

LAWRENCE BOARD OF ZONING APPEALS

AGENDA

**NOVEMBER 3, 2016 – 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.

ELECTION OF OFFICERS FOR 2016-2017

Accept nominations for and elect Chair and Vice-Chair for the coming year.

ITEM NO. 2 MINUTES

Consider approval of the minutes from the October 6, 2016 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 OUTDOOR LIGHT CONTAINMENT VARIANCE FOR A NEW AUTOMOTIVE SALES DISPLAY LOT; SW CORNER OF W. 29TH STREET AND IOWA STREET [DRG]

B-16-00338: 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 Outdoor Lighting Standards relating to Spillover Light, which is listed in Section 20-1103(d)(3)(ii) of the City Code. This code provision states that spillover light from a development site shall not exceed 3 foot-candles measured at the lot line onto public street rights-of-way or other properties in a nonresidential zoning district. The property is located on the southwest corner of W. 29th Street between Iowa Street and the Iowa Street frontage road. Submitted by David Hamby, P. E. with BG Consultants, Inc., for AFAD, Inc., the property owner of record. Deferred from the September 1st and October 6th meetings by the applicant.

ITEM NO. 4 AUTOMOTIVE SALES DISPLAY AREA VARIANCE FROM A PUBLIC STREET RIGHT-OF-WAY; 2851 IOWA STREET [JSC]

B-16-00339: 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 to reduce the code required 15 feet minimum off-street parking area setback from public street rights-of-way, which is required in Section 20-908(c) of the City Code, to a minimum of 0 feet along the property's frontage on W. 28th Terrace and Iowa Street frontage road. The property is located at 2851 Iowa Street. Submitted by David Hamby, P. E. with BG Consultants, Inc., for AFAD, Inc., the property owner of record. Deferred from the September 1st and October 6th meetings by the applicant.

ITEM NO. 5 **VARIANCE FROM THE MAXIMUM ACCESSORY DWELLING UNIT SIZE;
1535 MASSACHUSETTS STREET [JSC]**

B-16-00440: 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 code permitted maximum size accessory dwelling unit in a residential dwelling structure defined in Section 20-534(2)(ix) of the City Code. The code standard limits the size of an accessory dwelling unit to no more than 33 percent of the living area of the primary dwelling or 960 square feet, whichever is less. The proposed size of the accessory dwelling unit is 960 square feet. The living area in the principal dwelling is 2,106 square feet which limits the size of an accessory dwelling unit to 695 square feet. The property is located at 1535 Massachusetts Street. Submitted by Leticia Cole with Paul Werner Architects for Joann E. Qandil, the property owner of record.

ITEM NO. 6 **PERIMETER BUILDING SETBACK VARIANCE FOR ARTERRA EVENT
GALLERY; 2161 QUAIL CREEK DRIVE [DRG]**

B-16-00441: 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 minimum 30 feet perimeter building setback requirement from the boundary of a planned commercial development district (approved under the terms and conditions of the previous zoning code) as required by reference in Section 20-222(e) of the City Code. The applicant seeks variance approval to reduce the perimeter building setback to a minimum of 10 feet from the west property boundary so they can build an addition on the west side of the existing commercial structure. The property is located at 2161 Quail Creek Drive. Submitted by Allen Belot, Allen Belot Architects, for Arterra, LLC, the property owner of record.

ITEM NO. 7 **MISCELLANEOUS**

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