

LAWRENCE BOARD OF ZONING APPEALS
Meeting Minutes of June 1, 2017 – 7:18 p.m.

Members present: Gardner, Gascon, Holley, Mahoney, Wilbur, Wisner
Staff present: Cargill, Crick, Larkin

ITEM NO. 1 COMMUNICATIONS

- a) No additional communications.
- b) No ex parte contacts or abstentions.
- c) No agenda items deferred.

ITEM NO. 2 MINUTES

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

Item deferred.

BEGIN PUBLIC HEARING:

ITEM NO. 3 VARIANCE FROM THE REAR BUILDING SETBACK FOR A RESIDENTIAL DWELLING; 809 MOUNDRIDGE DRIVE [JSC]

B-17-00218: 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 20 foot rear setback standard required by Section 20-601(a) of the City Code for the RM12 (Multi-Dwelling Residential) District. The applicant is seeking a variance from this code standard reducing the rear setback to a minimum of 17.25 feet to allow for the construction of a roofed 10 foot by 11 foot attached sun porch. The property is located at 809 Moundridge Drive. Submitted by Todd and Colleen Pederson, property owners of record.

STAFF PRESENTATION

Mr. Jeff Crick presented the item.

APPLICANT PRESENTATION

Mr. Todd Pederson, property owner, explained details of the proposed project prompting the variance request.

NO PUBLIC COMMENT

ACTION TAKEN

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

Unanimously approved 7-0.

BOARD DISCUSSION

Mahoney feels the request meets the five conditions and he sees no adverse effects.

ACTION TAKEN

Motioned by Gardner, seconded by Wisner, to approve the variance based on staff's findings and for meeting the five conditions.

Unanimously approved 7-0.

ITEM NO. 4 MISCELLANEOUS

- a) Mr. Larkin presented KOMA training and general Board rules.
- b) No other business to come before the Board.

ADJOURN 7:59 pm