

NOTICE TO THE PUBLIC
PLEASE PUBLISH ONCE ON SATURDAY, MAY 13, 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, June 1, 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-05-18-06: Consider an appeal request filed by Jack Gaumnitz, representing JELL, Inc., the property owner of record, of a determination issued by Brian Jimenez, Zoning Enforcement Manager in the Neighborhood Resources Department, City of Lawrence, dated April 21, 2006. The appeal alleges the City has incorrectly made a determination that a street tree planted on the property does not meet the minimum size specifications found in Sections 20-1431 and 20-1432.1 of the Zoning Ordinance of the Code of the City of Lawrence, Kansas, 2003. The subject property is located at 1811 Wakarusa Drive. It is legally described as Lot 1, Oread West No. 14 Subdivision in the City of Lawrence, Douglas County, Kansas.

In addition to the above request, the following previously deferred requests will also be considered during this meeting:

B-03-08-06: 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 paving standards set forth in Sections 20-1217 and 20-1443(b) of the City Code. The applicant proposes to use gravel within the storage area shown on the site plan rather than paving it to an acceptable paving standard as required by City Code. The request is for the property located at 1200 East 11th Street, which is legally described as Lot 4, Polk Subdivision in the City of Lawrence. Submitted by Cathy Clark with Paul Werner Architects for MG Holdings, L.C., the property owner of record.

B-04-12-06: 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 RD zoned property from 6,000 square feet per Section 20-608 of the City Code, to a minimum of 5,000 square feet. The second request is to reduce the minimum side yard setback and rear yard setback from 5 feet and 20 feet, respectively, per Section 20-608 of the City Code, to 3.7 feet and 12.3 feet. The final request is to reduce the amount of off-street parking spaces required for a boarding house residential use of an existing structure containing a total of 7 bedrooms. Sections 20-610.5 and 20-1212 of the City Code define the number of required off-street parking spaces, based upon the ratio of one parking space per two lawful occupants in the structure. Based upon this requirement, the applicant is required to provide a minimum of 6 off-street parking spaces. They are seeking a variance to provide no off-street parking spaces on the property. The request is for property at 1140 Mississippi Street. Said property is legally described as the North half of the West 100' of Lot 7, Block 9, Oread Addition in the City of Lawrence. Submitted by Paul Werner Architects for James A. Slough, 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