



LAWRENCE BOARD OF ZONING APPEALS
AGENDA FOR **OCTOBER 4, 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 September 6, 2018 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 VARIANCES FROM THE PARKING STANDARDS AND MAXIMUM IMPERVIOUS COVER FOR A RESIDENTIAL DISTRICT; 1917 NAISMITH DRIVE

B-18-00436: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2018 edition. The first request is for a variance from the 25 foot parking area setback standard required by Section 20-908(b) of the City Code for a Residential District. The applicant is seeking a variance from this code standard reducing the parking setback to a minimum of 25 foot parking setback to a minimum of 11 feet from the eastern property line, a minimum of 8.5 feet from the norther property line, and a minimum of 0 feet from the southern property line adjacent to W. 19th Terrace. The second request is for a variance from the 70% maximum impervious cover standard required by Section 20-601(a) of the City Code for the RS7 (Single-Dwelling Residential) District to 75.5%. The property is located at 1917 Naismith Drive. Submitted by Hernly Associates, Inc. on behalf of North American Islamic Trust Inc., property owner of record.

ITEM NO. 4 VARIANCE FROM THE PARKING AREA SETBACK FOR A RESIDENTIAL DWELLING; 1300 TENNESSEE STREET

B-18-00433: 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 25

foot parking area setback standard required by Section 20-908(b) of the City Code for a Residential District. The applicant is seeking a variance from this code standard reducing the parking setback to a minimum of 3 feet to allow for the construction of a parking area. The property is located at 1300 Tennessee Street. Submitted by Paul Werner Architects on behalf of Jess D. Paul Jr., Trustee, property owner of record.

ITEM NO. 5 VARIANCE FROM THE PARKING AND DRIVEWAY STANDARDS FOR A DETACHED DWELLING; 718 ASH STREET

B-18-00438: 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 surfacing requirements for parking and driveway standards required by 20-913(e)(1) of the City Code for a detached dwelling. The applicant is seeking a variance from this code standard to allow for the construction of a gravel driveway. The property is located at 718 Ash Street. Submitted by Stephen Evans, property owner of record.

ITEM NO. 5 VARIANCES FROM THE SETBACK STANDARDS AND FENCE HEIGHT FOR A RESIDENTIAL DWELLING; 941 PENNSYLVANIA STREET

B-18-00429: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2018 edition. The first request is for a variance from the 5 foot interior side setback standard required by Section 20-601(a) of the City Code for the RS5 (Single-Dwelling Residential) District to 1 foot. The second request is for a variance from the 20 foot front setback required by Section 20-601(a) to 7 feet. The third request is for a variance from the 20 foot front setback required by Section 20-601(a) to 5 feet. The fourth request is for a variance from the 5 foot interior side setback standard required by Section 20-601(a) to 0 foot to construct a retaining wall/fence totaling 8 feet in height. The property is located at 941 Pennsylvania Street. Submitted by John A. Gascon, property owner of record.

ITEM NO. 6 MISCELLANEOUS

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