

## **LAWRENCE BOARD OF ZONING APPEALS**

### **AGENDA**

**OCTOBER 6, 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 August 4, 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. 29<sup>TH</sup> 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 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. 29<sup>th</sup> 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 1 meeting 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 by Section 20-908(c) of the City Code, to a minimum of 0 feet along the property frontage on W. 28<sup>th</sup> 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 1 meeting by the applicant.

**ITEM NO. 5**      **VARIANCE FROM THE REAR YARD BUILDING SETBACK FOR A RESIDENTIAL DWELLING DECK ADDITION; 315 HEADWATERS DRIVE [DRG]**

**B-16-00380:** 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 minimum rear yard building setback standard in an RS7 (Single-Dwelling Residential) District which is required by Section 20-601(a) of the City Code. The applicant is seeking a variance from this code standard to allow the construction of a 10 feet deep deck addition that will reduce the rear yard building setback to a minimum of 20 feet. The property is located at 315 Headwaters Drive. Submitted by Doug Hassig, President of R&H Builders, Inc., who is the property owner of record.

**ITEM NO. 6**      **MISCELLANEOUS**

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