



LAWRENCE BOARD OF ZONING APPEALS
AGENDA FOR **NOVEMBER 1, 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 October 4, 2018 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 VARIANCE FROM THE REAR YARD BUILDING SETBACK FOR A RESIDENTIAL STRUCTURE; 4800 TEMPE STREET

B-18-00470: 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 the 30 foot rear setback standard required by Section 20-601(a) of the City Code for the RS7 (Single-Dwelling Residential) District to 21 feet. The property is located at 4800 Tempe Street. Submitted by Harden Exteriors LLC, DBA Acumen Renovations, on behalf of Angela Sanders, property owner of record.

ITEM NO. 4 VARIANCE FROM THE REAR YARD BUILDING SETBACK FOR A RESIDENTIAL STRUCTURE; 2331 FREE STATE LANE

B-18-00475: 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 the 30 foot rear setback standard required by Section 20-601(a) of the City Code for the RS7 (Single-Dwelling Residential) District to 18 feet, 3 inches. The property is located at 2331 Free State Lane. Submitted by NB Remodeling LLC on behalf of David L. Rickard Trustee & Sandra L. Stilwell-Rickard Trustee, property owners of record.

ITEM NO. 5 MISCELLANEOUS

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

ITEM NO. 3 **VARIANCE FROM THE REQUIRED REAR YARD BUILDING SETBACK FOR A RESIDENTIAL STRUCTURE; 4800 TEMPE STREET [LRM]**

B-18-00470: 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 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 21 feet to allow for the construction of an elevated deck connected to the existing residence. The property is located at 4800 Tempe Street. Submitted by Acumen Renovations on behalf of Angela Sanders, property owner of record.

B. REASON FOR REQUEST

Applicant's Request – *"Would like to remove and replace deck on back of home".*

C. ZONING AND LAND USE

Current Zoning & Land Use: RS7 (Single-Dwelling Residential) District; *Detached dwelling residential* use.

Surrounding Zoning and Land Use: RS7 (Single-Dwelling Residential) District in all directions; *Detached Dwelling Residential* use in all directions.

D. ZONING ORDINANCE REQUIREMENTS

Section 20-601(a), "DENSITY AND DIMENSIONAL STANDARDS; OCCUPANCY LIMITS, Residential Districts," provides the minimum building setbacks for each residential district. The code required minimum building setbacks in the RS7 (Single-Dwelling Residential) District and what is being requested by the applicant follow:

Eastern setback (rear setback) – 30 feet required; 21 feet proposed for new deck.



Figure 1: Subject Property outlined in Teal. Subject Property is located in and surrounded by the RS7 (Single-Dwelling Residential) District.

E. SPECIFIC ANALYSIS

Section 20-1309(g)(1) in the Land 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 setback of the property would allow for only a 5' deck off the back of the property within the current code".*

The subject property was originally platted and recorded in 1993 as Block 3, Lot 28, part of Parkway West final plat. The subject parcel came into existence under the 1966 Zoning Code and was zoned RS-2 (Single-Family Residence) District. The 1966 Lawrence Zoning Code, adopted with Ordinance No. 3500, required a 30 foot rear yard building setback for structures in the RS-2 district.

The 1966 Zoning Code contained rear yard exemptions and modifications for certain zoning districts. Section 20-1504(c) states, *In the RS-1, RS-2 and RM-D Districts, a principal building may be located no closer than 20 feet to the nearest property line opposite the front lot line; provided the rear yard area is no less than 30 percent of the total lot area.*

The subject property's existing deck was built approximately 21 feet from the rear property line. The subject property's rear yard accounts for approximately 34% of the total lot area.

Development Services staff were unable to locate a separate building permit for the deck. The deck was likely constructed with the existing residence although staff were unable to find any notes about the deck on the residence's building permit. The existing residence was built in 1993, per Douglas County Register of Deed's records. The subject property's current owner was not the owner at the time of platting or construction. When the residence was built, in 1993, it utilized the Section 20-1504(c) rear yard setback exemption.

The rear yard exemption was not included in the 2006 Land Development Code. The required rear yard setback for the RS7 (Single-Dwelling Residential) District is 30 feet. A 30 foot rear yard setback would not permit any deck structure deeper than approximately five feet as the existing residence's rear wall is placed 35 feet from the rear property line. The applicant is not looking to place the structure closer to the rear property line; rather, he is looking to memorialize the current setback and footprint of the existing deck. The proposed addition will be located the same distance from the rear property line but within the required 30 foot rear setback. The applicant is looking to memorialize the footprint that was permitted via the Section 20-1504(c) exemption within the 1966 Zoning Code. If the 1966 Code's exemption existed within the current Land Development Code, a variance would not be required. If the proposed deck was lower than 30 inches, there would also be no variance required.

The proposed deck addition will not encumber an existing, platted utility easement along the rear property line.

The removal of the required rear yard setback exemption from the Land Development Code is not a condition brought about by the applicant. The subject property remained the same while the zoning code and density and dimensional standards changed.



Figure 3: A site plan of the existing residence and deck provided by the applicant. Note the distance between the deck and the rear property line is 21 feet rather than 35 feet.

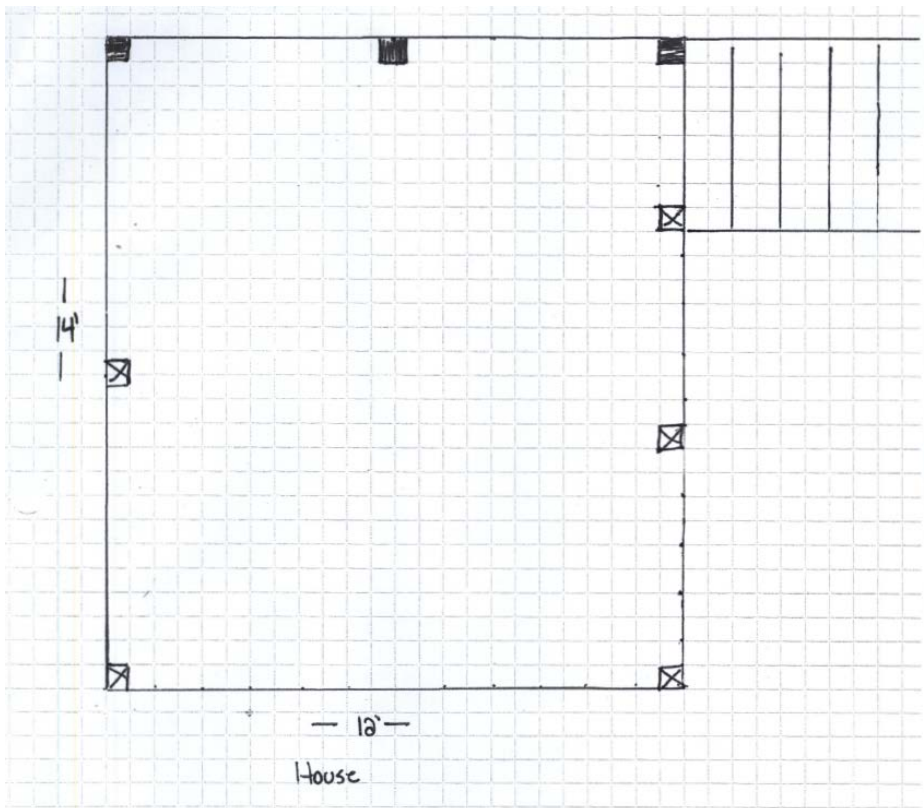


Figure 4: A plan showing the dimensions of the existing deck. The applicant is looking to replace the existing deck with a new deck within the same footprint.

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

Applicant response: "No. We are only requesting to rebuild the deck the same distance from the back of the property as it is now".

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 feet of the subject property informing them of the application filed by the property owner. As of the time this report was written, staff has received one email comment from a member of the public. The comment was supportive of the applicant's request for variance to reduce the required rear yard setback.

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: "It would make the property less valuable and desirable to any future occupant. It would make and deck basically useless.

In staff's opinion, strict adherence to the code required building setbacks may constitute a hardship. The deck came into existence legally under the previous zoning code that permitted its placement within the required rear yard setback. The current Land Development Code's density and dimensional standards would not permit an elevated deck deeper than five feet. Since their construction, the existing deck and residence have remained the same. The zoning code and density and dimensional requirements changed. Requiring the subject property to comply with existing standards would not allow for a deck replacement or memorialization of a previously permitted setback and may constitute a hardship upon the property owner.

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

Applicant response: "No we are only looking to replace what is there".

In staff's opinion, granting the requested variances will not create an adverse effect upon the public health, safety, morals, order, convenience, prosperity or general welfare. The requests in question are contained within the parcel owned by the applicant. The existing structure and proposed addition 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: "No I believe it would do just the opposite. We are only looking to enhance the value and safety of the space".

In staff's opinion, granting the setback variances would not be opposed to the general spirit and intent of the Land Development Code. Granting the requested variances is consistent with the previous findings of the Board, and also consistent with the spirit of Land Development Code. Granting of the requested variance would permit the replacement of the addition within its existing footprint and memorialization of its setbacks so that it may be replaced in the event of future damage or destruction. The deck came

into existence legally and the applicant is looking to continue to utilize it as it was constructed originally. Finally, the existing, platted utility easement will not be encumbered and the remaining side and front yard setbacks will be maintained.

Conclusions:

Staff's analysis of this variance application finds the request meets 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.

Recommendation:

Staff recommends approval of the rear yard setback variance based upon the findings in the staff report concluding that the request meets the five conditions outlined in Section 20-1309(g)(1). Staff recommends the Board grant the variance to reduce the required rear yard setbacks from 30 feet to 21 feet for proposed deck replacement at 4800 Tempe Street.



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

RECEIVED

SEP 28 2018

City County Planning Office
Lawrence, Kansas

OWNER INFORMATION

Name(s) Angela Sanders
Contact _____
Address 4800 Tempe St
City Lawrence State KS ZIP 66047
Phone (913) 775-0333 Fax () _____
E-mail asanders8@hotmail.com Mobile/Pager () _____

APPLICANT/AGENT INFORMATION

Contact Joshua Harden
Company Harden Exteriors LLC DBA Acumen Renovations
Address 8941 Georgia Ave
City Kansas City State KS ZIP 66109
Phone (785) 979 3636 Fax () _____
E-mail joshuaharden@acumenrenovations.com Mobile/Pager () _____
Pre-Application Meeting Date _____ Planner _____

PROPERTY INFORMATION

Present Zoning District _____ Present Land Use _____
Proposed Land Use _____
Legal Description (*may be attached*) _____
Address of Property _____
Total Site Area _____
Number and Description of Existing Improvements or Structures _____

B 19-00470



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:

Would like to remove + replace deck on back of home.



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:**

The setback of the property would allow for only a 5' deck off the back of the property with the current code.

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

No. We are only requesting to rebuild the deck the same distance from the back of the property as it is now.



City of Lawrence Douglas County

PLANNING & DEVELOPMENT SERVICES

Lawrence Douglas County Metropolitan Planning Office

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<http://www.lawrenceks.org/pds/>

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:

It would make the property less valuable and desirable to any future occupant.

It would make any deck basically useless

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

NO We are only looking to replace what is there



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Douglas County

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5. That granting the variance desired would not be opposed to the general spirit and intent of the Development Code:

No i believe it would do just the opposite. We are only looking to enhance the value & safety of the space.

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

9/24/2018

Date

Date

STAFF USE ONLY

Application No. _____

Date Received _____

BZA Date _____

Fee \$ _____

Date Fee Paid _____



OWNER AUTHORIZATION

I/WE Angela Sanders, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 22 day of September, 2018, 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 Joshua Harden, Aumen Renovations (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 4800 Tempest St, Lawrence, KS 66047 (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.

Angela Sanders
Owner

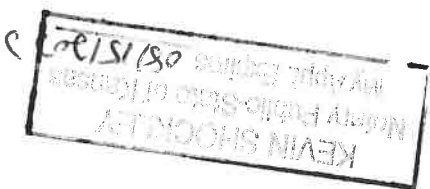
Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 22 day of September, 2018, by Angela Sanders.

My Commission Expires:

[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 400 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

Date

Printed Name



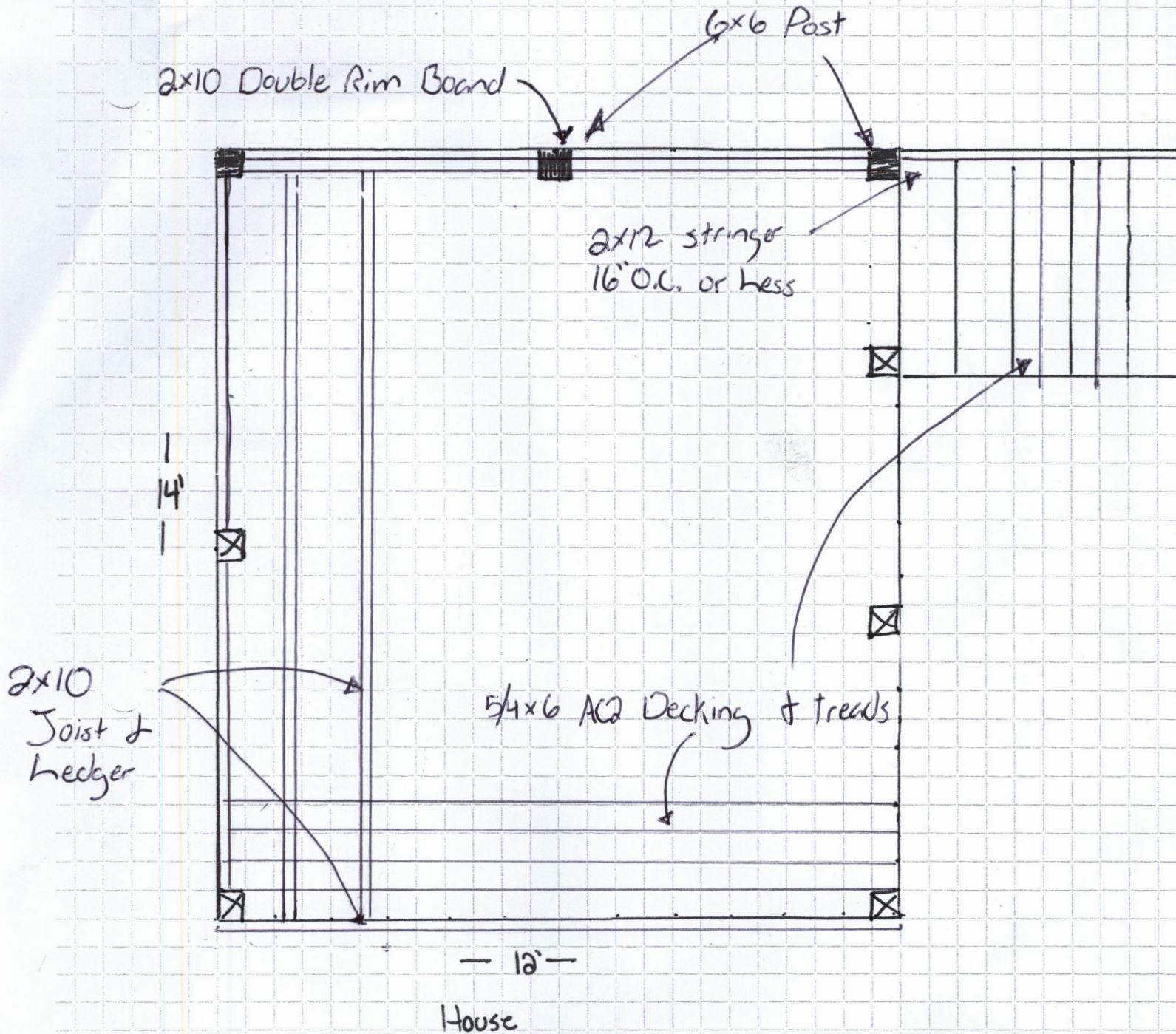
City of Lawrence
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PLANNING & DEVELOPMENT SERVICES

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(785) 832-3150 Fax (785) 832-3160
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Note to Applicant:

Replace this page with "Exhibit A, Legal Description".

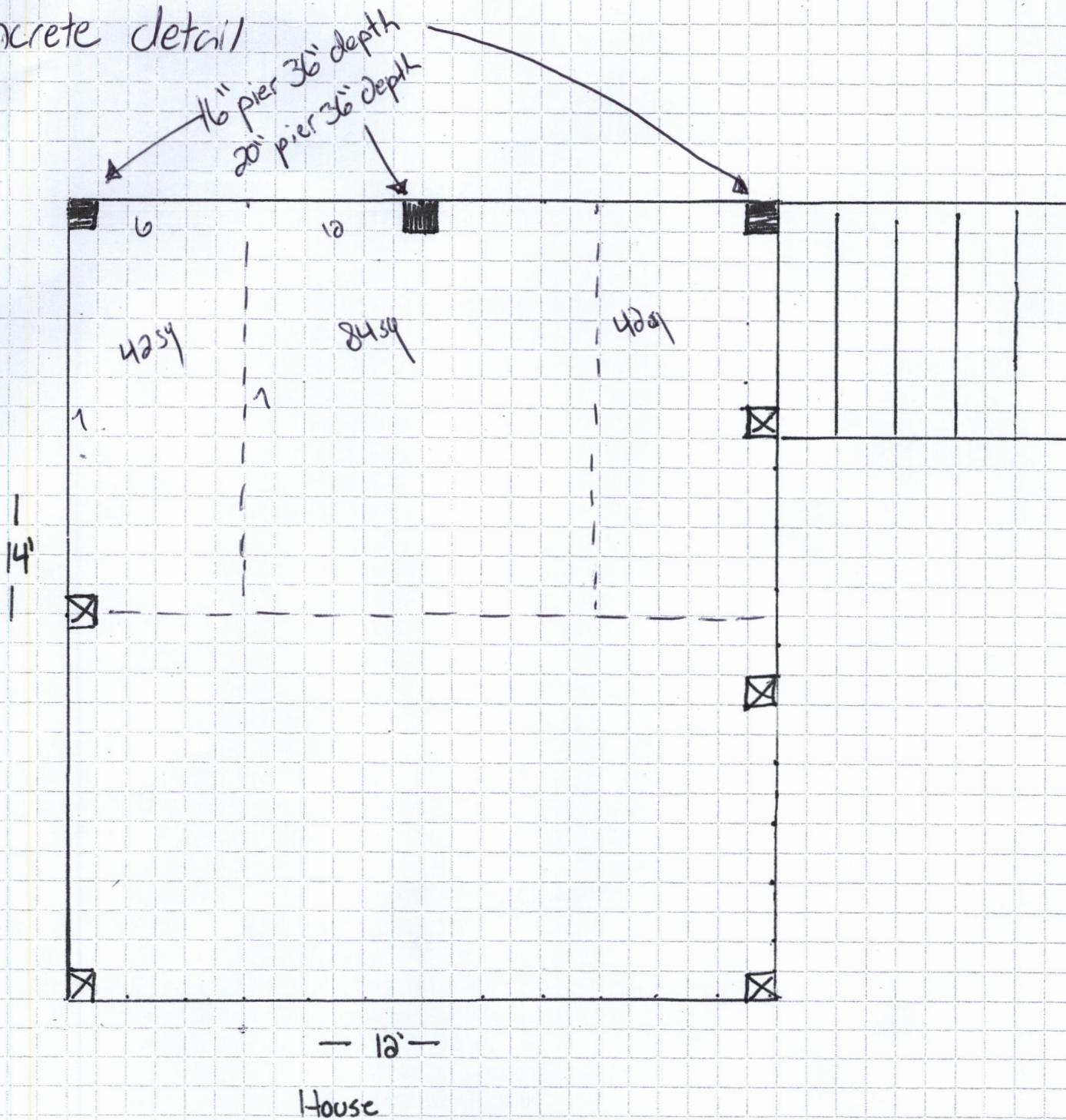
FRAMING DETAIL



Angela Sanders
4800 TEMPE ST
Lawrence KS 66047

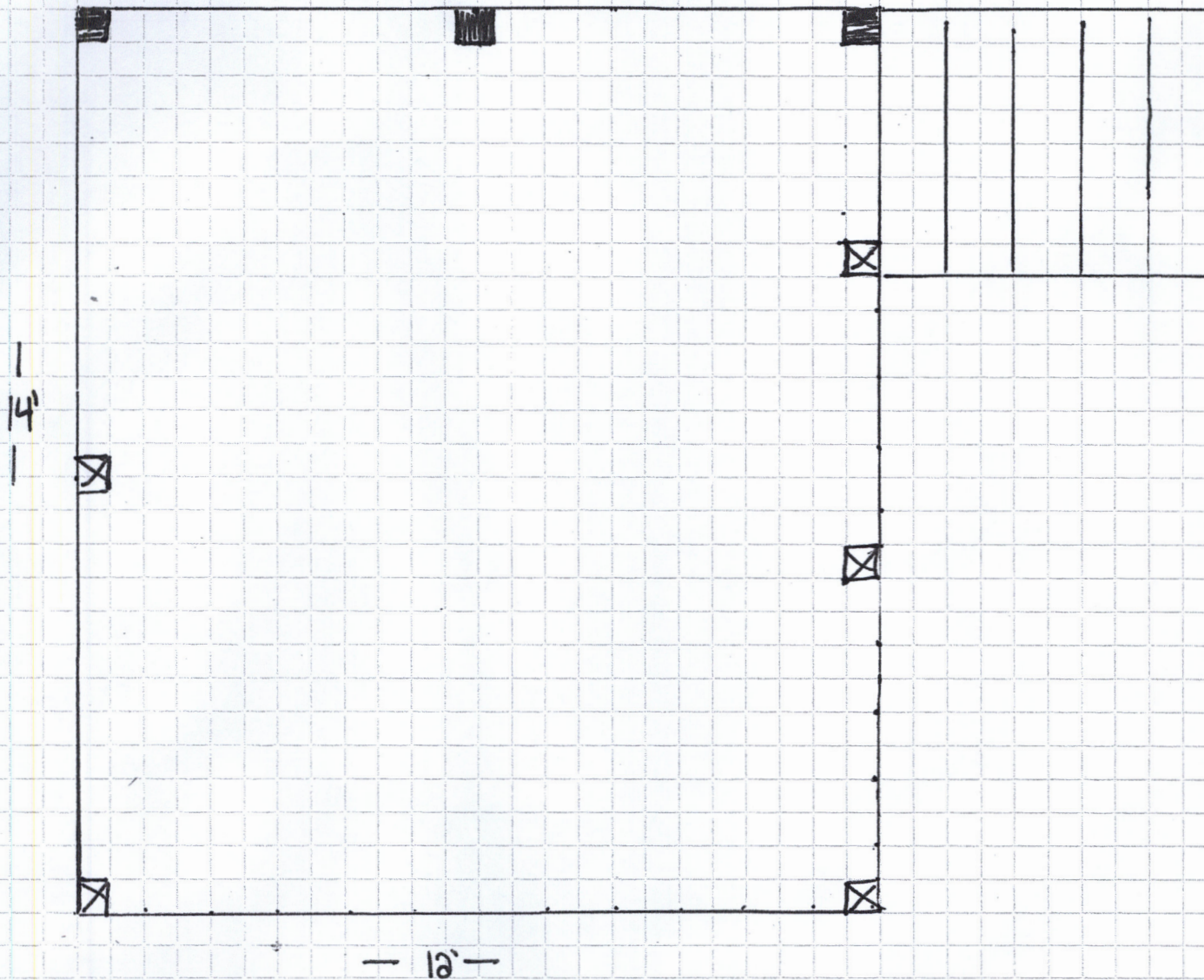
~~7889~~ 913 775 0333
asanders@hotmail.com

Concrete detail



Angela Sanders
4800 TEMPE ST
Lawrence KS 66047

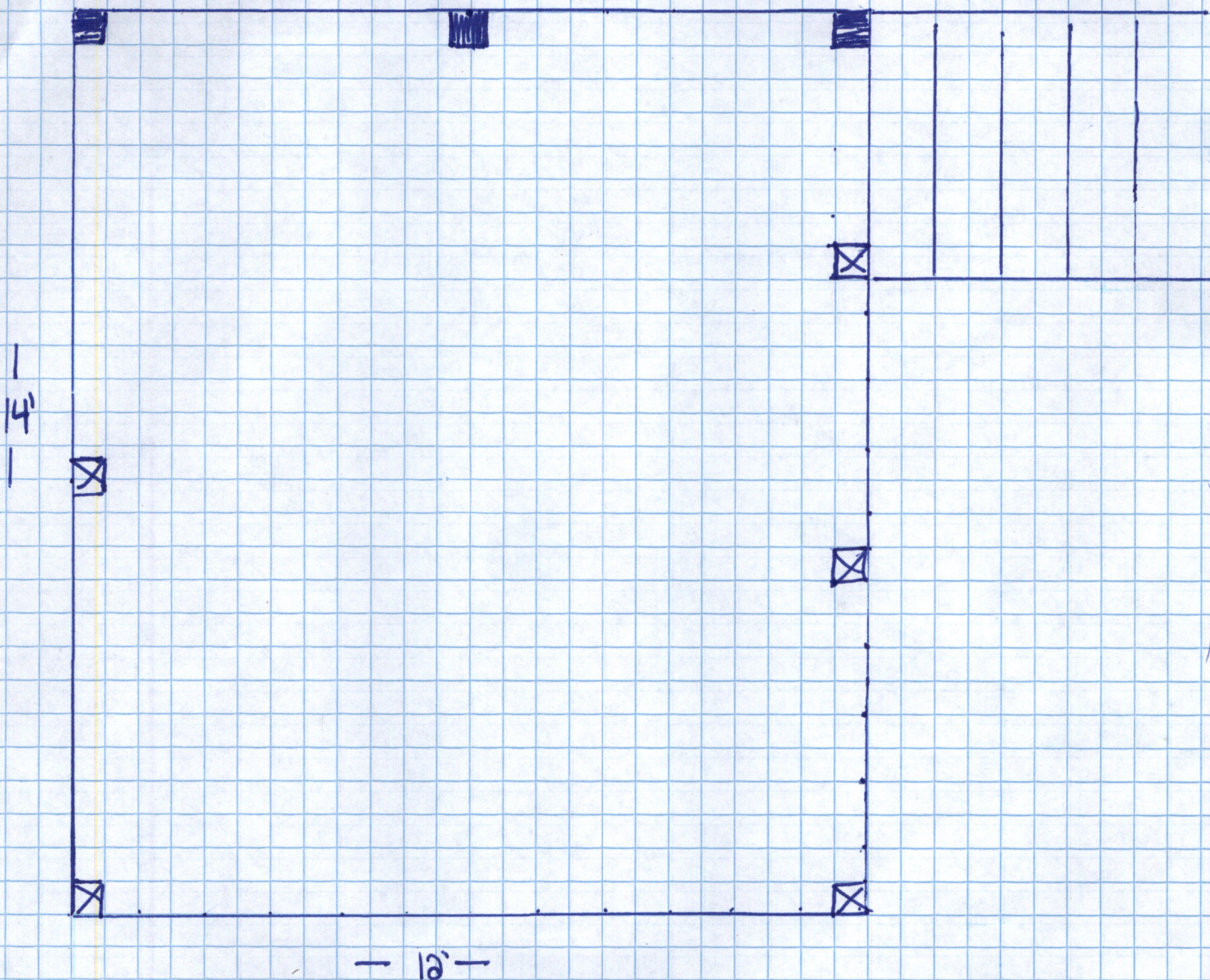
913 775 0333
asanders@hotmail.com



House

Angela Sanders
4808 TEMPE ST
Lawrence KS 66047

~~7889~~ 913 775 0333
asanders@hotmail.com



House

Angela Sanders
4808 TERRE ST
Lawrence KS 66047

~~775~~ 913 775 0333
asanders@hotmail.com

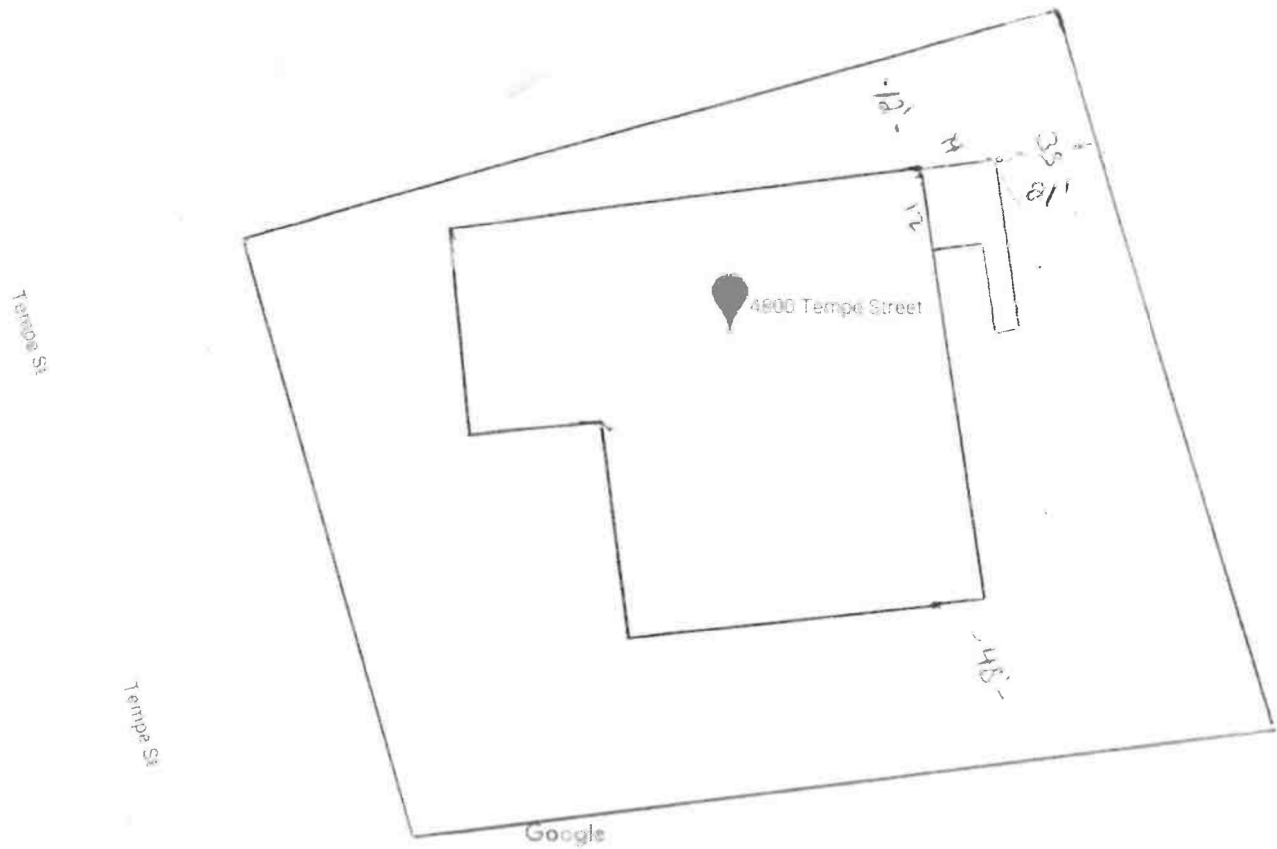
9/9/2018

4800 Tempe St - Google Maps

Google Maps

4800 Tempe St

Site plan



Map data ©2018 Google 20 ft



4800 Tempe St
Lawrence, KS 66047

Lucas Mortensen

From: dsnodgrass@askmcgrew.com
Sent: Monday, October 15, 2018 4:16 PM
To: Lucas Mortensen
Subject: RE: B-18-00470

Luke,

I appreciate the information. Given that they are only asking to rebuild what is already there, I wholeheartedly support them in their application. What they are asking for is completely logical, and as President and Managing Broker of a local real estate company, I agree that meeting the current code would be detrimental to the value of the property. I hope the City will allow them to proceed.

Thanks,

Dennis

From: Lucas Mortensen <lmortensen@lawrenceks.org>
Sent: Monday, October 15, 2018 1:22 PM
To: dsnodgrass@askmcgrew.com
Subject: RE: B-18-00470

Dennis,

This is an application for a variance from the required rear yard setbacks set forth in Section 20-601(a) of the Land Development Code. Currently, the required setback for the RS7 District is 30 feet from the rear property line. This deck was built under the 1966 Zoning Code which allowed decks to be within the rear setback. That exception is no longer in place for decks above 30".

The applicant is looking to replace the existing deck within the same footprint. I've attached the application as well as the plans for the deck. The deck currently exists 21 feet from the rear property line and the applicant is looking to place the new deck also 21 feet from the rear property line.

Please let me know if you have any questions/comments,

Luke Mortensen



Luke Mortensen, Planner I – lmortensen@lawrenceks.org
Planning and Development Services | [City of Lawrence, KS](#)
P.O. Box 708, Lawrence, KS 66044
Office (785).832.3158 | Fax (785).832.3160

From: dsnodgrass@askmcgrew.com <dsnodgrass@askmcgrew.com>

Sent: Monday, October 15, 2018 12:02 PM

To: Lucas Mortensen <lmortensen@lawrenceks.org>

Subject: B-18-00470

Luke,

I have received your letter stating a variance has been requested for the property at 4800 Tempe. Will you please send me all information regarding the application so I may review?

Thanks,

Dennis Snodgrass

ITEM NO. 4 **VARIANCE FROM THE REQUIRED REAR YARD BUILDING SETBACK FOR A RESIDENTIAL STRUCTURE; 2331 FREE STATE LANE [LRM]**

B-18-00475: 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 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 18 feet, 3 inches to allow for the construction of an elevated deck connected to the existing residence. The property is located at 2331 Free State Lane. Submitted by NB Remodeling LLC on behalf of David L. Rickard Trustee & Sandra L. Stilwell-Rickard Trustee, property owners of record.

B. REASON FOR REQUEST

Applicant's Request – *"Replace an existing 10' x 14' deck with a 12' x 16' deck with a set of stairs to the back yard."*

C. ZONING AND LAND USE

Current Zoning & Land Use: RS7 (Single-Dwelling Residential) District; *Detached dwelling residential* use.

Surrounding Zoning and Land Use: RS7 (Single-Dwelling Residential) District to the east and south; *Detached Dwelling Residential* use to the east and south.

GPI (General Public and Institutional) District to the north and northwest. *Institutional* use (*Grover Barn national underground historic site*)

D. ZONING ORDINANCE REQUIREMENTS

Section 20-601(a), "DENSITY AND DIMENSIONAL STANDARDS; OCCUPANCY LIMITS, Residential Districts," provides the minimum building setbacks for each residential district. The code required minimum building setbacks in the RS7 (Single-Dwelling Residential) District and what is being requested by the applicant follow:

Northwest setback (rear setback) – 30 feet required; 18 feet, 3 inches feet proposed for new deck.



Figure 1: Subject Property outlined in Teal. Subject Property is located within the RS7 (Single-Dwelling Residential) District and is adjacent to the GPI (General Public and Institutional) District.

E. SPECIFIC ANALYSIS

Section 20-1309(g)(1) in the Land 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: *"Rear of house is built directly on the property set back with an original 10'x14' deck with no stairs leading to the back yard. The homeowners would like to have a larger 12'x16' deck with a set of steps leading to the back yard in order to access the back yard off the deck and kitchen".*

The subject property was originally platted and recorded in 1979 as Block 2, Lot 6, part of the Springwood Heights Subdivision. The subject parcel came into existence under the 1966 Zoning Code and was zoned RS-2 (Single-Family Residence) District. The 1966 Lawrence Zoning Code, adopted with Ordinance No. 3500, required a 30 foot rear yard building setback for structures in the RS-2 district.

The 1966 Zoning Code contained rear yard exemptions and modifications for certain zoning districts. Section 20-1504(c) states, *In the RS-1, RS-2 and RM-D Districts, a principal building may be located no closer than 20 feet to the nearest property line opposite the front lot line; provided the rear yard area is no less than 30 percent of the total lot area.*

The subject property's existing deck was built 20 feet, 3 inches from the rear property line.

Development Services staff were unable to locate a separate building permit for the deck. The deck was likely constructed with the existing residence although staff were unable to find any notes about the deck on the building permit. The existing residence was built in 1996, per Douglas County Register of Deed's records. The subject property's current owners were not the owners at the time of platting or construction. When the residence was built, in 1996, it utilized the Section 20-1504(c) rear yard setback exemption.

This particular rear yard exemption was not included in the 2006 Land Development Code. The required rear yard setback for the RS7 (Single-Dwelling Residential) District is 30 feet. A 30 foot rear yard setback would not permit any deck structure as the existing residence's rear wall is placed 30 feet from the rear property line. Over half, 55%, of the subject parcel is encumbered by the current front and rear yard setbacks. The building envelope does not allow for an addition to the structure in the rear without a variance.

The 1966 Zoning Code required a minimum depth of 100 feet for RS-2 lots. The subject parcel has a platted depth of 100 feet and an area of approximately 7,166 square feet. Lot depths in the Springwood Heights subdivision vary from 100 feet to 151 feet. The subdivision was likely platted with the Section 20-1504(c) exemption in mind.

The subject property's owners are looking to replace an existing, elevated deck with a new deck that is slightly larger and has stairs to ground. The stairs will allow direct access to the yard from the main floor of the residence. Currently, there is no direct exterior access as the existing deck does not have stairs to the ground. The proposed, expanded deck will be placed entirely within the required rear yard setback. If the 1966 Code's exemption was still in place it would extend 1 foot, 9 inches into the rear yard setback. If the proposed deck was lower than 30 inches from grade it would not require a variance under the Land Development Code and would be permitted within the rear yard setback.

The proposed deck addition will not encumber an existing, platted utility easement.

The shallow depth of the lot, the siting of the existing residence within the building envelope and the lack of the rear yard setback exemption for elevated structures from the Land Development Code are all conditions not created by the applicant.

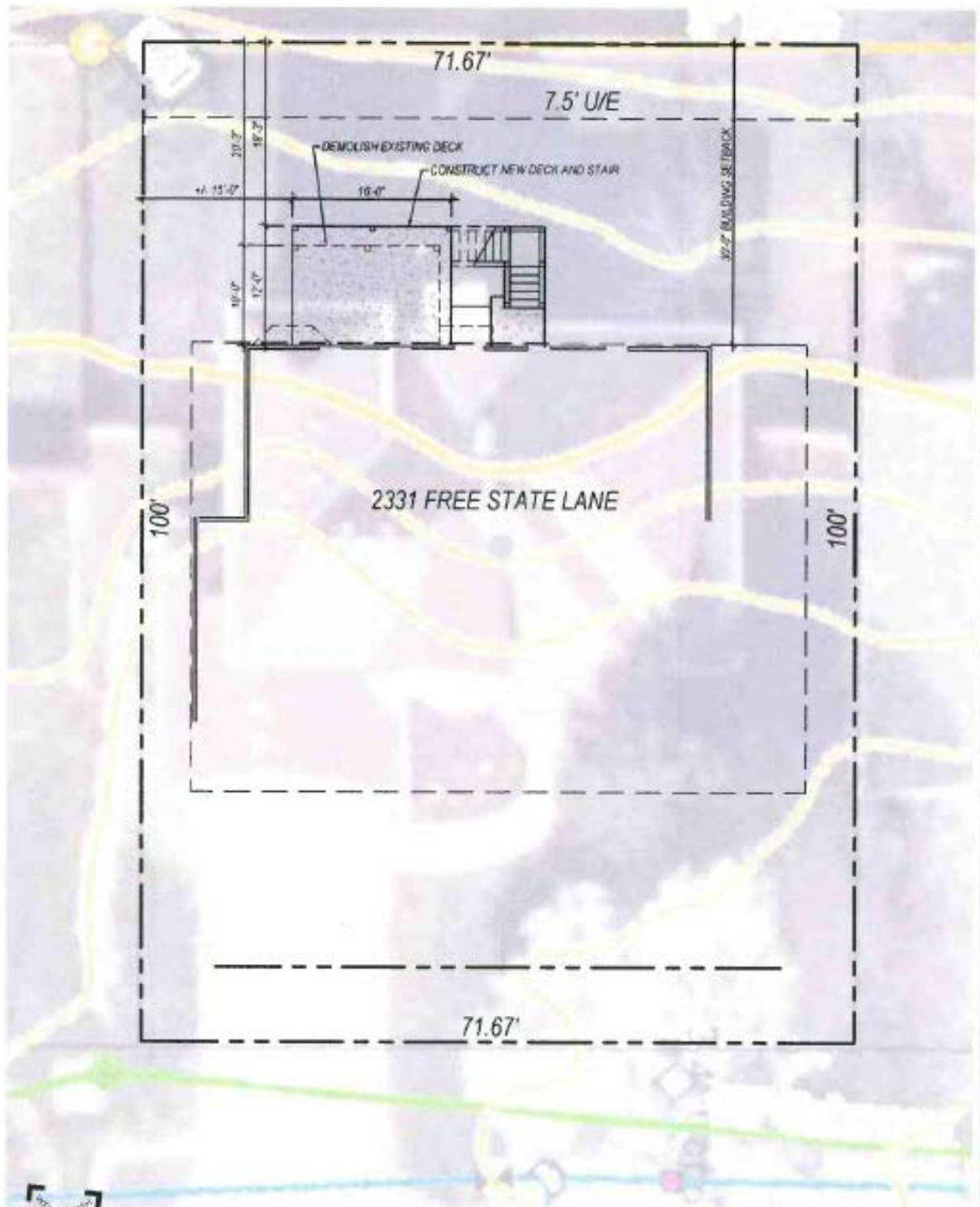


Figure 2: Applicant's site plan of Proposed Addition (deck) and existing residence. Proposed deck will extend an additional two feet into the rear yard.

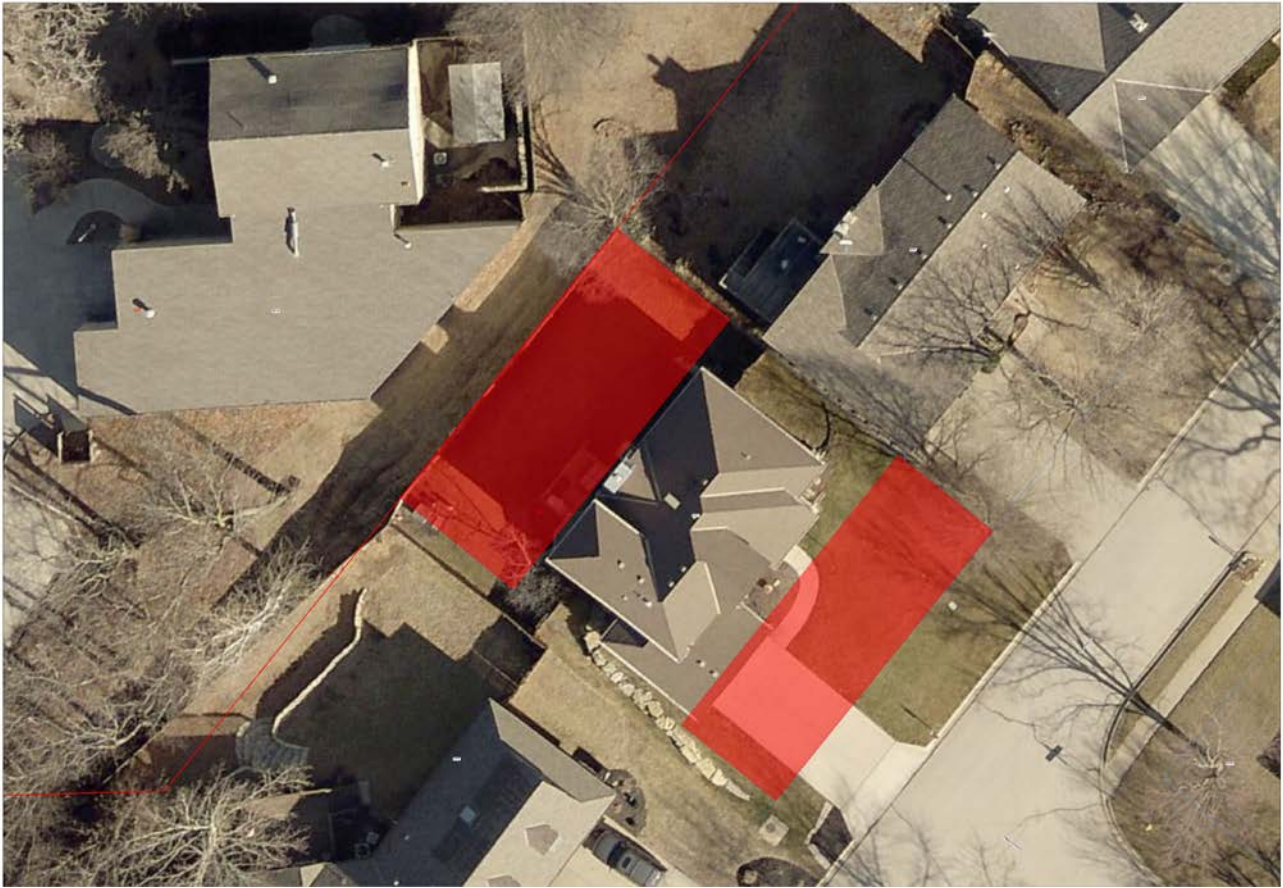


Figure 3: Red areas show required front and rear yard setbacks. 55% of the lot is encumbered by these setbacks. Note the residence's placement within the building envelope.



Figure 4: The existing deck was placed legally within the required rear yard setback under the 1966 Zoning Code. The structure is now entirely within the rear yard setback according to the density and dimensional standards established by the Land Development Code.

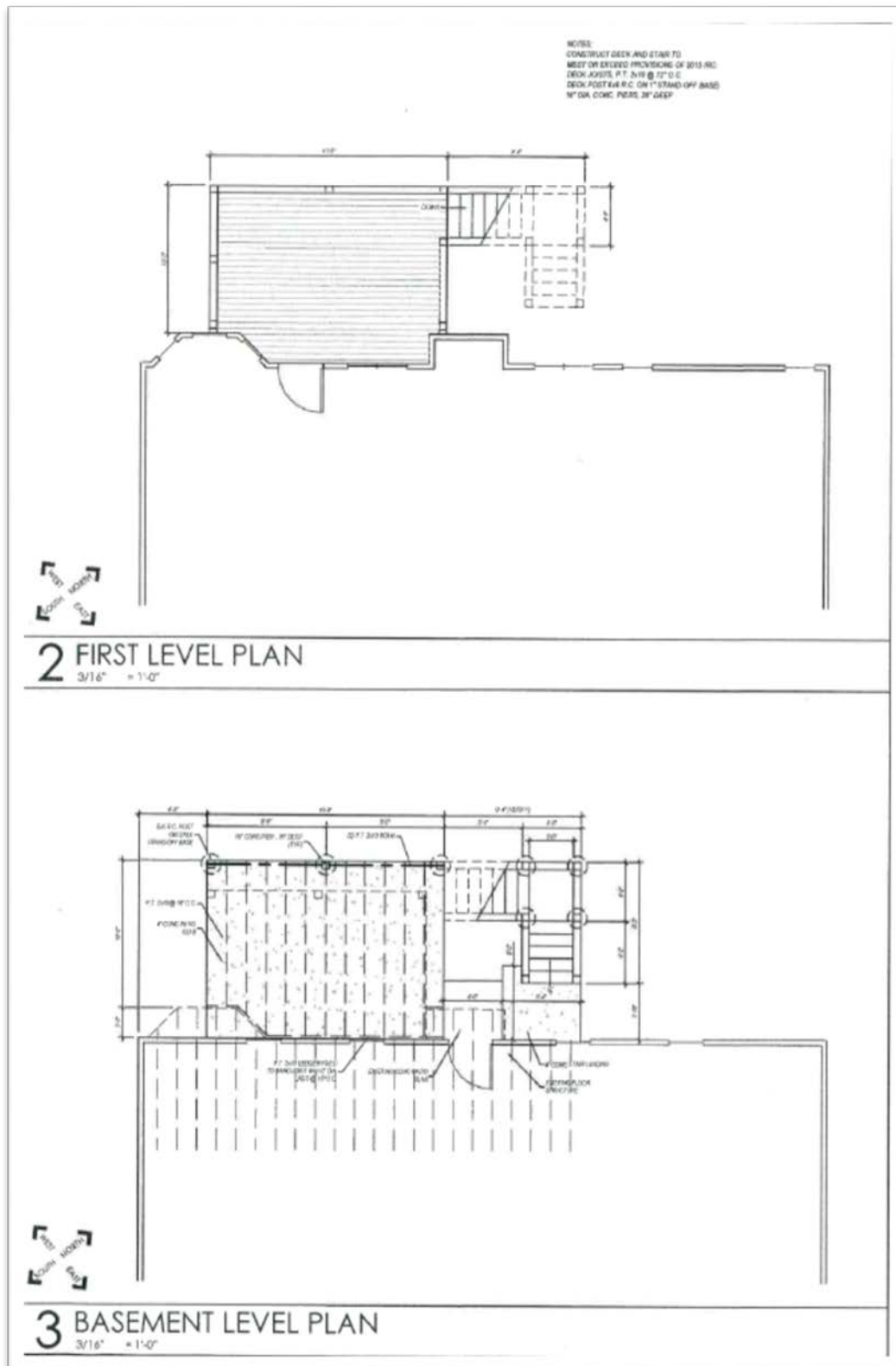


Figure 4: Plans showing measurements of the existing and proposed decks. The existing deck allows for a 20 foot, three inch rear yard while the proposed deck allows for an 18 foot, three inch rear yard.

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

Applicant response: "The existing deck is already built into the setback and appears this was part of the original build. The minimally larger deck and set of stairs is within and gated privacy fence and would not be accessible by the neighbors children or pets".

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 feet of the subject property informing them of the application filed by the property owner. As of the time this report was written, staff has received no public comment regarding the requested variance or subject property.

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: "They want to have safety of an egress to the back yard. The current deck size is also too small for the comfort of more than 4 people. They want for guest, including children and grandchildren, along with themselves to be able to egress to the back yard. As well as having access to the kitchen and/or bathroom without going through the unfinished basement, up the stairs, and through the house".

In staff's opinion, strict adherence to the code required building setbacks may constitute a hardship. The deck came into existence legally under the previous zoning code that permitted its placement within the required rear yard setback. The current Land Development Code's density and dimensional standards do not permit an elevated deck structure, above 30 inches in height, within a required setback. Since their construction, the existing deck and residence have remained the same. The zoning code and density and dimensional requirements changed. Requiring the subject property to comply with existing standards would not allow for any addition and may constitute a hardship upon the property owner.

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

Applicant response: "Deck would be in the back yard within a gated privacy fence".

In staff's opinion, granting the requested variances will not create an adverse effect upon the public health, safety, morals, order, convenience, prosperity or general welfare. The requests in question are contained within the parcel owned by the applicant. The existing structure and proposed addition would not create any spill-over noxious effects to the surrounding area.

The subject property falls within the Grover Barn local historic environs. The Historic Resources Commission had no comment about the proposed deck expansion and variance request at the meeting held on 10/18/2018. The associated building permit, 1-18-01849, was subject to a historic resources review by planning staff and was administratively approved.

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

Applicant response: *"There is already a deck and this would just be a little larger and have a set of steps."*

In staff's opinion, granting the setback variances would not be opposed to the general spirit and intent of the Land Development Code. Granting the requested variance is consistent with the previous findings of the Board, and also consistent with the spirit of the Land Development Code. Granting of the requested variance would permit the construction of the proposed addition and direct access to the rear yard for the current homeowners. The existing, platted utility easement will not be encumbered and the remaining side and front yard setbacks will be maintained.

Conclusions:

Staff's analysis of this variance application finds the request meets 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.

Recommendation:

Staff recommends approval of the rear yard setback variance based upon the findings in the staff report concluding that the request meets the five conditions outlined in Section 20-1309(g)(1). Staff recommends the Board grant the variance to reduce the required rear yard setbacks from 30 feet to 18 feet, 3 inches proposed addition at 2331 Free State Lane.



B-18-00475



6 East 6th Street, P.O. Box 708, Lawrence, KS 66044
(785) 832-3150 Fax (785) 832-3160
<http://www.lawrenceks.org/pds/>

Replace an existing 10'x14' deck with a 12'x16' deck with a set of stairs to the back yard.

Rev 12/2016



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:

Rear of house is built directly on the property set back with an original 10'x14' deck with no stairs leading to the back yard. The homeowners would like to have a larger 12'x16' deck with a set of steps leading to the back yard in order to access the back yard off the deck and kitchen.

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

The existing deck is already built into the setback and appears this was part of the original build. The minimally larger deck and set of stairs is within and gated privacy fence and would not be accessible by the neighbors children or pets



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:

They want to have safety of an egress to the back yard. The current deck size is also too small

for the comfort of more than 4 people. They want for guest, including children and grandchildren, along with

themselves to be able to egress to the back yard. as well as having access to the kitchen and/or bathroom

without going through the unfinished basement, up the stairs, and through the house.

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

Deck would be in the back yard within a gated privacy fence



5. That granting the variance desired would not be opposed to the general spirit and intent of the Development Code:

There is already a deck and this would just be a little larger and have a set of steps.

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): Terry D Finton Date 09/27/2008

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 David Rickard and Sandra L. Stilwell-Rickard, hereby referred to as the "Undersigned", being of lawful age, do hereby on this 27th day of September, 2018, 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 Terry Finton (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 2331 Free State Lane (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.

David Rickard

Owner

Sandra L. Stilwell-Rickard

Owner

STATE OF KANSAS
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on this 27 day of Sept, 2018
by David Rickard & Sandra Stilwell-Rickard

My Commission Expires:

Caitlyn Dolar
Notary Public

Caitlyn Dolar
Notary Public
State of Kansas
My Commission Expires 9/13/2



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 400 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.

Terry D Finton
Signature

09/25/2018
Date

Terry D Finton
Printed Name

DOUGLAS COUNTY

KANSAS

Property Search Results: Real Property

Please Note: This information is assumed current as of: **9/23/2018**. For more current information, please call the Appraiser's Office: (785) 832-5133.

Property Information

[Map this Property](#)

Year: 2018

Pin

Plate/Record Id: U16010IV

Number: 023-111-11-0-10-08-014.00-0

Owner 1: RICKARD DAVID L TRUSTEE

Owner 2: STILWELL-RICKARD SANDRA L TRUSTEE

In-Care-Of: (no record)

Property Address: 2331 FREE STATE LN, LAWRENCE, KANSAS

Mailing Address: 2331 FREE STATE LN LAWRENCE, KS, 66047

Delinquent Tax: No

Tax Unit: 041

School: USD 497

Sec-Twp-Rng: (no record)

Book: 1148

Page: 5058

Value Information

Class	Appraised			Assessed		
	Land	Improvements	Total*	Land	Improvements	Total
R	\$40,000	\$203,500	\$243,500	\$4,600	\$23,403	\$28,003

*Market or Ag use

Tax Information

Tax data for 2018 has not been calculated at this time. To view taxes for this property, please select a previous year from the 'Select Year' drop-down menu.

Property Description

SPRINGWOOD HEIGHTS BLK 2 LT 6 71.6 X 100

Legal Description

SPRINGWOOD HEIGHTS BLK 2 LT 6



JAMIE SHEW
DOUGLAS COUNTY CLERK
1100 Massachusetts
Lawrence, KS 66044

Marni Penrod-Chief Deputy Clerk
Heather Dill-Deputy Clerk Elections

September 24, 2018

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 400 FT OF 2331 FREE STATE LN (U16010IV). 09/24/2018. REQUESTED BY TERRY FINTON OF NATURAL BREEZE.

JOHN R. NICHOLS
DOUGLAS COUNTY CLERK'S OFFICE
1100 MASSACHUSETTS ST
LAWRENCE, KS 66044

785-832-5147

jnichols@douglascountyks.org

Douglas County Real Estate Division
County Clerk's Office. I do hereby certify
the Property Ownership listed hereto, to be
true and accurate.

CERTIFIED POL WITHIN 400 FT
OF 2331 FREE STATE LN (U16010IV)



JOINPIN	SYSCALCRES	OWNER1	OWNER2	OWNER3	address	city	state	zip	phone	PID	Quickref	status
111-11-0-10-07-006.00-0	0.18220133	DANIELS JERALD N	DANIELS HELEN R		2716 STONE BARN TER	LAWRENCE	KS	66047	UI60101K	023-111-11-0-10-07-006.00-0	R26812	2716 STONE BARN TER
111-11-0-10-07-005.00-0	0.20119139	SQUIRES KENNETH A	SQUIRES KATHLEEN M		2800 STONE BARN TER	LAWRENCE	KS	66047	UI60101L	023-111-11-0-10-07-005.00-0	R26811	2800 STONE BARN TER
111-11-0-10-07-004.00-0	0.23585396	DAY THOMAS A	DAY JOYCE M		2800 STONE BARN TER	LAWRENCE	KS	66047	UI60101M	023-111-11-0-10-07-004.00-0	R26810	2800 STONE BARN TER
111-11-0-10-07-003.00-0	0.300138745	BROHOLM JOHN R	GROSS NAOMI T		2800 STONE BARN TER	LAWRENCE	KS	66047	UI60101N	023-111-11-0-10-07-003.00-0	R26809	2800 STONE BARN TER
111-11-0-10-07-002.00-0	0.20424956	GOLDEN DEVONNA R	GOLDEN JAMES L S		2904 W 23RD TER	LAWRENCE	KS	66047	UI60128R	023-111-11-0-10-07-002.00-0	R26858	2904 W 23RD TER
111-11-0-10-07-002.00-0	0.25975999	MCCORD FREDA K			2812 STONE BARN TER	LAWRENCE	KS	66047	UI60101O	023-111-11-0-10-07-002.00-0	R26808	2812 STONE BARN TER
111-11-0-10-07-001.00-0	0.33260471	MCCREY AMY A			2816 STONE BARN TER	LAWRENCE	KS	66049	UI60101P	023-111-11-0-10-07-001.00-0	R26807	2816 STONE BARN TER
111-11-0-20-01-001.00-0	0.24639118	COTTONWOOD HOUSING CORP			2801 W 31ST ST	LAWRENCE	KS	66047	UI60128S	023-111-11-0-20-01-001.00-0	R26864	2900 W 23RD TER
111-11-0-10-08-007.00-0	0.20112525	DRESNER KURT M	DRESNER KENDRA N		2707 STONE BARN TER	KIRKLAND	WA	98033	UI60101C	023-111-11-0-10-08-007.00-0	R26852	2707 STONE BARN TER
111-11-0-10-08-006.00-0	0.16069886	PRINGLE RODNEY K	PRINGLE DIANA K		2711 STONE BARN TER	LAWRENCE	KS	66047	UI60101D	023-111-11-0-10-08-006.00-0	R26851	2711 STONE BARN TER
111-11-0-10-08-005.00-0	0.16069875	WILLEMS PETER	WILLEMS ALICE		2711 STONE BARN TER	LAWRENCE	KS	66047	UI60101E	023-111-11-0-10-08-005.00-0	R26850	2707 STONE BARN TER
111-11-0-10-08-004.00-0	0.16320061	COOK MEISSA			PO BOX 3405	LAWRENCE	KS	66047	UI60101F	023-111-11-0-10-08-004.00-0	R26849	2801 STONE BARN TER
111-11-0-10-08-003.00-0	0.17902323	MINECKI PAUL A			2807 STONE BARN TER	LAWRENCE	KS	66047	UI60101G	023-111-11-0-10-08-003.00-0	R26848	2807 STONE BARN TER
111-11-0-10-08-002.00-0	0.24188337	GOODWIN ROBERT L	FABER JENNY		2901 W 23RD TER	LAWRENCE	KS	66047	UI60128T	023-111-11-0-10-08-002.00-0	R26847	2901 W 23RD TER
111-11-0-10-08-002.00-0	0.19246487	FLESSNER LOUIS R	NORRIS SHAWN T		2811 STONE BARN TER	LAWRENCE	KS	66047	UI60101H	023-111-11-0-10-08-002.00-0	R26846	2811 STONE BARN TER
111-11-0-10-08-008.00-0	0.20112974	CARLSON ANITA			2307 FREE STATE LN	LAWRENCE	KS	66047	UI60101B	023-111-11-0-10-08-008.00-0	R26854	2307 FREE STATE LN
111-11-0-10-08-009.00-0	0.16282981	KOMMA LENNY E TRUSTEE			2311 FREE STATE LN	LAWRENCE	KS	66047	UI60101A	023-111-11-0-10-08-009.00-0	R26855	2311 FREE STATE LN
111-11-0-10-08-010.00-0	0.21162842	JACOBSON EUGENE D	JACOBSON MARTHA L		2315 FREE STATE LN	LAWRENCE	KS	66047	UI60101Z	023-111-11-0-10-08-010.00-0	R26856	2315 FREE STATE LN
111-11-0-10-08-011.00-0	0.2067872	GORDON MARY A	TILSON LOUI B		2319 FREE STATE LN	LAWRENCE	KS	66047	UI60101Y	023-111-11-0-10-08-011.00-0	R26857	2319 FREE STATE LN
111-11-0-20-02-027.00-0	0.83944857	CITY OF LAWRENCE			PO BOX 708	LAWRENCE	KS	66047	UI60101K	023-111-11-0-20-02-027.00-0	R26847	2819 STONE BARN TER
111-11-0-20-02-026.00-0	0.49498613	DELSCHLAGER VERNON G	DOWNING VERNIA K		2904 SAGE BRUSH DR	LAWRENCE	KS	66047	UI6035A	023-111-11-0-20-02-026.00-0	R26809	2904 SAGE BRUSH DR
111-11-0-20-02-025.00-0	0.22958164	ROGERS GORDON C	ROGERS ALETHA M		2908 SAGE BRUSH DR	LAWRENCE	KS	66047	UI6034	023-111-11-0-20-02-025.00-0	R26858	2908 SAGE BRUSH DR
111-11-0-10-08-012.00-0	0.17089893	SHI LEI			2323 FREE STATE LN	LAWRENCE	KS	66047	UI60101X	023-111-11-0-10-08-012.00-0	R26859	2323 FREE STATE LN
111-11-0-10-07-015.00-0	0.28294971	GROSS LORI J	SHORE CARLTON L		2316 FREE STATE LN	LAWRENCE	KS	66047	UI60101B	023-111-11-0-10-07-015.00-0	R26821	2316 FREE STATE LN
111-11-0-10-07-016.00-0	0.16334704	JIA CONGMEING			13914 RAMONA AVE	HAUWTHORNE	CA	90250	UI60101W	023-111-11-0-10-08-013.00-0	R26859	2327 FREE STATE LN
111-11-0-10-07-016.00-0	0.1738489	BENGHOULT DANIEL F	BENGHOULT ELIZABETH E		2320 FREE STATE LN	LAWRENCE	KS	66047	UI60101A	023-111-11-0-10-07-016.00-0	R26822	2320 FREE STATE LN
111-11-0-10-07-017.00-0	0.1674414	WANG EDWARD K	WANG CHARLES K		2322 FREE STATE LN	LAWRENCE	KS	66047	UI60101H	023-111-11-0-10-07-017.00-0	R26823	2322 FREE STATE LN
111-11-0-10-07-018.00-0	0.15917689	JONES MARY E	EGUNSEN MICHAEL W		2328 FREE STATE LN	LAWRENCE	KS	66047	UI60101Y	023-111-11-0-10-07-018.00-0	R26824	2328 FREE STATE LN
111-11-0-10-07-019.00-0	0.13446774	DROGE GERALD W II	HESSER DROGE TIFFANY L		2332 FREE STATE LN	LAWRENCE	KS	66047	UI60101V	023-111-11-0-10-07-019.00-0	R26825	2332 FREE STATE LN
111-11-0-10-08-001.00-0	0.16451481	RICKARD DAVID L TRUSTEE	STILLWELL-RICKARD SANDRA L TRUSTEE		2901 SAGE BRUSH DR	LAWRENCE	KS	66047	UI60101U	023-111-11-0-10-08-001.00-0	R26860	2901 SAGE BRUSH DR
111-11-0-20-03-001.00-0	0.26174483	MEIERS MATHEW L			2905 SAGE BRUSH DR	LAWRENCE	KS	66047	UI6054	023-111-11-0-20-03-001.00-0	R26910	2905 SAGE BRUSH DR
111-11-0-20-03-002.00-0	0.22958656	REIDLE ROBERT			2905 SAGE BRUSH DR	LAWRENCE	KS	66047	UI6054	023-111-11-0-20-03-002.00-0	R26911	2905 SAGE BRUSH DR
111-11-0-20-03-003.00-0	0.22958747	BERTLAND MARK A			2909 SAGE BRUSH DR	LAWRENCE	KS	66047	UI6052	023-111-11-0-20-03-003.00-0	R26912	2909 SAGE BRUSH DR
111-11-0-10-07-023.00-0	0.26073965	WILLIAMS DAVID A			2336 FREE STATE LN	LAWRENCE	KS	66047	UI60101W	023-111-11-0-10-07-023.00-0	R26826	2336 FREE STATE LN
111-11-0-10-06-015.00-0	0.04112822	WALKER MICHAEL S	WILLIAMS VALETTA J		2405 FREE STATE LN	LAWRENCE	KS	66047	UI60101T	023-111-11-0-10-06-015.00-0	R26861	2405 FREE STATE LN
111-11-0-10-07-025.00-0	0.24420771	LANGE MEGAN	LANGE DENISE A		2704 FREEDOM HILL CT	LAWRENCE	KS	66047	UI60101H	023-111-11-0-10-07-025.00-0	R26830	2704 FREEDOM HILL CT
111-11-0-10-07-024.00-0	0.20666961	TESKA DAVID L	TESKA KRISTY		2708 FREEDOM HILL CT	LAWRENCE	KS	66047	UI60101S	023-111-11-0-10-07-024.00-0	R26831	2708 FREEDOM HILL CT
111-11-0-10-07-023.00-0	0.16764927	EUBANKS WILLONE E	MARENS CYNTHIA L		2712 FREEDOM HILL CT	LAWRENCE	KS	66047	UI60101H	023-111-11-0-10-07-023.00-0	R26829	2712 FREEDOM HILL CT
111-11-0-10-07-022.00-0	0.16777141	MARENAU TONY W	MARENAU LAURIE J		2716 FREEDOM HILL CT	LAWRENCE	KS	66047	UI60101U	023-111-11-0-10-07-022.00-0	R26828	2716 FREEDOM HILL CT
111-11-0-10-07-021.00-0	0.17667397	BARTLETT GARY W	BARTLETT SUSAN D		2720 FREEDOM HILL CT	LAWRENCE	KS	66047	UI60101U	023-111-11-0-10-07-021.00-0	R26827	2720 FREEDOM HILL CT
111-11-0-10-07-022.00-0	0.22052322	LANE WILLIAM R	BULLA STACEY V		2600 FREE STATE LN	LAWRENCE	KS	66047	UI60101K	023-111-11-0-10-07-022.00-0	R26838	2600 FREE STATE LN
111-11-0-20-03-023.00-0	0.25928396	HILL STEVEN E	HILL ANNA MARIE LM		2900 CHISHOLM DR	LAWRENCE	KS	66047	UI6060	023-111-11-0-20-03-023.00-0	R26932	2900 CHISHOLM DR
111-11-0-20-03-022.00-0	0.22956656	HONAS JEFFERY J			2904 CHISHOLM DR	LAWRENCE	KS	66047	UI6061	023-111-11-0-20-03-022.00-0	R26931	2904 CHISHOLM DR
111-11-0-20-03-021.00-0	0.22956423	DELCAMPO MARIA M	DELCAMPO APRIL		2908 CHISHOLM DR	LAWRENCE	KS	66047	UI6062	023-111-11-0-20-03-021.00-0	R26930	2908 CHISHOLM DR
111-11-0-10-08-016.00-0	0.40567164	ELDRIDGE CHARLES C	PATE RUPERT E		2413 FREE STATE LN	LAWRENCE	KS	66047	UI60101L	023-111-11-0-10-08-016.00-0	R26862	2413 FREE STATE LN
111-11-0-10-07-021.00-0	0.26366345	PATE DEBORAH H	CATE CHRISTINE D		2719 FREEDOM HILL CT	LAWRENCE	KS	66047	UI60101L	023-111-11-0-10-07-021.00-0	R26837	2719 FREEDOM HILL CT
111-11-0-10-07-028.00-0	0.17069772	CATE ALEXANDER H	HEFTIG ANNI L		2707 FREEDOM HILL CT	LAWRENCE	KS	66047	UI60101H	023-111-11-0-10-07-028.00-0	R26834	2707 FREEDOM HILL CT
111-11-0-10-07-028.00-0	0.20491669	HEFTIG DANIEL T	GEORGE NETTA F		2715 FREEDOM HILL CT	LAWRENCE	KS	66047	UI60101M	023-111-11-0-10-07-028.00-0	R26836	2715 FREEDOM HILL CT
111-11-0-10-07-030.00-0	0.20292248	GEORGE C MICHAEL	HITOSHI KENJALUANI K		2703 FREEDOM HILL CT	LAWRENCE	KS	66047	UI60101P	023-111-11-0-10-07-030.00-0	R26833	2703 FREEDOM HILL CT
111-11-0-10-07-027.00-0	0.17065966	HITOSHI CHRISTY S	HAIRROD LEANNE E		2404 FREE STATE LN	LAWRENCE	KS	66047	UI60101H	023-111-11-0-10-07-027.00-0	R26839	2404 FREE STATE LN
111-11-0-10-07-033.00-0	0.19561352	HARROD TRAVIS B			PO BOX 3002	LAWRENCE	KS	66046	UI60101D	023-111-11-0-10-07-033.00-0	R26701	0 W 24TH TER
111-11-0-10-03-001.00-0	4.87712148	HILLS WEST HOMES ASSN			2901 CHISHOLM DR	LAWRENCE	KS	66047	UI6105	023-111-11-0-10-03-001.00-0	R26933	2901 CHISHOLM DR
111-11-0-20-04-001.00-0	0.19753442	KUEKER GERALDINE H			2408 FREE STATE LN	LAWRENCE	KS	66047	UI60101I	023-111-11-0-20-04-001.00-0	R26840	2408 FREE STATE LN
111-11-0-10-08-017.00-0	0.22246515	GRZENDA JOSEPH J	GRZENDA PATRICIA M		2417 FREE STATE LN	LAWRENCE	KS	66047	UI60101Q	023-111-11-0-10-08-017.00-0	R26863	2417 FREE STATE LN
111-11-0-20-04-002.00-0	0.20011051	CLINTON ROBERT J	CLINTON JANE E		2905 CHISHOLM DR	LAWRENCE	KS	66047	UI6104	023-111-11-0-20-04-002.00-0	R26934	2905 CHISHOLM DR
111-11-0-10-03-001.30-2	0.03942992	GRAY JONLAURA A			PO BOX A	LAWRENCE	KS	66044	UI60101C	023-111-11-0-10-03-001.30-2	R26934	2720 W 24TH TER
111-11-0-10-03-001.27-2	0.03933973	DAVIS RHONDA B REVOCABLE TRUST			4401 STONE MEADOWS CT	LAWRENCE	KS	66049	UI60101D	023-111-11-0-10-03-001.27-2	R26728	2704 W 24TH TER
111-11-0-10-03-001.31-2	0.03354037	HEVD DARWIN D	HEVD SHAWN K		11592 N HILLTOP DR	IRONS	MI	49644	UI60101B	023-111-11-0-10-03-001.31-2	R26732	2724 W 24TH TER
111-11-0-10-03-001.28-2	0.03482597	BARBAND SHIRLEY J			2706 W 24TH TER	LAWRENCE	KS	66047	UI60101E	023-111-11-0-10-03-001.28-2	R26729	2706 W 24TH TER
111-11-0-10-03-001.32-2	0.03482543	JONES JANICE K			2726 W 24TH TER	LAWRENCE	KS	66047	UI60101A	023-111-11-0-10-03-001.32-2	R26733	2726 W 24TH TER
111-11-0-10-03-001.29-2	0.04041697	RAUCKMAN KATHY J			1144 N 1100 RD	LAWRENCE	KS	66047	UI60101D	023-111-11-0-10-03-001.29-2	R26730	2722 W 24TH TER
111-11-0-10-07-035.00-0	0.19759387	SADLER MEGAN	SADLER BRADLEY		2412 FREE STATE LN	LAWRENCE	KS	66047	UI60101H	023-111-11-0-10-07-035.00-0	R26841	2412 FREE STATE LN
111-11-0-10-07-040.00-0	0.22246226	MILLER JOHN S	MILLER DACHEL B		2421 FREE STATE CT	LAWRENCE	KS	66047	UI60101A	023-111-11-0-10-07-040.00-0	R26846	2421 FREE STATE CT
111-11-0-10-07-036.00-0	0.28833645	SHELTON ELLEN R SCHULR	SHELTON JOHN S		2416 FREE STATE CT	LAWRENCE	KS	66047	UI60101G	023-111-11-0-10-07-036.00-0	R26842	2416 FREE STATE CT

11-11-0-10-03-001.36-2

003482566 BENE RICHARD J

VAIL BELINDA A

4722 SOMERSET DR

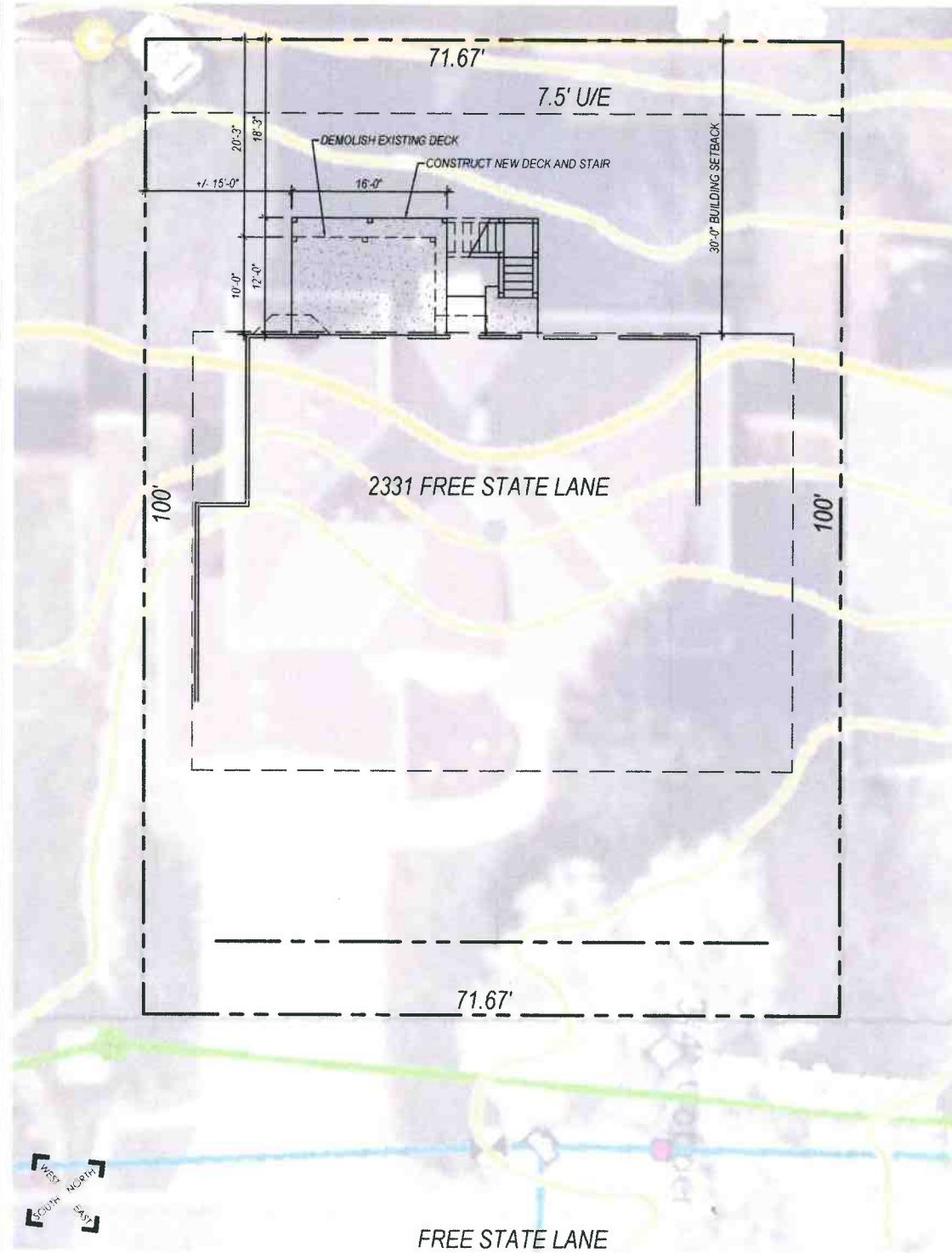
PRAIRIE VILLAGE KS

65207 U16010D1

023-11-11-0-10-03-001.36-2

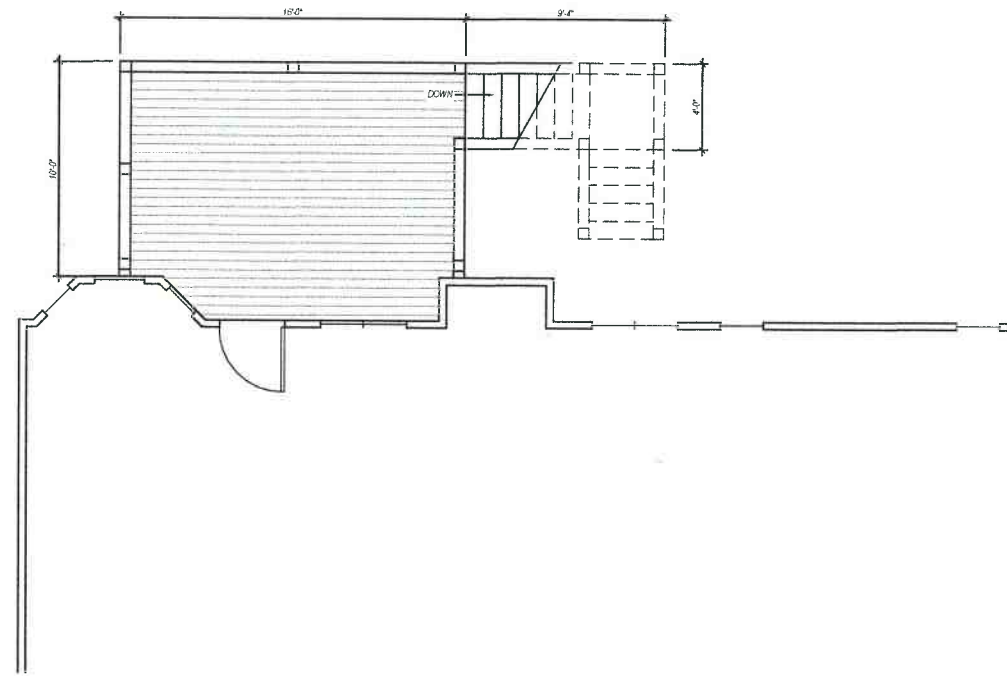
R26737

2716 W 24TH TER

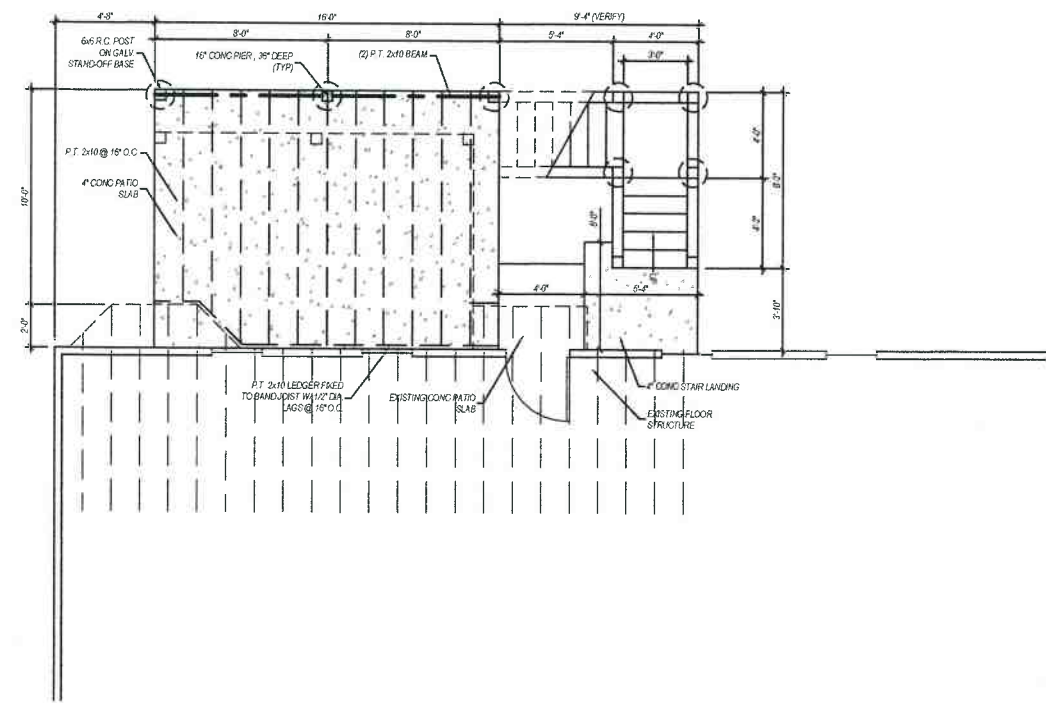


1 PLOT PLAN
1" = 10'-0"

NOTES:
CONSTRUCT DECK AND STAIR TO
MEET OR EXCEED PROVISIONS OF 2015 IRC.
DECK JOISTS, P.T. 2x10 @ 12" O.C.
DECK POST 6x6 R.C. ON 1" STAND-OFF BASE)
16" DIA. CONC. PIERS, 36" DEEP



2 FIRST LEVEL PLAN
3/16" = 1'-0"



3 BASEMENT LEVEL PLAN
3/16" = 1'-0"

RICKARD RESIDENCE DECK

2331 Free State Lane
Lawrence, Ks

Hernly
ASSOCIATES

920 Massachusetts
Lawrence, Kansas 66044
785 - 749 - 9806
FAX 785 - 749 - 1515

FLOOR PLAN

Date: 2/16/2014
Drawn by: MMLRS
Checked by:
Revisions:

A1.0

2019 SCHEDULE

LAWRENCE BOARD OF ZONING APPEALS

AGENDA ITEMS DEADLINE

December 7, 2018

January 4

February 8

March 8

April 5

May 3

June 7

July 5

August 2

September 6

October 4

November 8

December 6

BOARD MEETING

January 3, 2019

February 7

March 7

April 4

May 2

June 6

July 11

August 1

September 5

October 3

November 7

December 5

January 9, 2020

NOTE:

Time for submittal of applications on a deadline day is 3:00 p.m. Please adhere to the deadline dates and time. Any item not received in full by the Planning Office on or before a particular deadline will not be placed on that particular meeting agenda, rather, it will be scheduled for the next regular meeting of the Board.

If an application is located in a historic district or within the environs of a historic property or district, the BZA will delay hearing the application until after the application is considered by the Historic Resources Commission or approved by the Historic Resources Administrator.

Board of Zoning Appeals (BZA) meetings will usually be held at 6:30 p.m. the first Thursday of the Month in the Commission Meeting Room at City Hall, 6th and Massachusetts Streets, Lawrence.

Special meetings of the Board will be called in accordance with the By-Laws of the Lawrence Board of Zoning Appeals.