

NOTICE TO THE PUBLIC
PLEASE PUBLISH ONCE ON FRIDAY, JUNE 16, 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, July 6, 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-06-19-06: 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 requests are from the parking setback, parking layout standards, and paving standards found in Article 12 of the City Code; and, from the parking lot landscaping standards set forth in Section 20-14A04 et seq. of the City Code. The applicant is seeking these variances so they may continue to use the property for parking and storage of trailers used for delivery and warehousing of products sold by the applicant. The parking area is currently gravel surface, which is how they want it to remain. The request is for the property located directly north of Lawrence Feed and Farm Supply, which is located at 545 Wisconsin Street. The requested property is legally described as Lots 9 & 10, Olmstead's Subdivision in the City of Lawrence. Submitted by Paul Werner Architects for Roger Tuckel, the property owner of record.

B-06-20-06: 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 request is to reduce the minimum lot area required for a church or other place of worship in an RS-2 District from one acre (43,560 square feet) per Section 20-1409 of the City Code, to a minimum of .708 acre (30,884 square feet). The second request is to reduce the minimum side yard setbacks established in Section 20-1409 of the City Code, to a minimum of 5' along the north property line for the parking area; 11' along the north property line for the proposed building addition; and, 23.5' along the south property line for the parking area and existing building. The third request is from the parking lot paving standards found in Section 20-1217 of the City Code. The applicant is asking to be able to use a 4" compacted gravel surface instead of paving it to City standards. The final request is to not install curb and gutter along the west side of the parking area. Section 20-1215 of the City Code requires the perimeter of parking areas to be curbed in accordance with city standards. These variances are requested for the Korean Presbyterian Church located at 445 Lyon Street. The property is legally described as Lot 31, North Lawrence Addition No. 4 in the City of Lawrence. Submitted by Paul Werner Architects for Korean Presbyterian Church, the property owner of record.

B-06-21-06: 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 exterior side yard setback requirement of 25 feet per Section 20-707 of the City Code, to a minimum of 10 feet along the western side of the property. The request will permit a variable height retaining wall to be built within the exterior side yard setback of the property located at 3838 W. 6th Street. The property is legally described as Lots 1 & 2, Brackett School Addition in the City of Lawrence. Submitted by Joy D. Rhea, Project Manager with Landplan Engineering for Lawrence Multiple Listing Service, Inc., the property owner of record.

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

Sheila Stogsdill
Acting Director of Planning