LAWRENCE BOARD OF ZONING APPEALS AGENDA

SEPTEMBER 7, 2017 – 6:30 P.M., CITY COMMISSION MEETING ROOM

1st FLOOR OF CITY HALL AT 6th 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 August 3, 2017 meeting of the Board.

BEGIN PUBLIC HEARING:

ITEM NO. 3 VARIANCE FROM THE REAR BUILDING SETBACKS FOR A RESIDENTIAL DWELLING; 5120 CODY CT [JSC]

B-17-00375: 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 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 17.5 feet to allow for the construction of a covered attached deck. The property is located at 5120 Cody Court. Submitted by Jim and Allison Nye, property owners of record.

ITEM NO. 4 MISCELLANEOUS

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

LAWRENCE BOARD OF ZONING APPEALS Meeting Minutes of August 3, 2017

Members present: Clark, Gardner, Holley, Wilbur, Wisner

Staff present: Cargill, Crick

ITEM NO. 1 COMMUNICATIONS

a) There were no communications to come before the Board.

- b) There were no abstentions.
- c) There were no agenda items deferred.

Wilbur mentioned that the McClain's Bakery item was deferred by the City Commission at their meeting last night, August 2, 2017.

ITEM NO. 2 MINUTES

Consider approval of the minutes from the July 6, 2017 meeting of the Board.

ACTION TAKEN

Motioned by Gardner, seconded by Wilbur, to approve the minutes from the July 6, 2017 meeting of the Board.

Unanimously approved 5-0.

BEGIN PUBLIC HEARING:

ITEM NO. 3 VARIANCE FROM THE SIDE BUILDING SETBACKS FOR A RESIDENTIAL DWELLING; 524 OHIO STREET [JSC]

B-17-00307: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2017 edition. The 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. The applicant is seeking a variance from this code standard reducing the interior side setback to a minimum of 2.5 feet from the southern property line, and to a minimum of 3.16 feet from the northern property line. The property is located at 524 Ohio Street. Submitted by David Sane, Rockhill & Associates, for Kami Day and Michele Eodice, property owners of record.

STAFF PRESENTATION

Crick presented the item.

APPLICANT PRESENTATION

Mr. David Sain, Rockhill & Associates, said this is a brick 1871 house. They removed the siding, found evidence of a wraparound porch, and at the recommendation of the Historic Resources Commission (HRC) they decided to rebuild the wraparound porch.

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There was no public comment.

ACTION TAKEN

Motioned by Gardner, second by Holley, to close public comment for the item.

Unanimously approved 5-0.

BOARD DISCUSSION

Gardner said he thinks it's great that the applicant is working to restore a historic home in Kansas.

Holley asked Gardner if he agrees with staff's findings.

Gardner said he does.

ACTION TAKEN

Motioned by Gardner, seconded by Wilbur, to approve the variance as outlined in the staff report.

Unanimously approved 5-0.

ITEM NO. 4 VARIANCE FROM THE FRONT BUILDING SETBACK FOR A RESIDENTIAL DWELLING; 1415 E 18TH STREET [JSC]

B-17-00337: A request for a variance as provided in Section 20-1309 of the Land Development Code of the City of Lawrence, Kansas, 2017 edition. The request is for a variance from the 25 foot front 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 front setback to a minimum of 1 foot to allow for the construction of a roofed 22 foot long attached car port. The property is located at 1415 E. 18th Street. Submitted by Todd LaPrad, property owners of record.

STAFF PRESENTATION

Crick presented the item.

Wilbur asked about a similar variance request on Maple Lane.

Crick said they consider requests on a case-by-case basis, but explained some similarities with this project.

Wisner asked if the request on Maple Lane was requested prior to construction

Crick said it appears that request was approved prior to construction.

Gardner asked how the setback could be only one foot from the property line.

Crick said the roadway is wider than normal and the right-of-way extends up to about a foot

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before the carport.

Clark asked if this request arose from a code enforcement issue.

Crick said it was investigated by code enforcement, likely due to a complaint. Code Enforcement verified the carport was there and referred the property to work with Development Services department.

Holley asked what the next step will be if a variance is not granted.

Crick said the applicant can contest the action in court or code enforcement can begin the procedure to remove the structure.

Holley asked if staff has had any additional communication with the property owner.

Crick said he spoke with the owner on one occasion while obtaining all necessary application materials. A pre-application meeting was not conducted because Planning staff was not aware of the variance application until it was formally submitted.

Wilbur said he doesn't understand the determination on Criteria 4. He asked if staff's concern is that other people might start building carports.

Crick said that's a possibility, but the real concern is that the structure might be in the way of future street expansion or possible sidewalk or utility work in the right-of-way.

Gardner asked if there are similar structures in the neighborhood.

Crick said there is, although he's not sure if they were constructed with a permit.

Clark asked when the subject structure was constructed.

Crick said staff does not know, but it appears to be newly constructed.

The applicant was not present.

There was no public comment.

BOARD DISCUSSION

Wilbur said he doesn't see the unnecessary hardship. The applicant chose to build the carport.

Wisner doesn't have a problem with Criteria 4, but has an issue with meeting Criteria 5 because the structure is so close (to the right-of-way). He didn't see many other similar structures in the area.

Gardner said he saw one that was almost identical. He said the street will never be a major thoroughfare. He asked for the width of the right-of-way.

Crick said an average street right-of-way for this type of street is 50-60 foot wide.

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Gardner asked for clarification as to how the setback is measured.

Crick explained where the setback measurement begins, noting that the normal setback is 25 feet. This variance would reduce it to 1 foot.

Holley further explained challenges with right-of-way.

Gardner commented on the location of a possible future sidewalk.

Crick mentioned that the Utilities department commented that the age of the pipe in that area would require maintenance at some point in the near future. He further reiterated what could occur within the right-of-way and the issue with the proposed setback.

Clark said it seems the carport will be a problem either now or later. He noted that the applicant indicated he hopes to move soon which means he'll pass the burden on to someone else.

Wilbur said he has a problem particularly with Criteria 3, but also Criteria 4 and 5.

ACTION TAKEN

Motioned by Clark, seconded by Wisner, to deny the variance request because it does not meet the criteria required for a variance.

Unanimously approved 5-0.

ITEM NO. 5 MISCELLANEOUS

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

Crick said staff anticipates a meeting next month. He mentioned that the City Commission will have a meeting regarding advisory boards on Aug 8th at 5:45 pm.

ADJOURN 7:02 PM

VARIANCE FROM THE REAR BUILDING SETBACK FOR A RESIDENTIAL DWELLING; 5120 CODY COURT [JSC]

B-17-00375: 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 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 17.5 feet to allow for the construction of a covered attached deck. The property is located at 5120 Cody Court. Submitted by Jim and Allison Nye, property owners of record.

B. REASON FOR REQUEST

Applicant's Request – "Property has an existing deck on back of house that was built in the rear setback of lot. Due to the recent loss of a large oak tree over said deck, homeowner is requesting approval to:

- 1. Reconstruct deck in same location/size to address decay
 - a. The deck was built around the oak tree. The tree provided additional stability for the deck. That is now gone.
- 2. Construct a roof over the deck to replace the lost shade tree.
- 3. Screen in deck for insect barrier.

C. ZONING AND LAND USE

Current Zoning & Land Use: RS7 (Single-Dwelling Residential) District; residential

dwelling

Surrounding Zoning and Land Use: RS7 (Single-Dwelling Residential) District; residential

dwellings.

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 RS7 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: "Deck has been properly maintained but rot/decay needs to be addressed. Tree over deck had begun to decay and needed to be removed as it had become a liability to the home."

This request does not result from a unique condition that originates from the <u>Land Development Code</u>. The property was platted in 2002 as Lot 22 in Westwood Hills, 3rd Plat. When the property was constructed in 2003, the <u>1966 Zoning Code</u> was in effect. The RS-2 setbacks applicable then are identical to the existing RS7 setbacks that are in effect today: Front Setback minimum of 25 feet, interior side setback of 5 feet from each side line, and a rear setback of 30 feet. Staff believes the allowance of the existing deck would have been permitted under <u>Section 20-1504(c)</u> of the 1966 Zoning Code, which stated, "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. (Code 1979, 20-1204; <u>Ord. 5792</u>)" As platted, this lot currently contains 9,397 square feet. Based on estimated GIS calculation, staff believes the rear yard contains 30% of the total lot area (2,797 square feet), which at the time of construction, the deck would have complied with the reduced rear setback as permitted under this superseded code section. The current Land Development Code does not contain a similar provision for this rear setback reduction.

The original building permit approving the construction of the residence shows the placement of a deck that was consistent with the setbacks as permitted by the Section 20-15049(c) exception. Staff could not locate a permit showing approvals for the deck as currently constructed. Staff inquired with Development Services to see if a permit was issued for the deck as presently constructed, but Development Services does not have record of that construction being approved. The removal of the existing deck and the construction of a replacement would require new construction to comply with the Land Development Code standards.

While the loss of a large tree is a difficultly, it is not a hardship that is directly related to the Land Development Code's Density and Dimensional Standards requirements or by the recorded plat. However, the existence of the deck was permissible under the exception noted within the 1966 Zoning Code. The Planning Director has determined that due to the deck being legally constructed, and with the change in from the 1966 Zoning Code to the 2006 Land Development Code, the requested variance originates from a unique condition due to the discontinuation of this particular exception. Therefore, the hardship being imposed in this instance is not due to an action undertaken by the property owner; instead it is one imposed on them by the changes in the setback standards and exceptions.



Figure 1: Subject Property

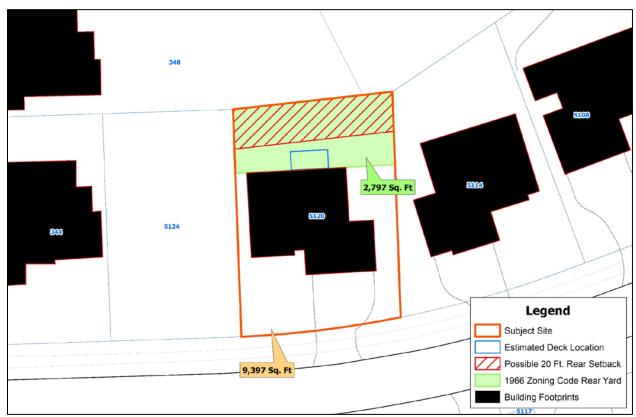
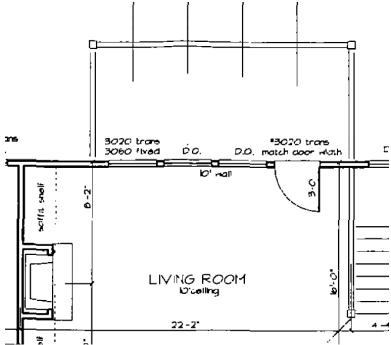


Figure 2: Possible Setbacks and Land Ratio Under 1966 Zoning Code §20-1504(c) Exception



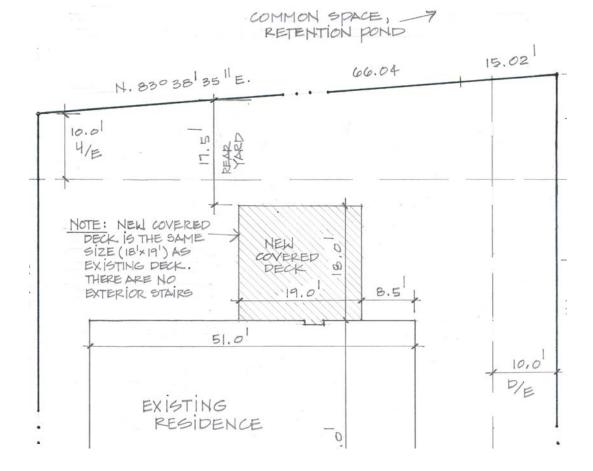


Figure 4: Submitted Plot Plan for Proposed Structure

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

Applicant response: "With no residents directly behind property, roof structure would not adversely affect any neighboring properties."

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: "Unnecessary hardship would be due to lack of shade that was formerly provided by tree since home was purchased."

While the loss of the tree and deck reconstruction may be a hardship, it is not one created by a condition due to the application of the code. However, given the details of the residence, the applicable zoning, and this lot, the condition may constitute an unnecessary hardship. Since the change in the setback standards and exceptions were not an action undertaken by or at the property owner's request, and given that the deck and residence were constructed to comply with the applicable code in 2004, the strict application of the 2006 Land Development Code may constitute an unnecessary hardship.

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

Applicant response: "Said deck and roof structure would be less visually invasive than previous state with large tree."

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: "Granting of variance would have an overwhelming positive impact on the current homeowners and no negative impact on the surrounding environment."

In staff's opinion, granting the setback variance would be consistent to the general spirit and intent of the Land Development Code. Strict adherence to the code requiring the 30 foot rear building setback may be an unnecessary hardship in this instance as defined within the purview of the Board. The

conditions surrounding this requested hardship variance do not originate from a condition that is unique to the property in question, and/or not ordinarily found in the same zone or district; however, they originate due to the noted setback standards and exception changes that occurred between the current Land Development Code and the supersede Zoning Code.

Conclusions:

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

Recommendation:

Staff recommends approval of the rear yard building setback variance based upon the findings in the staff report concluding that the request does not meet the five conditions outlined in Section 20-1309(g)(1).



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

JUL 2 3 2017

RECEIVED

OWNER INFORMATION Name(s) Im and Alison No	City County Planning Office Lawrence, Kansas
Contact Jim Nye 785-76	0-2181
Address 5120 Cody Ct	
city Lawr.	State <u>K5</u> ZIP <u>UU049</u>
Phone (785 760 218)	_ Fax ()
E-mail jny Cosunflower com	_ Mobile/Pager ()
APPLICANT/AGENT INFORMATION	
Contact Same as above	
Company	(100 - 100 -
Address	
City	_ State ZIP
Phone ()	_ Fax ()
E-mail	_ Mobile/Pager ()
Pre-Application Meeting Date NA Dev	Planner
Katherine S.	
PROPERTY INFORMATION	
Present Zoning District residential Present	Land Use
Proposed Land Use	
Legal Description (may be attached) Nestwood +	hils 30 Plat Blk 1, Lot 22
Address of Property 520 Cody Ct	
Total Site Area Opnox 9,200 Sq f	
Number and Description of Existing Improvements or Stru	ctures 1 root over
	deck

Hardship Variance Packet

Rev 12/2016

2 of 15

B-17-00375



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Description of variance requested:

Property has an existing deck on back of house that was built in the rear
of house that was built in the rear
set back of Lot.
tree over said deck, homeowner is request
tree over said deck, homeowner is request
approval to:
I Reconstruct deck in same location size
to address decay
· the deck was built around the
bak tree the Tree provided
additional stability for the dock.
11/11/15 1/QD 9/18 P
2. Construct a roof over the deck to
replace the last shade tree.
3 Screen in deck for insect barrier.
Si contra Maria de Carta Maria
See attached was for site references
and dimensions along with photos
of the tree and deck.



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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.)

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Lawrence Douglas County

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	Signature(s):	James L.	Nye		Date	- 24 - 2017
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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.

alisa s	1 47	525-14
Signature		Date
Alison	J. Nye	
Printed Name		



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

May 25, 2017

A CERTIFIED PROPERTY OWNERSHIP LIST WITHIN 400 FT OF 5120 CODY CT (U13959-106). 05/25/2017. REQUESTED BY ALISON NYE.

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

785-832-5147

inichols@douglas-county.com

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

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068-28-0-20-11-024.00-0	0.2378006 HOHN BOB	HOHN NORMA	344 N EATON DR	LAWRENCE K	KS 6604 U13959-108 C41 497	WESTWOOD HILLS 38D PLAT BLK 1 LT 24	023-068-78-0-20-11-024.00-0 R9849	344 N EATON DR
068-28-0-20-11:017.00-0	O.313189 BRADA DOMALD R SR TRUSTEE		5101 CODY CT	LAWRENCE K	5 6604 U13959-101 041 497	WESTWOOD HILLS 3RD PLAT BLK 1 LT 17	023-068-28-0-20-11-017.00-0 R9842	5101 CODY CT
068-28-0-20-12-022-00-0	0.2056139 SMITH RODNEY E	SMITH ROXAMNE D	343 N EATON DR	LAWRENCE K	KS 6604 U13959-159 041 497	WESTWOOD HILLS 3RD PLAT BLK 2 LT 22	023-068-28-0-20-12-022.00-0 R9901	343 N EATON DR
068-28-0-30-12-005-00-0	0.2447392 GUDGFLL MICHAELS	GUDGELL AMANDA N	332 N CARVER LN	LAWRENCE K	5 6604 D13959-142 041 497	WESTWOOD HILLS 4TH PLAT BLK 1 LT 1	023-068-28-0-20-12-005.00-0 99883	337 N CARVER LIN
068.28.0.30.12.006.00-0	0.3557229 BANDY TROY BAND TATHMS A. GEORGE REPANDY TROY BAND TATHMS A. GEORGE BEY 328 N. CARVER IN	BI BANDY TROY & AND TATUM S.A. GEORGE	REV 328 N CARVER LN	CAWRENCE	S 6604 U13959-143 041 497	WESTWOOD HILLS 4TH PLAT BLX 1 LT 2	023-068-28-0-20-12-005.00-0 R9884	328 N CARVER LN
000 100 00 00 00 000	O 1770170 BEGGES CYBVEN 1	REHIGER DANKELA I	339 N FATON OR	LAWRENCE		WESTWOOD HILLS 3RD PLAT BLX 2 LT 21	023-068-28-0-20-12-021.00-0 R9900	339 N EATON OR
0.001201201201201000	OLEVSTON DERONAL PRINCIPLE	CHMCON ISCA M TRICTER	STOS CODY CT	LAWRENCE	2	-	023-068-28-0-20-11-016 00-0 89841	5105 CODY CT
0.00-10-11-01-0-0-10-00-0	O 1027214 DISCUED MADE WILL	745G1ER1A101F	5109 CODY CT	AWRENCE			023-058-78-0-20-11-015.00-0 99840	5 109 CODY CT
0.00 200 21 02 0 02 020	CONTRACT CACAGO TO ANALES	DELOCATION B	TOTAL AND AND THE	AWRENCE	2	-	023-068-28-0-20-11-014 00-0 R9839	5113 CODY CT
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068-28-0-20-11-013-00-9	DIZZSELJS RINDMANY BANDINT C	טאוראאם וארמסבריאב וא	234 EATON DR		į		023-068-28-0-20-12-020 00-0 89899	335 FATON DR
0.00.00.00.00.00.00.00.00.00.00.00.00.0	CLASSES WANTE CONCENT TOTAL TOTAL OF THE CONCENT OF	CORNAGE COLLAR TRINGE	533 CODY OF		6604 1113959-096 OA1		033.068-28.0.20.11.012.00.0 89832	5121 CODY CT
C68-28-C-11-012:D-0	0.2.13/43 GURMAN RUBERT J HUSSEE	COMMENCE DAYS A CO TOUCHE	STATE CODY CO	AWRENCE K	į		073-058-08-0-20-11-01-0-0-0-0-0-0-0-0-0-0-0-0-0-0-	324 N CARVER IN
068-28-0-20-12-007.00-0	0.1968 202 SURNEIDER CAIMERINE SUL-HUSCEE	NUMBER OF A CONTROLLER	SSS N EATON OF	CAUDENCE	6604 113 252 194 O91	-	574.068.78.70.70.11.011 00.0 89836	\$32 N EATON DR
0-00'110-11-07-0-87-800	U-423319 HEINZ MANIEL EZA B	ACHABARA HATAR	331 N EATON OF		6604 113959-156 O41		023-068-28-0-20-12-019-00-0 89898	331 N FATON DR
068-39-0-30-12-009-00-0	O TRABASO VANG ERICEM RIBGITTE	FRIKSEN (ORGEN	320 N CARVER IN		6604 U13959-145 041		023-068-28-0-20-12-008,00-0 R9886	320 N CARVER LN
0.66-28-0-20-11-003-33-0	O 3468545 DRIDGE CONSTRUCTION INC		1719 N PAWNEE DR	₹.	6653 U13959-0861041	-	LAT 8023-068-28-0-20-11-002.21-0 R339899	331 N CHAMBERU!
069-28-0-20-11-006-00-0	0.1893913 RISSELL ROBERT	RUSSELLANN	328 N EATON DR	LAWRENCE	66D4 U13959-093 041	-	023-068-28-0-20-11-009.00-0 R9834	328 N EATON DR
068-28-0-20-12-018-00-0	0.2094838 HARDY GARY PTRUSTEE	HARDY SARA J TRUSTEE	327 N EATON OF		6604 U13959-155 041	_	023-068-28-0-20-12-018,00-0 R9897	327 N EATON DR
058-28-0-20-12-009-00-0	O.18939 RAUSCH DAVID A		316 N CARVER LN		6604 U13959-146 041		023-068-28-0-20-12-009.00-0 R9887	316 N CARVER LM
068-28-0-20-11-002,09-0	2.9974748 WESTWOOD HILLS TOWNHOMES ASSN		4000 W 6TH ST STE B157	LAWRENCE K	KS 6604 U13959-086/041 497		PORT 023-068-28-0-20-11-002.09-0 R308184	O PARKER CIR
068-28-0-20-11-008.00.0	0.189393 MASINTON CHARLES G	MASINTON MARTHA CT	324 N EATON DR	LAWRENCE K	KS 6604 U13959-092 041 497		023-068-28-0-20-11-008,00-0 R9833	324 N EATON DR
068-28-0-20-12-010.00-0	0.1893894 VEEDER MERLON H		312 N CARVER LN			_	023-068-28-0-20-12-010.00-0 R9888	312 N CARVER LN
068-28-0-20-12-017.00-0	0.1779186 JOHNSON MICHAELA		323 N EATON OR		6604 U13959-154 O41		023-068-28-0-20-12-017.00-0 R9896	323 N EATON OR
068-28-0-20-11-007.00-0	0.1893955 CARDWELL STEVEN R	CARDWELL PATRICIAE	320 N EATON DR		6604 U13959-091 041	-	D23-068-28-0-20-11-007.00-0 R9832	320 N EATON DR
068-28-0-20-12-016,00-0	0.1779173 LIM BOB H	LIM WONNE	319 N EATON OR		6604 U13959-153 041		023-068-28-0-20-12-016.00-0 R9895	319 N EATON DR
068-28-0-20-11-006.00-0	0.1893955 SCHUTTE THOMAS D	SCHUTTE LANA	316 N EATON OR				023-068-28-0-20-11-005,00-0 89831	316 N EATON DR
068-28-0-20-11-002.17-0	0.177596 SCHNEIDER JAMES T	SCHNEIDER ERIN A	323 N CHAMBERLIN CT	LAWRENCE KS	6604 U13959-0861041		3 LT 2023-068-28-0-20-11-002.17-0 R312242	323 N Chamberlist
065-21-0-00-00-012.01-0	59.79751 HOLMES DUANE RJI		SB11 W 777H TER	S	6620 8000878A 513	613122-12-1918 IN WAY 0ESC AS BEC AT BY UCOS WAY IN WOODS WAY IN WOODS AS AS BY SO AT OUT OF A STANDARD WAY OF A STANDAR	W.CD 023-065-21-0-00-00-012.01-0 R1906	1032 N 1700 RD
068-28-0-20-11-002-22-0	D.336261 CP PROPERTY HOLDINGS LC		ZVGI WOLKS		1901090-60600-6060		141 cuca-userzar-zo-11-002,22,0 rasasau	223 N CHAMBEREE
068-28-0-20-11-002.02-0	0.181407 CP PROPERTY HOLDINGS EC		2 METH ST	LAWRENCE A	AS 6604 013955-0861041 497		TAT E 023-008-28-0-20-11-002,02-0 A3928	327 IN CHAMBERIT
D68-28-0-11-002-23-0	0.1586566 CP PROPERTY HOLDINGS IC		2701 W 6TH ST		6604 U13959-0861041		1AT E023-068-28-0-20-11-002.24-0 R339902	326 N CHAMBERLII
068-78-0-30-11-002-28-0	O 11455 CP PROPERTY HOLENCE LC		2701 W 6TH ST		6604 U13959-0861041		BLK 1023-058-28-0-20-11-002.28-0 R339906	331 N KEATON CF
068-28-0-20-11-002-29-0	0.1576256 CP PROPERTY HOLDINGS LC		2701 W 67H ST				BLK 1023-058-28-0-20-11-002.29-0-8339907	333 N KEATON CT
068-28-0-20-11-002.30-0	0.2538337 CP PROPERTY HOLDINGS LC		2701 W 6TH ST		6604 U13959-0861041		BLK 1023-068-28-0-20-11-002.30-0 R339908	335 N KEATON CT
068-28-0-20-11-002.31-0	0.1402168 CP PROPERTY HOLDINGS LC		2701 W 67H ST		6604 U13959-0861041		BLK 1023-068-28-0-20-11-002.31-0 R339909	337 N KEATON CT
068-28-0-20-11-002.32-0	D.1972747 CP PROPERTY HOLDINGS LC		2701 W 6TH 5T		KS 6604 ()13959-086f041 497	WESTWOOD HILLS TOWNHOME PHASE THREE RACKELL I. 3-35 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD HILLS AND MAI BK (32-688-284-284-20-11-04); 5-2-6 N KARTON CIT, WESTWOOD CIT, WESTW	BLK 1023-068-28-0-20-11-002.32-0 R33991D	336 N KEATON CE
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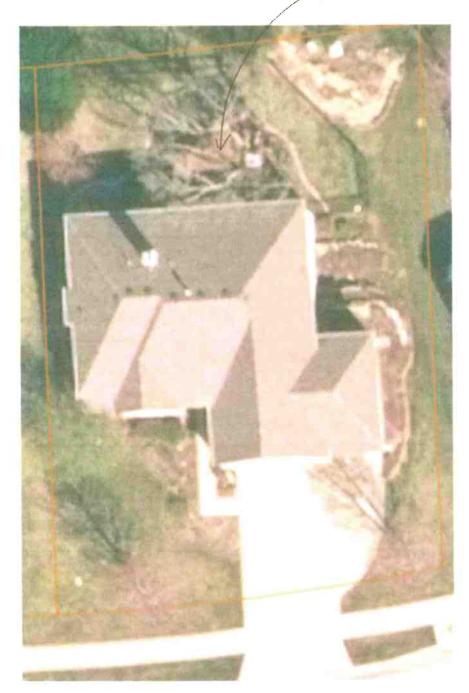
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268-28-0-20-03-001.00-0	0.37491845	1 WESTWOOD HOATING		SAZO CLINICION PROVINCE STE Z	ZO LAWRENCE	Т		3959-OR1	т	WESTWOOD HILLS BLK 3 TR D		٦	D DOLF DR	
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088-28-0-20-11-028-00-0	0.47120559	ZB HOHINSON STEVE	JOHNSON ANN	356 N EATON DR	AWRENCE	7	7	U13959-111	Л	WESTWOOD HIBS 3RD PLAT BLK		8 00-0 89853	356 N EATON OR	NO NC
0-00-20-11-02-300-0	0.27940572	Selection Phillips	1	SZOO BROWN LN	LAWRENCE	7	7	113959-112	_	WESTWOOD HILLS 3RD PLAT BLK	023-068-28-0-20-11-029.00-0		SZCO BRICKIN LN	WIN
-0-50-17-0-20:00-19	U.19674778	3U LAKE DUN	CAKE PAM	SZDA BROWN LN	CAWHENCE	KS	1	U13959-113	П	WESTWOOD HILLS FIFTH PLAT BLID 3-063-28-0-20-11-030.00-0	1003-063-28-0-20-11-0	0.00-0 89855	5204 BROWN LN	VN LN
968-28-0-20-11-031.00-D	0.21969964	31 INSERRETSON MICHAEL A	INGEBRETSON PAULA M	5208 BROWN LN	AWRENCE	T		113959-114	П	WESTWOOD HILLS FIFTH PLAT RU 023-048-28-0-20-11-011-00-0	023-068-28-0-20-11-0		S208 REICHAN LN	WA LAS
Jea-28-0-20-11-032:00-0	0.709/11/1	32 GEISS LARRY U	SMITH-GEISS JANE A	S212 BROWN IN	LAWNENCE	KS 2	٦	U13959-115	= 1	WESTWOOD HILLS 3RD PLAT BLK1 (023-014-28-0-20-11-032:06-0	1,023-0/4-28-0-20-11-0:	2.00-0 89857	5212 BRIDWIN LN	MIN
068-28-0-20-11-033-00-0	0.21969854	3: GLENWOOD LC		\$100 C00V.CT	IAWRENCE	KS	1	113959-116	_	WESTWOOD HILLS 3RD PLAT BLK			5216 BROWN IN	WIN
0.00-970-11-079-00-0	0.277849391	ZE I KACY TERRY A TRUSTER	TRACY ELLEN M TRUSTEE	352 N EATON DR	LAWRENCE	KS	٦	U13959-110	7	WESTWOOD HILLS 3RD PLAT BLK	1023-058-28-0-20-11-026-00-0		352 N EATON DR	NO DR
04.8-28-0-20-11-019.00-0	0.26155397	25 HOWAILD DAVID		5104 CODY CT	AWRENCE	S	7	U13959-103	7	WESTWOOD HILLS 3RD PLAT BLK	1023-068-38-0-38-11-019-00-0		5104 CDDY CT	t)
068-28-0-20-11-018:00-0	0.32702354	15 WESTFRVELT DINAH & TRUSTEE	Т	Stoo copy ct	LAWRENCE	KS K	1	U13959-102	П	WESTWOOD HILLS AND PLAT BLK 1023-263-28-0-20-11-018.00-0	1023-263-28-0-20-11-0	0	5100 CODY CT	ct
0.88-28-0-20-12-001.00-0	0.42980111	I WALTON THOMAS I	WALTON LORFIL	349 N EATON DR	IAWRENCE	K3 5	56049 U1	113959-138	041 497	WESTWOOD HILLS 7TH PLAT MIN 023-014-18-0-20-12-001.00-0	(4023-1018-28-0-20-12-0)		349 N EATON DR	N DR
068-28-0-20-12-003.00-0	0.17741438	HIMAS REESEMIN	HAYS JENNIFER R	STIS BROWN LN	LAWRENCE	KS 3	SED4.9 U.3	U13959-140	041 497	WISTWOOD HILLS 3RD PLAT BLK.	023-28-0-20-12-033-00-0	3.00.0 (69181	5215 BROWN LR	AN I'M
068-28-0-20-11-020:00-0	0.22156891	JOBNAMICHRERER IDEEK		5108 CODY (T	LAWRENCE	KS 6	65049 102	113959-104	041 497	WISTWOOD RILLS 38ID PLAT BLK	\$123.068.78-0-20-11-020.00-0	0.00-0 89845	S108 CODY CT	b
Dr.8-28-0-20-11-025.00-0	0.25455613	25 MAROTT GLEN A	MAROTZ LYNN R	348 N EATON DR	LAWRENCE	KS 6	50049 IU1	U13959-109	041 497	WESTWOOD HALLS 3HD PLAT BLK			SO NOTALS M RATE	NA DR
DriB-28-0-20-11-021.00-0	0.2168/6113	21 STAUGHTER L SEREMY		5114 CODY CT	LAWRENCE	K5 16	5/3049 10.2	113959-105	041 467	WESTWOOD HATS 38D PLATER R		T	KI LA CHINA CT	1
Des 28-0-20-11-022.00-0	0.2 4.4524	22 NYE JAMES L	NYE ALISON J	5120 CODY CT	LAWRENCE	KS 16	f	113959-106	т	WESTWOOD HILLS 3500 PLATRIK		T	E130 CHOV CT	1
D68-28-0-20-11-023-00-0	0.174,71654	23 HOHN ROBERT	HOHN NORMA	344 N FATON DR	LAWRENCE	KS	Ī	113959-107	Т	WESTWOOD REIS 38D BLAT RIK		T	E TO COLON	1
048-28-0-20-11-024,00-0	0.2374:0055	Z4 SOHN BOB	HOHN NORMA	344 M EATOM DR	LAWRENCE	KS	t	113959-108	т	WESTWOOD HITS IND MATERIA		T	AND MEATON OF	N DB
068-28-0-20-11-017.00-0	0.31818895	17 BRADA DOMALD & SR TRUSTEE		S101 COOY T	! AWRENCE	88	t	113959-101	1997	WESTWOOD HALLS BEG BY AT BUR A COLOR OF A COLOR OF STREET	101 OF 0 St. 000 100	T	E LOS CONVOY	100
068-28-0-20-12-022-00-0	0.206.613.89	27 IMITH RODINEY E	SMITH BOXANNE D	343 N GATON DR	AWRENCE	۲	T	13944.184	447	WESTWOOD HILLS INDINES IN	1003-018-39-0-10-13-019-01-0	T	THO MENTON OF	Sk Op
MR-28-0-20-12-005-00-0	0.24473915	S ISHOGEL MICHAELS	GUDGEL AMANDA N	332 N CARLO RIM	LAWRENCE	N.	T	113949-547	407	WESTWICK ON HILLS WIT WEST WITH		T	AND MODERN COM	AL COL
MR-28-12-00-13-00F 00-0	0.315.72289	THE BANDY TROY BAND TATUM S.A. CHRANDY TROY BAND TA		THE S.A. GEORGE IN CARVER IN	AWAENCE	۲	t	13966.143	467	WESTWOOD HAIS ATTURNATION		T	CTO N CABACCITA	SERVING.
068-28-0-20-12-021-00-0	0.13/39179	JIMERGER STEVEN J		339 N FATGINDS	1,800 to 800	٢	T	13044.158	497	WESTWOOD HIS IS NOT THE	-	T	DEC N CANACA NO	NEW TAN
068-28-0-20-11-016-00-0	0.364419931	LISTONISON MUCHAEL L'IRUSTEE	t	S105 CODY LT	AVAIL NO.	5.8	f	13050-100	497	WEST WOOD HITS SEID OF AT BUY		T	TO AND COMME	T CAN
068-28-0-20-11-015 00-0	0.19772477	1'E PEGLER MARRYN I	Г	5109 CODY CT	1 A 10 A 10 A	KK	111	113459-049	497	WESTWOOD HILLS HIS MAT BIK ASSAGE 28 D. 20. 11 DIE OND	1031-058-28-0-70-11-01	T	ETING CORN. CT	
068-28-0-20-11-014 00-0	0.20905293	1.15h PVADPII TRAVIS F	DEVADER SHANNON R	1727 LAKE & VAMAR DR	AWRENCE	۲	CAGA	11305 6.008	497	WESTWOOD HALLS BEI DUT BLK	200 110 11 00 0 30 0 11 00 11	T	VACO CATA	
58-28-0-30-11-011.00-0	63258132	THINDMAN TIMOTEY C	DAYLAND JACDURINE M	S117 CODY CT	ANGRESICE	1	T	113454-047	1.09		101 00 0 10 10 10 10 10 10 10 10 10 10 1	T	D AND COLOR	5 t
068-28-0-30-12-030,00-0	0.18939555	ZITIV/AMG ZONISBO		335 FATON DR	AWRENCE	T	SHOAN HIT	11 201.0-597	497	MISSIMILATION (1815 180 P. A.T. BLY TOTA DEA. 26. O. 20. 17. 03.0 CO. O.	TOTA DER 28.0.30.12.03	T	BEC CATCHE DE	3
068-28-0-30-11-0:12:00-0	0.21374303	11 GORMAN RIDBERT J TRUSTEE	GORMAN CECILIA F TRUSTEE	5121 CODY LT	LAWRENCE	T	10 68048	U13959-096	497	WEST WOOD LIGHTS SHID PLAT BLK BOOM DIME 28-0-20-11-012 OC-D	5023-068-28-0-30-11-05	T	DANDY (CL)	
D68-28-0-20-12-007.00-0	0.19682023	7 SCHNEIDER CATHERINE S CO-TRU: SCHNEIDER RYAN A CO-		324 N CARVITS LN	LAWRENCE	٢	T	U13#59-244	497	WESTWOOD BUILS JITH PLAT RUK	FIRST DES-28-0-30-12-007 DO	T	204 N CAMUER IN	W. W. W.
068-28-0-20-11-011,00-0	0.42331898	11 HEINZ DAVID L	HEIMT LOUISE	332 N LATON DR	LAWRENCE	KS 8	15049 01	113:15:1-095	497	WESTWOOD HILLS 38D PLAT BLX 1023-068-28-0-20-11-011.00-0	1023-064-28-0-30-11-03	Γ	842 N E4 TON DR	N DS
058-28-0-10-12-0:19.00-0	0.18939739	11) SHAHFAROKHI REZA 8	AGHABABA HNAR	331 N (AT: 10R	LAWRENCE	KS IS	101 67099	U13959-156	1041 497	I WESTWOOD HILLS JRD PLAT BLK	1023-066-28-0-20-12-019.00-0	9.00-0	SEL N FATON DR	N DR
058-211-0-10-12-1X38:00-0	0.188889:18	A VANG ERIKSEN BIRGITTE	ERIKSEN JORGEN	320 N CARVIR LN	LAWRENCE	-	101 6000	U13959-145	4837	WESTWOOD SHLES ATH PLAT BLK (128-061-28-0-20-12-00), 00-0	TICE -061-28-0-20-12-00	Г	320 N CARVER IN	FELT.N
DEB-28-0-20-11-X72.21-0	0.31685192	02.21 DRIPPE CONSTRUCTION INC		1219 N PAV/HEE DR	SAINT MARYS	65	66536 IU1	U13959-085MC	1041 1497	INESTWOOD HILLS TOWNHOWES 1023-065-28-0-20-11-002-21-0	1023-065-28-0-20-11-00	T	Т	331 N CHAMBERIN CT
068-28-0-20-11-009.00-0	0.16939125	9 RUSSELL ROBERT	MISSELLANN	328 N GATONION	LAWRENCE	KS 16	T	U1395 0 093	465	WESTWOOD HILLS 3RD PLAT BLK	1023-058-28-0-20-11-009-00-0	T	Т	W DR
288-28-0-20-12-018:00-0	0.20948384	18 HARDY GARY P TRUSTEE	HARDY SARA I TRUSTEE	327 N EATON DB	LAWRENCE	65 83	55041	U13858-155	465	WESTWOOD HILLS 3RD PLAT BLK	3123 D68 38 O-30-13-018 DO-0	T	SO NOT IN EACH OR	N DR
Off. 28-0-20-12-009.00-0	0.18939002	9 FAUSCH DAVID A		316 N CARVER LN	AWRENCE	NS IS		U13950-146	497	WESTWOOD HILLS 4TH PLAT BLY 1025 ONL 24 O 20-12-009 00 O	1023-064-76-0-20-12-00	Г	A S S O CHANGE I N	PEL IN
D58-20-G-30-11-(K)2.09-0	2.98747479	02.03 INESTWOOD HILLS TOWNHOMES 455N	ES ASSN	4000 W 6TH ST 51E B157	LAVVRENCE	KS IS	SHOAT IUS	U13959-086H	4697	INESTWOOD HILLS TOWNHOMES	U23-068-28-0-30-11-009-09-0	Π	Ľ	œ
D58-211-0-30-11-XX8.00-0	0.18939245	II MASINTON CHARLES G	MASINTON MARTHA CT	324 N BATON DR	AVVIENCE	S	101 E205	U13959-092	482			T	T	N DR
558-211-0-10-12-0:10:00:0	0.18938941	IC VEEDER MERLON H		BLD N CARVIR LN	JAVVERNCE	KS 6	5043 [11]	U11099-147	1497			Γ	912 N CARVER IN	FRIN
068-28-0-30-12-017.00-0	0.17791850	CHOHNSON MICHAEL A		S23 N EATON DIE	LAVVENCE	Г	50043	J13059-154	4117	WESTWOOD HILLS 38D PLAT BLK TOXIS-DEBLAT-0-30-17-017 (XS-0	1023-068-28-0-30-17-01	Ī	NO NO EATON DR	N DR
058-28-0-20-11-007.00-0	0.18939557	7 CARDWELL STEVEN R	CARDWELL PATRICIA E	SZOW EATON DR	TANGENCE		r	3130 E-091	497	WESTWOOD HILLS 3RD PLAT BLK	1023 OGB 28-0-30-11-0/37,00-0	Ī	SON FATON DE	N DR
068-28-0-20-12-016,00-0	0.17791726	16 Ling BOB H	LIM YVONNE	SISIN GATONIDE	LAWRENCE	S S	SUDAS U1	U13959-153	683				RIGH EATON OF	N DB
058-20-0-10-11-006.00-0	0.18939553	ELICHUTTE THOMAS D	SCHUTTE LANA	316 N EATON DR	LAWRENCE	т	T	033959-090	483			T	BU NOTATION DE	AC N
058-20-0-20-11-002-17-0	0.127596	02.17 SCHIFFORR IAMES T	SCHWEIDER FRIN A	ROSE CHANGERING	LAWERNCE	T	Ť	11:1054.086t	467		11 OF O ST.	T	T.	the state of
0-10-11-0-00-00-11-01-0	\$9.797510.IR	12.01HOLIAES DEANE R.Jr		SHILW 77TH TER	PRAIRIE VILLAGE	Т	T	OCIGRAPA	3,13	MI #1 71-17-19 TR IN SW/2 DESC	0.11.01.01.01.01.01.01.01.01.01.01.01.01	T	Ţ	OBC
258-21-0-20-11-02-22-0	0.33626104	02.22 CP PROPERTY HOLDINGS LC		2701 W 6FH ST	AWBENCE	т	f	I MSG-DRGMO	4117		M11 OCB 10 A. 30 44 AV	T	T.	THE MICHARDODINI CT
0.50-20-11-0-20-0	0.18140702	CE DESCRIPCIONESTY HOLDINGS LC		2701 W 67H ST	LAWRENCE	٢	T	11 1959-086B	403	PARAMETER STORY	103a OCE 36 0 30 11 OUT 02 0	T	T	137 M CHARACEDIM OT
368-28-0-20-11-002-23-0	0.29681727	GLI 2 HCP PROPERTY HOLDINGS LC		2701 W 67H 57	LAWRENCE	Ť	T	13 1959-086MF	49.7		3071-058-38-0-11-0-	T	T	330 N CIRAMBEDIAN CT
068-28-0-20-11-002.24-0	0.15865662	02.24 KP PROPERTY HOLDINGS LC		2701 W 67H 57	LAWRENCE	Т	T	11.1959-086MF	497	DAY COULT OF THE SOURCE OF STREET STREET	4073-068-34-0-30-11-05	T	T	TOP IN CHANABERIN CT
38.38.0.30.11.00.28.0	0.11455000	02 28 CE PROPERTY HOLDINGS LC		12703 W 67H ST	LAWRENCE	T	T	11 1059.086h/t	707	STANDHOUSE STANDONS SAN	0 90 500 11 00 0 80 80 500	T	Ť	ONL CT
16R 38-0-20-11-002 29-0	0.1575755	2 24 CP PROPERTY ROLLINGS I C		7701 W 67H ST	LAWRENCE	т	T	113050-086AAV	407	WESTROOD HILE TOWNHOMES		T	T	OH CE
368-38-0-30-11-002-30-0	0.25383368	2.3 CP PROPERTY HOLDINGS LC		2701 W 67HST	LAWRENCE	t	T	11 3959-086Mi	192	MESTWOOD HILLS TOWNHOWN TO BE AS A SECTION OF SECTION O	1024 Dell 28.0.20.11.00	T	T	E NO
368-28-0-20-11-002.31-0	0.14021676	2 11 EP PROPERTY HOLDINGS LC		2701 W 6FHST	LAWRENCE	т	T	113559-086MM	497	WESTWOOD HILLS TOWNWOOD	1028-048-28-0-70-11-002-31-0	T	T	DNC
368-28-0-20-11-002-32-0	32470704.0	2. SOUR PROPERTY HOLDINGS I.C.		2201 W 67HST	LAMBENCE	T	t	0000				Ì	1	
1								MARKO COSCIL	1 89 7	WESTWOOD HILLS TOWNSHIP TO SO DESCRIPTION OF THE STATE OF	1073-059-78-0-70-11-01	0.00220010	TO SECTION OF	OBL

POL WITHIN 400 FT OF 5120 CODY CT (U13959-106)



5120 Lody ct. Not to Scale: Dramage Pond Westwood Hills Green space Rear Propert Line 14' Proposed Covered Dack Existing Residence

-Existing deck location



54

Former shade free covering deck.

(Removed)



COMMON SPACE, 7 RETENTION POND

