

NOTICE TO THE PUBLIC
PLEASE PUBLISH ONCE ON MONDAY, JULY 17, 2006
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P. O. BOX 708, LAWRENCE, KANSAS, 66044

NOTICE TO THE PUBLIC

The Lawrence Board of Zoning Appeals will hold a public hearing on Thursday, August 3, 2006, at 6:30 p.m., in the Commission Meeting Room, first floor of City Hall at Sixth and Massachusetts Street, Lawrence. The following items will be considered at that time:

B-06-22-06: A request for a variance as provided in Section 20-1709.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2003. The request is to reduce the minimum rear yard setback requirement of 30 feet per Section 20-608 of the City Code, to a minimum of 26.5' feet along the western side of the property. The request will permit construction of a sunroom addition on the back side of the residence located at 1021 Prescott Drive. The property is legally described as Lot 42, Final Plat of Pinnacle West No. 3 Addition in the City of Lawrence. Submitted by Steve and Amy Rockers, the property owners of record.

B-06-23-06: A request for a variance as provided in Section 20-1709.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2003. The applicant is seeking a variance from Section 20-1312 of the City Code to allow an accessory building to exceed 30 percent coverage of the area of the required rear yard. Based upon this code provision, the maximum size for an accessory building on this property is 450 square feet. The applicant is asking for a variance to allow for construction of a 616 square feet accessory garage building. The request is for the following legally described property: Lot 5, Block 14, Lane Place Addition in the City of Lawrence. Said described property is located at 817 Alabama Street. Submitted by Angela G. Nascimento, the property owner of record.

B-07-24-06: A request for variances as provided in Section 20-1709.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2003. The first variance is from the provisions in Section 20-608 of said City Code, which allows a 35' maximum building height for a structure in the RO-1B (Residence-Office) District. The applicant is seeking a maximum building height of 45' for the proposed residential development. The second variance is from the provisions of Sections 20-610 and 20-1212 of said City Code which define the minimum number of parking spaces that are required for an assisted living apartment complex. The request is to reduce the parking from 78 required spaces to a minimum of 46 parking spaces. The subject property is located on the south side of Clinton Parkway between Inverness Drive and Crossgate Drive. It is legally described as: Lots 2 & 3, Block 1, Inverness Park Plaza Addition No. 1 in the City of Lawrence, Douglas County, Kansas. Submitted by Tim Herndon with Landplan Engineering for Inverness Park Limited Partnership, property owner of record.

B-07-25-06: A request for a variance as provided in Section 20-1709.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2003. The request is from the screening requirements pertaining to rooftop mechanical equipment on the building as they relate to the provisions of Section 20-14A04.8(b & c) of the City Code. The request is for Spangles Restaurant located at 3420 W. 6th Street. The requested property is legally described as Lot 2, Final Plat of Prosocki Addition in the City of Lawrence. Submitted by Craig Steven for Spangles Restaurant. JDL, LC is the property owner of record.

B-07-26-06: Consider a request from Michael S. Almon on behalf of the Brook Creek Neighborhood Association, for an interpretation of various sections of the old Zoning Ordinance and the new Land Development Code for the City of Lawrence as enumerated in a letter from Mr. Almon dated July 3, 2006. Said request for interpretation of these code provisions relates specifically to the proposed Salvation Army Community Complex being considered by the City for the property bounded by Haskell Avenue, Bullene Avenue, Lynn Street and Homewood Street.

If you have any questions regarding these items, please contact the Planning Department at 832-3159.

Sheila Stogsdill
Acting Director of Planning