district. Other options are available to create outdoor entertainment space that is code compliant within the bounds of this property.

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. Based on the facts of this case, staff finds that the request is due to the action of the owner, and not originating from a condition that is unique to the property in question, and/or not ordinarily found in the same zone or district.

Recommendation:

Staff cannot recommend approval of the rear yard building setback variances based upon the findings in the staff report concluding that the request does not meet the 5 conditions outlined in Section 20-1309(g)(1) needed for variance approval because the requested hardship variance has been created by the applicant's actions, and are not due to a unique condition associated with the land and/or parcel.



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

OWNER INFORMATION

Name(s) Grant Caffrey
Contact Grant Caffrey
Address 303 PROVIDENCE RD.
City LAWRENCE State KS ZIP 66049
Phone (785) 338-1722 Fax (785) 338-1722
E-mail grant.caffrey@MIDWEST-MISSOURY.COM Mobile/Pager ()

APPLICANT/AGENT INFORMATION

Contact SAME
Company _____
Address _____
City _____ State _____ ZIP _____
Phone () _____ Fax () _____
E-mail _____ Mobile/Pager () _____
Pre-Application Meeting Date _____ Planner _____

PROPERTY INFORMATION

Present Zoning District _____ Present Land Use RESIDENTIAL
Proposed Land Use SAME
Legal Description (may be attached) _____
Address of Property 303 PROVIDENCE RD.
Total Site Area .4 ACRES
Number and Description of Existing Improvements or Structures (1) HOUSE



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:

DISTANCE OF DECK FROM PROPERTY LINE

TO THE REAR OF THE HOUSE THE DECK IS 20' FROM
THE LAWRENCE COUNTRY CLUB PROPERTY

TO THE SIDE OF THE HOUSE THE DECK COMES
WITHIN 15'. HOWEVER, THE HOUSE IS ONLY ~~25~~ 5'
FROM THE PROPERTY LINE AT THIS SAME LOCATION.



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:

YES. THE DECK BACKS UP TO UNDEVELOPED OPEN SPACE. TO THE OTHER SIDE, THE HOUSE IS ALREADY MUCH CLOSER TO THE PROPERTY LINE THAN THE DECK.

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

YES. FOR THE REASONS STATED ABOVE



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:

YES. THE PURPOSE OF THE DECK IS TO ENJOY
THE OPEN SPACES OF THE COUNTRY CLUB WHICH IT
IT BACKS UP TO. FURTHER AND UNFORTUNATELY THE
DECK IS ALREADY IN PLACE.

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

IT DOES NOT INFRINGE ON ADJACENT HOME
OWNERS PROPERTY OR LINE OF SITE. I BELIEVE
IT IMPROVES THE PROPERTY AND ADJACENT PROPERTY.



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:

YES. THE ADJACENT HOME WITHIN 15' OF DECK ALREADY
HAS MY HOUSE WITHIN 5' OF OUR PROPERTY LINE.
TO THE COUNTRY CLUB SIDE IT IS TO OPEN SPACE AND IS
ONLY ~~AN~~ AN IMPROVEMENT

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 12-2-16

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 Grant Caffrey, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 2 day of DEC., 2016, 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 Grant Caffrey (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 303 PROVIDENCE (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.

[Signature] Owner [Signature] Owner

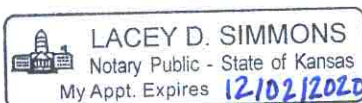
STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 2 day of Dec, 2016,

by Grant Caffrey.

My Commission Expires: 12/02/2020

[Signature]
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 200 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

12-2-12
Date

Printed Name

COUNTRY CLUB NORTH LT 41 & LT 42, LESS BEG AT NW COR LT 42 & SELY ALONG REAR LT LINE 27.17 FT
TH NELY TO PT ON FRONT LT LINE 19.75 FT SE OF NE COR SD LT TH NWLY 19.75 FT TO NE COR SD LT TH
SWLY 121 FT TO PT BEG D 291/349 RS8 (U14040 & 41 COMBINED 1997)

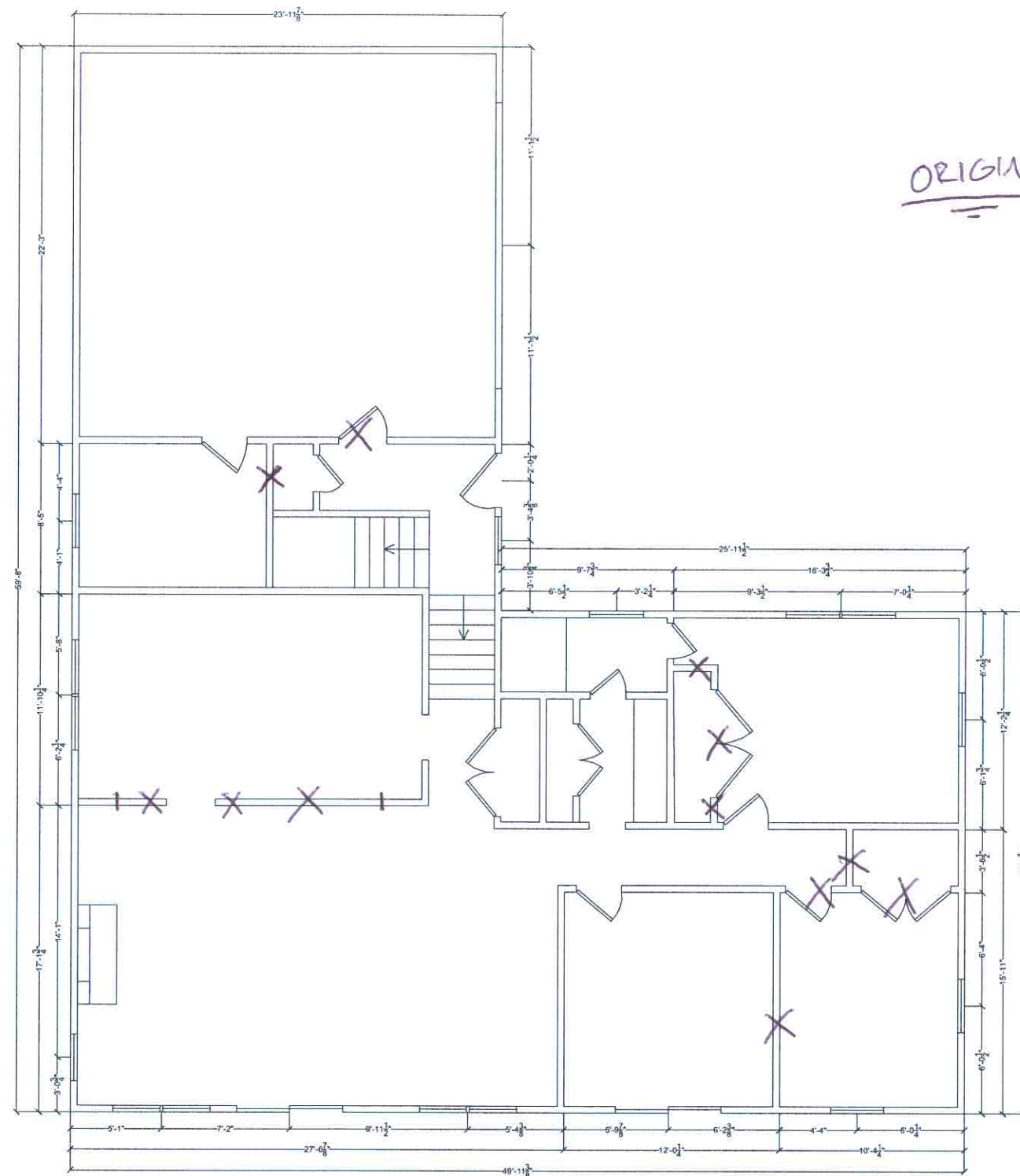
303 Providence Road



1 inch = 20 feet

DISCLAIMER NOTICE
The map is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for the appropriateness for use rests solely on the requester. The City of Lawrence makes no warranties, express or implied, as to the use of the map. There are no implied warranties of merchantability or fitness for a particular purpose. The requester acknowledges and accepts the limitations of the map, including the fact that the map is dynamic and is in a constant state of maintenance, correction and update.

Date: 11/23/2016



MAIN LEVEL FLOOR PLAN
ORIGINAL SCALE: $3/32" = 1' 0"$ SCALE

CHRISTINE JULIAN
INTERIORS

PO BOX 442592
LAWRENCE, KS 66044

785-380-9929
CHRISTINEJULIANINTERIORS@GMAIL.COM

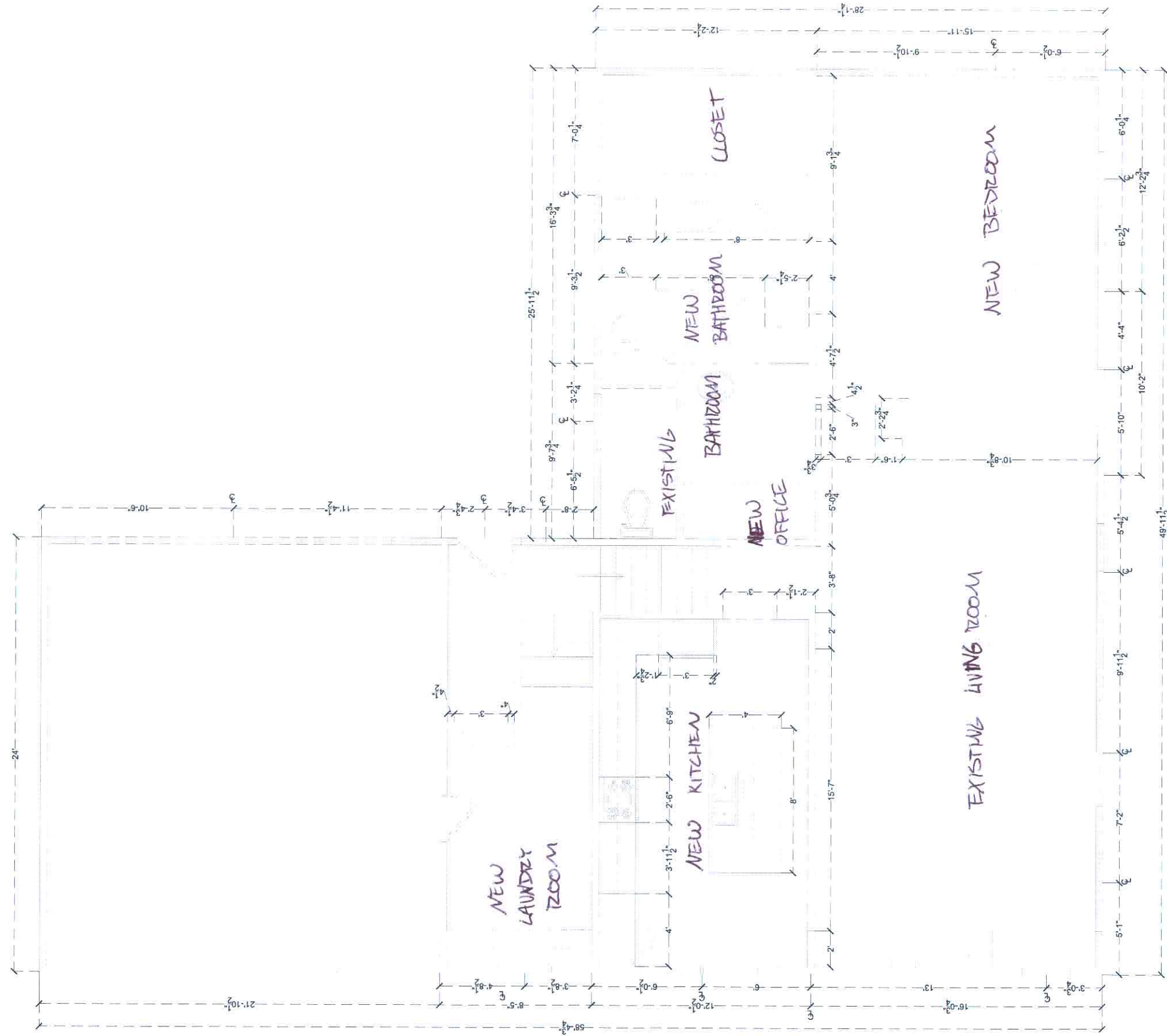
CAFFREY RESIDENCE

This drawing has been prepared by the interior designer. This drawing is provided as an instrument of service by the Designer/Consultant and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement, and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Designer/Consultant. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Designer is strictly prohibited.

c COPYRIGHT 2015

SHEET #
A-1

DATE: JUNE 25, '15

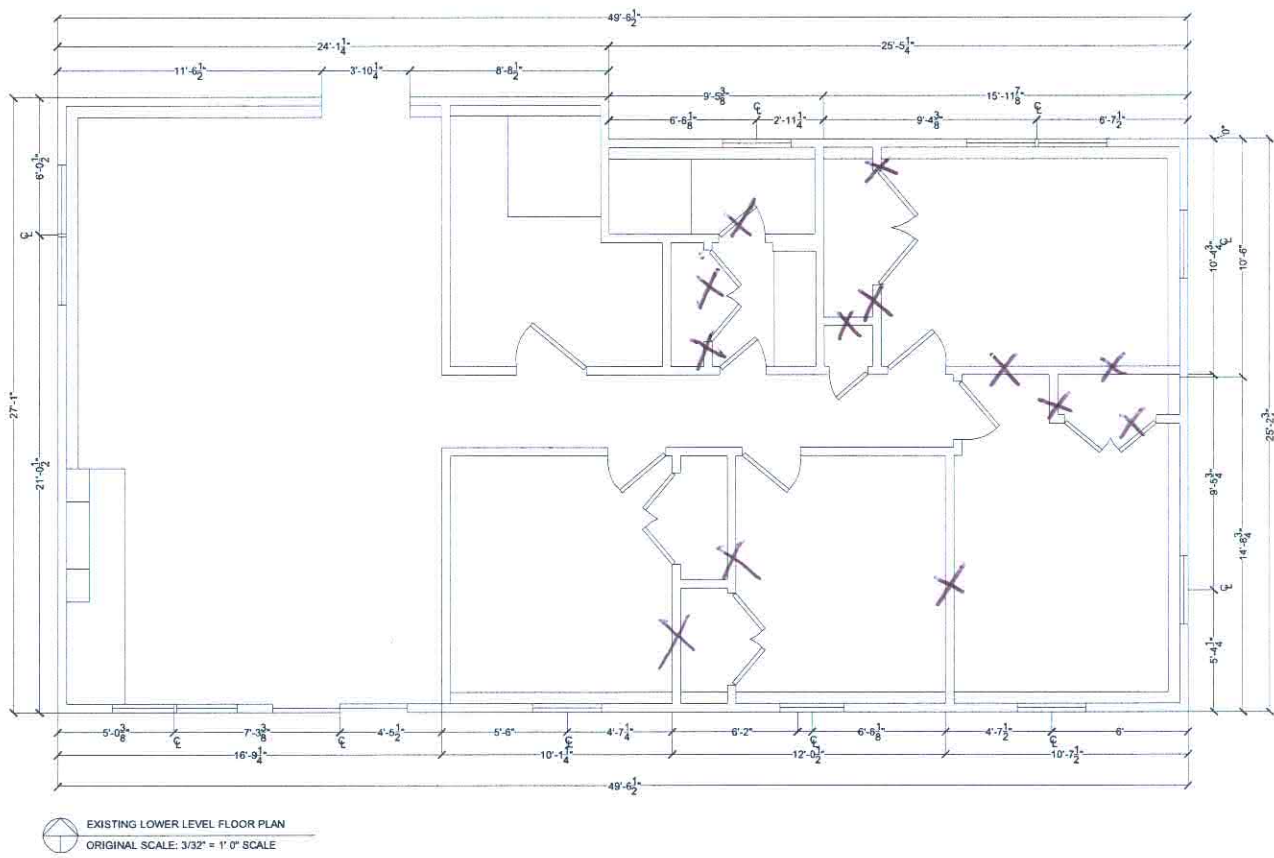


NEW PROPOSED

ALL WINDOWS &
DOORS ARE
RE PLACEMENT

MAIN LEVEL FLOOR PLAN - REV 4
ORIGINAL SCALE: 1/8" = 1'-0" SCALE

ORIGINAL



X = DEMO

CHRISTINE JULIAN
INTERIORS

PO BOX 442592
LAWRENCE, KS 66044

785-380-9929
CHRISTINEJULIANINTERIORS@GMAIL.COM

CAFFREY RESIDENCE

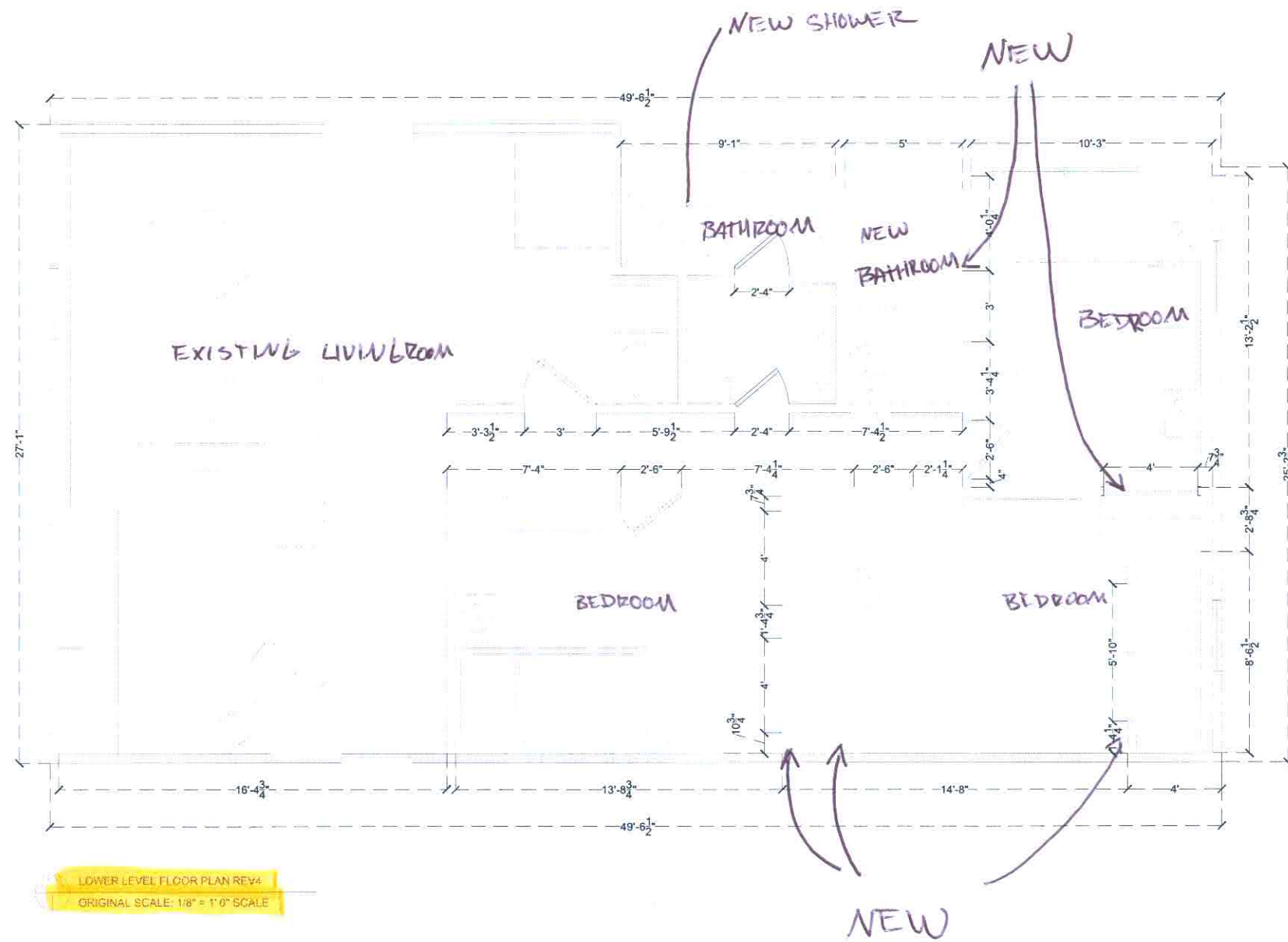
This drawing has been prepared by the interior designer. This drawing is provided as an instrument of service by the Designer/Consultant and is intended for use on this project only. Pursuant to the Architectural Works Copyright Protection Act of 1990, all drawings, specifications, ideas and designs, including the overall form, arrangement, and composition of spaces and elements appearing herein, constitute the original, copyrighted work of the Designer/Consultant. Any reproduction, use, or disclosure of information contained herein without the prior written consent of the Designer is strictly prohibited.

© COPYRIGHT 2015

SHEET #
A-2

DATE: JUNE 29, '15

PROPOSED





THOMAS M. MARKUS
CITY MANAGER

City of Lawrence

PLANNING & DEVELOPMENT SERVICES

City Offices
PO Box 708 66044-0708
www.lawrenceks.org

6 East 6th St
785-832-3000
FAX 785-832-3405

CITY COMMISSION

MAYOR
LESLIE SODEN

COMMISSIONERS
STUART BOLEY
MATTHEW J. HERBERT
LISA LARSEN
MIKE AMYX

NOTICE AND ORDER

Address: 303 Providence Rd.

Date: 03/16/2017

Parcel: 067-26-0-10-06-030-02-0

Owner of Record: Grant Caffrey
303 Providence Rd.
Lawrence, KS 66049

RE: Unlawful Work, 303 Providence Rd.

The Owner performed, or caused to be performed, work on the subject property in violation of the City Code. Specifically, the Owner performed, or caused to be performed, the installation of a new deck on the existing structure **(1)** without having first obtained, from the Board of Zoning Appeals, a variance allowing construction of the deck in the rear yard setback and **(2)** without having first obtained a building permit. Additionally, the Owner performed, or caused to be performed, work to remodel the interior of the existing structure without having first obtained a building permit. This Notice and Order is issued: **(1)** to require that a request for variance application be filed with the Board of Zoning Appeals, requesting a variance from the rear yard setback; **(2)** to require that a decision by the Board of Appeals be obtained on that variance request; **(3)** to require that, if the Board of Zoning Appeals approves or disapproves the variance request, a building permit be obtained to complete work on the deck or to demolish the deck; **(4)** to require that a building permit be obtained for the work performed to remodel the interior of the existing structure; and **(5)** to require that the work on the deck and the remodel work be completed and pass the City's Final Inspection.

Notice of Violations:

1. Section 20-601 of the Land Development Code, codified as amended at City of Lawrence, Kan., Code § 20-601 (Jan. 1, 2015), requires the following:

20-601 DENSITY AND DIMENSIONAL STANDARDS; OCCUPANCY LIMITS

(a) Residential Districts

Unless otherwise expressly stated, all development in R Districts shall comply with the Density and Dimensional Standards Table 20-601.

Failure to comply with the Land Development Code without first obtaining, from the Board of Zoning Appeals, a variance in accordance with City of Lawrence, Kan., Code § 20-1309 (Jan. 1, 2015), is a violation of law:

20-1602 VIOLATIONS

(a) Compliance Required

All Buildings and land used and all Buildings and Structures erected, converted, enlarged, reconstructed, moved, or structurally altered shall comply with all applicable provisions of this Development Code.



(b) Types of Violations.

Unless otherwise expressly stated by this Development Code or State law, any violations of this Development Code, including the following, will be subject to the remedies and penalties provided for in this article:

....

(2) to engage in any Development Activity in any way not consistent with the requirements of this Development Code;

2. City of Lawrence, Kan., Code § 5-141 (Jan. 1, 2015), requires the following:

5-141 PERMITS REQUIRED.

Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this Article, or to cause any such work to be done, shall first make application to the building official and obtain the required permit. In addition to the requirements of this section, moved structures shall comply with Chapter XVI, Article 7, of the Code of the City of Lawrence.

Failure to comply with Section 5-141 of the City Code, as amended, is a violation of law:

5-1.234 UNLAWFUL ACTS

It shall be unlawful for any person, firm, or corporation to erect, construct, alter, extend, repair, move, remove, demolish, or occupy any building, structure, or equipment regulated by this Article, or cause the same to be done, in conflict with or in violation of any of the provisions of this Article. Furthermore, it shall be unlawful to:

....

(B) Fail to obtain a building permit ... as required by this Article;

Correction Orders:

Based on the foregoing violations, you are hereby ordered as follows:

- 1.** You are hereby ordered to file, on or before March 24, 2017, with the Board of Zoning Appeals, a request for variance application requesting a variance from the Land Development Code permitting you to construct a deck in the rear yard setback of the subject property.
- 2.** You are hereby ordered to obtain, on or before May 4, 2017, in compliance with Section 20-1309 of the City Code, as amended, a decision from the Board of Zoning Appeals on your request for variance application.
- 3.** If the Board of Zoning Appeals approves the request for variance application, you are hereby ordered to obtain, on or before May 18, 2017, in compliance with Section 5-141 of the City Code, as amended, a building permit for construction of the deck. (If the Board of Zoning Appeals denies the request for variance application, you are hereby ordered to obtain, on or before May 18, 2017, a permit to demolish the deck constructed in the rear yard setback).
- 4.** You are hereby ordered to obtain, on or before May 18, 2017, in compliance with Section 5-141 of the City Code, as amended, a building permit for the work to remodel the interior of the existing structure on the subject property. (You may obtain both permits simultaneously).

5. You are ordered to complete, on or before June 18, 2017, the work on the deck and the interior remodel work and to obtain from the City Final Approval of said work.

Failure to comply with these Correction Orders will result in a complaint being forwarded to the City Prosecutor.

Right to Appeal

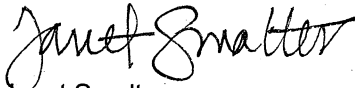
You have the right to appeal this Notice and Order to the Building Code Board of Appeals. An application for appeal shall be based on a claim that the true intent of the City Code, or the rules legally adopted thereunder, have been incorrectly interpreted, the provisions of the City Code do not apply, or an equally good or better form of construction is proposed. An application for appeal shall contain the following:

1. A brief statement setting for the legal interest of the appellant(s) in the real property or the structure involved in the Notice and Order.
2. A brief statement, in ordinary and concise language, setting forth the specific order or action protested, together with any material facts claimed to support the contentions of the appellant(s). Only those matters or issues specifically listed by the appellant(s) shall be considered in the hearing on appeal.
3. A brief statement, in ordinary and concise language, of the relief sought and the reasons why it is claimed the protested order or action should be reversed, modified, or otherwise set aside.
4. The signature(s) of the appellant(s) and mailing address(es).

The application for appeal shall be filed with the Development Services Division within 20 days after the Notice and Order is served on you.

Please contact me at (785) 832-3103 if you have questions regarding this Notice and Order.

Sincerely,



Janet Smalter
Plans Examiner

C: Scott McCullough, Planning and Development Services Director
Toni Wheeler, City Attorney
Barry Walthall, Building Official

From: Paul Werner [<mailto:paulw@paulwernerarchitects.com>]
Sent: Wednesday, May 03, 2017 12:57 PM
To: Jeff Crick
Subject: B-17-00163

Jeff

BZA item Thursday night.....

My wife and I fully support the variance request.

Thanks

Paul Werner

paulwerner

A R C H I T E C T S

123 W. 8th St., Suite B2

Lawrence, KS 66044

p 785.832.0804 ext. 304

www.paulwernerarchitects.com